



200111070090

, Skagit County Auditor

11/7/2001 Page 1 of 4 10:35:20AM

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 PL01-0726

**APPLICANT:** WILLIAM CHAGNON

**ADDRESS:** 14137 CRATER LAKE LANE  
ANACORTES, WA. 98221

**PROJECT LOCATION:** Located at 14137 Crater Lake Road, Anacortes, within a portion of Section 14, Township 34 North, Range 1 East, W.M., Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Decision request PL01-0680 for the construction of a 10' x 18' (180) square foot accessory structure approximately 5 feet off of the side (south) property line and approximately 5 feet off of the front (west) property line. Skagit County Code Section 14.16.300 requires a 35-foot setback off of the front property line for accessory structures.

**ASSESSOR'S ACCOUNT NUMBER:** 3892-000-038-0001

**PROPERTY ID NUMBER:** P64692

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Intermediate (RI) zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as 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 14,384 square feet in size located east of Crater Lake Road and south of Eye of the Isle Road. Access to the site is off of Crater Lake Road. The subject property measures approximately 117 feet in width along the west (front) property line, approximately 125 feet in length along the south (side) property line, approximately 148 feet in length along the north (side) property line, and approximately 125 feet in width along the east (rear) property line. The existing residence is located along the north property line approximately 9 feet off of the north (side) property line, approximately 64 feet off of the front (west) property line, approximately 43 feet off of the east (rear) property line, and approximately 57 feet off of the south (side) property line. The existing residence is serviced water from an existing individual on-site well and utilizes an existing on-site septic system which is located to the west of the existing residence.
2. The applicant is proposing to construct a 10' x 18' square foot accessory structure and locate the building approximately 5 feet off of the west (front) property line, approximately 5 feet off of the south (side) property line, approximately 100 feet off of the rear (east) property line, and approximately 95 feet off of the north (side) property line. The 180 square foot structure does not require a building permit since the structure is under the 200 square foot limit outline within Skagit County Code, however the structure is still required to meet the minimum required setbacks required in the zoning designation. The applicant is requesting the administrative variance for the construction of a 180 square foot structure not able to meet the required front setback of 35 feet within the Rural Intermediate (RI) designated area. The parcel is located within a Rural Intermediate zoning/comprehensive plan designated area as per Skagit County Code Section 14.16.300 (5)(a)(iv) which states that the minimum setback requirement for accessory structures is 35 feet off of the front property line and 8 feet off of the side property lines.
3. A letter of completeness was issued on October 2, 2001. A Notice of Development was published and posted on the property on October 4, 2001. All property owners within 300 feet of the property were sent the Notice of Development. No comment letters were received during the comment permit.



200111070090

, Skagit County Auditor

4. The proposal was reviewed by Skagit County critical areas staff. Staff conducted a site visit and determined that there were no critical areas identified within the immediate area. Critical Areas staff approved the proposal without conditions.
5. The application was reviewed by Skagit County Environmental Health and Water Resources. Environmental Health had no concerns with the proposal. Water Resources indicated that the applicant has applied for and received from the Department of Ecology a state variance (WA01-0041) for the placement of a well on the property that would be closer than 100 feet from the septic system. This well location is approximately 15 feet from the proposed tool shed. The Department of Ecology has required the well to have a double seal construction. Water resources further indicated that no chemicals or contaminants shall be stored in the tool shed due to the proximity to the neighbors well and the applicants well. With that said, Water had no further concerns with the proposal.
6. The proposal was reviewed by Public Works. Public Works had no comments or 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.



200111070090  
Skagit County Auditor  
11/7/2001 Page 3 of 4 10:35:20AM

**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. No chemicals or contaminants shall be stored in the tool shed due to the proximity to the neighbors well and the existing well on site.



Brandon Black, Associate Planner  
FOR  
Tom Karsh, Director

Date of preliminary approval: October 24, 2001

Date of final approval: 11-7-01

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.



200111070090  
Skagit County Auditor

11/7/2001 Page 4 of 4 10:35:20AM