



200108090006

, Skagit County Auditor

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Please return To:

Skagit County Planning and Permit Center

**SKAGIT COUNTY PLANNING AND PERMIT CENTER  
FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL01-0449

**APPLICANT:** DON PETERSON

**ADDRESS:** P.O. BOX 948  
ANACORTES, WA 98221

**PROJECT LOCATION:** Located at 12940 Sunset Lane, Anacortes, within a portion of Section 2, Township 34 North, Range 1 East, W.M., Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Decision for the reduction in setbacks pursuant to SCC 14.16.810(4) to allow for the placement of a single family residence 19 feet off of the front (east) property line within an area that requires a minimum setback of 25 feet off of the front property line as per SCC 14.16.300(5)(a).

**ASSESSOR'S ACCOUNT NUMBER:** 3982-000-006-0000

**PROPERTY ID NUMBER:** P68440

**ZONING/ COMPREHENSIVE PLAN:** Rural Intermediate (RI) as identified within the Skagit County Comprehensive Plan and associated maps adopted July 24, 2000.

**STAFF FINDINGS:** Pursuant to 14.16.810(4), the Administrative Official may reduce the required front, side or rear setbacks where topography or critical areas or the lot's size and configuration impact the reasonable development of the property. To reduce the front or rear setback, the Administrative Official must determine that the public health, safety and welfare will be maintained. Consultation with the Public Works Department concerning traffic safety may be solicited during this analysis.

1. The subject property is approximately 9,216 square feet in size measuring approximately 97 feet in width along the east property line, approximately 96 feet along the north and west property lines and approximately 104 feet in length along the south property line. The property runs in an east/west configuration. The subject property is physically located on a minor access road off of Sunset Lane.
2. The applicant is proposing to construct a single family residence and locate the structure approximately 19 feet off of the front (east) property line, approximately 8 feet off of the side (south) property line, and approximately 45 feet off of the rear (west) property line within an area requiring a 25 foot setback off of the front property line. The parcel has a bluff located along the west property line, approximately 45 feet to the west of the proposed location of the single family residence. Based on review by critical areas staff, a setback buffer of 30 feet is required from the bluff and staff has recommended an additional 15-foot setback from the bluff for a total of 45 feet. With this setback, the proposed structure will only be able to maintain a 19-foot setback off of the front property line instead of the required 25-foot setback as outlined within Skagit County Code 14.16.300(5)(a).
3. A letter of completeness was issued on June 18, 2001. A Notice of Development was published and posted on the property on June 21, 2001. All property owners within 300 feet of the property were sent the Notice of Development. No comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that there is a bluff along the west property line that requires a minimum 30-foot setback. Staff recommended an additional 15-foot setback for a total of 45 feet off of the west property line. Critical Areas staff approved the proposal with the listed setbacks.
5. The application was reviewed by Skagit County Environmental Health and Water Resources. Environmental Health indicated that a septic permit application has been submitted (SW01-0332) and approved. Water Resources indicated that a public water sign off from Del Mar Water



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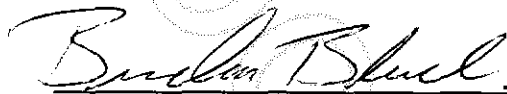
Association is required for the building permit as per SCC 12.48.230-1. Water Resources had no concerns with the proposal provided proof of water can be provided at the time of building permit application.

6. The proposal was reviewed by Public Works. Public Works had no concerns with the proposal.
7. Staff finds that the proposed reduction in setbacks are reasonable due to the existing topography, existing lot size, and the size of the existing lots in the immediate vicinity.
8. Staff finds that the requested setbacks would not create any problems with regard to the maintenance of public health, safety or welfare. Additionally, no traffic safety concerns were identified with the proposal.

**Decision:**

The Director hereby approves the Administrative Decision to allow reasonable use of the property subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. The building permit for the proposed residence shall be issued in accordance with the approved reduction in setback as requested.
3. Proof of water shall be submitted at time of building permit submittal.



Brandon Black, Associate Planner

Date of approval: July 24, 2001

Prepared by: BB

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Permit Center within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.



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