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Skagit County Planning and Development Services



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Skagit County Auditor

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

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL05-0388

**APPLICANT:** EDMUND F. GRUEL

**ADDRESS:** 18282 SOUTH WESTVIEW ROAD  
MOUNT VERNON, WA 98274

**PROJECT LOCATION:** Located at 18282 South Westview Road, Mount Vernon, within a portion of Section 6, Township 33 North, Range 5 East W.M., situated within Skagit County, Washington. Received

**PROJECT DESCRIPTION:** The applicant requests an Administrative reduction in setbacks for the construction of a single family residential structure. The structure is proposed to be located approximately 10 feet off of the northeast (front) property line along South Westview Road, approximately 8 feet off of the northwest and southeast (side) property lines, and approximately 63 feet off of the southwest (rear) property line. Skagit County Code (SCC) section 14.16.310(5)(a) requires a 25 foot front setback on a minor or dead-end street, 8 foot side yard setbacks on interior lots, and a 25 foot setback off of the rear property line.

**ASSESSOR'S ACCOUNT NUMBERS:** 4135-042-030-0006

**PROPERTY NUMBER:** P74691

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Village Residential 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 80 feet in width along the northeast and southwest property lines, approximately 163 feet in depth along the northwest property line, and approximately 140 feet in depth along the southeast property line. The subject property is physically located on a minor access road, along the west side of South Westview Road, east of Big Lake.
2. The proposed structure will not be able to meet the current front setback requirements due to the lots size and shoreline requirements. SCC Section 14.16.310(5)(a) requires a 25 foot front setback; this is a 15 foot reduction request at the closest point.
3. A letter of completeness was issued on July 1, 2005 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on July 21, 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 August 5, 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 review had been done with PL01-0197. A PCA (Protected Critical Areas easement) was recorded for the site and the project appears to meet setback requirements (AF# 200104090080).
5. The proposal was reviewed by Skagit County shorelines staff. Staff indicated that a 63 foot shoreline exemption was issued on May 10, 2005 and all shoreline requirements have been met.
6. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that the legal survey (AF# 9209250050) does not match the site plan. Based on the comments from Public Works, the applicant reevaluated the site plan and legal survey, and submitted a revised site plan with the correct dimensions.
7. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size, and the size of the existing lots in the immediate vicinity and due to the shoreline setback requirements.



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 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.

Prepared By:

  
Michele Q. Szafran, Assistant Planner

Reviewed By:

  
Brandon Black, Senior Planner

Date of approval: August 8, 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.

Reduction in setback request #PL05-0388



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