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Please return to:

Skagit County Planning and Development Services

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL05-0194

**APPLICANT:** SHON & KIMBERLEE RAYMOND

**ADDRESS:** 210 MURDOCK CT.  
SEDRO-WOOLLEY, WA 98284

**PROJECT LOCATION:** Located at 39910 Willard Lane, Concrete, within a portion of Section 10, Township 35 North, Range 7 East W.M., situated within Skagit County, Washington.

**PROJECT DESCRIPTION:**

The applicant requests an Administrative reduction in setbacks for the construction of a 3,720 square foot (60' x 62') primary structure. The structure is proposed to be located approximately 42 feet off of the west (side) property line, approximately 42 feet off of the east (side) property line, approximately 60' off of the north (front) property line along Willard Lane, and approximately 168 feet off of the south (rear) property line. Skagit County Code (SCC) section 14.16.430(5)(a)(ii) requires 50 foot side setbacks, 50 foot front yard setbacks and a 50 foot rear yard setback.

**ASSESSOR'S ACCOUNT NUMBERS:** 4747-000-013-0000

**PROPERTY NUMBER:** P116238

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Resource zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended.

**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 measures approximately 157 feet in width along the north and south property line, and approximately 288 feet in depth along the east and west property line. The subject property is physically located off of North Russell Road to the east and Willard Lane to the North.
2. The proposed structure will not be able to meet the current side setback requirements due to the lots size and configuration. SCC Section 14.16.430(5)(a)(ii) requires a 50 foot side setback, this is a 8 foot reduction request at the closest point.
3. A letter of completeness was issued on April 7, 2005 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on April 14, 2005 per SCC Section 14.06.150. All property owners within 300 feet of the property were sent the Notice of Development. There was a fifteen-(15) day public comment period associated with the Notice which ended on April 29, 2005. No public comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that a critical areas review was completed with the land division application (PL99-0007A). Prior to approval of the building permit, the lowflow mitigation summary will need to be recorded at the County Auditor's office.
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works had no comments.
6. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size and configuration.
7. 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.

Reduction in setback request #PL05-0194



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2. The building permit for the proposed structure shall be issued in accordance with the approved reduction in setback as requested.
3. A copy of this decision shall be submitted with the building permit at time of application.
4. Prior to building permit approval, the applicant shall submit the lowflow mitigation summary to the County Auditor's office to be recorded.

Prepared By:

Michele Q. Szafran  
Michele Q. Szafran, Assistant Planner

Reviewed By:

Brandon Black  
Brandon Black, Senior Planner

Date of approval: May 4, 2005

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 Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.



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