

Please return to:

Skagit County Planning and Development Services



200603240164

Skagit County Auditor

3/24/2006 Page

1 of

3 1:55PM

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

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL05-0332

**APPLICANT:** WILLARD M. HENDRICKSON

**ADDRESS:** 135 STATE STREET  
SEDRO-WOOLLEY, WA 98284

**PROJECT LOCATION:** Located at 39790 (Lot 8) Willard Lane and 39844 (Lot 10) Willard Lane, within Willard Estates Plat, 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 front, side, and rear setbacks from 50 feet to a 35 foot front setback, 25 foot rear setback, and 8 foot side setbacks, reverting back to what the original plat was approved with. The lot sizes are approximately one acre and can not meet the required current zoning setbacks. This reduction will allow the lots to have an adequate building envelope meeting the original plat map setbacks. The property has been redesignated to Rural Resource-Natural Resource Lands (RRc-NRL) per Skagit County Code (SCC) section 14.16.430(5) which requires a 50 foot front, side, and rear setback from the property lines.

**ASSESSOR'S ACCOUNT NUMBERS:** 4747-000-008-0000 (Lot 8)  
4747-000-010-0000 (Lot 10)

**PROPERTY NUMBER:** P116233 (Lot 8)  
P116235 (Lot 10)

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Resource-Natural Resource Lands (RRc-NRL) 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 properties are one acre in size developed as part of the land division of "Willard Estates", Lot 8 measures approximately 59 feet in width along the north property line, approximately 135 feet in width along the south property line, approximately 170 feet in depth along the west property line, approximately 236 feet in depth along the northwest property line, and approximately 274 feet in depth along the east property line. Lot 10 measures approximately 159 feet in width along the north property line, approximately 159 feet in width along the south property line, and approximately 273 feet in depth along the east and west property lines. The subject properties are physically located within the Willard Estates plat west off of Russell Road.
2. Proposed development of these sites will not be able to meet the current setback requirements due to the lots size. The original plat established the one acre size lots and the setback requirements per the zoning at the time the land division was recorded. SCC Section 14.16.430(5) requires 50 foot setbacks from the property lines; this is a 42 foot reduction request at the closest point.
3. A letter of completeness was issued on June 27, 2005 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on July 7, 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 July 22, 2005. One comment letter has been received from;  
Karen Blanton, property located at 8198 Lusk Road sent a letter dated July 22, 2005 stating opposition of the proposed application.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that a review was done with PL99-0007A. Prior to approval of the first development permit on each lot, a lowflow mitigation summary will need to be recorded.
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works staff had no comments.

Reduction in setback request #PL05-0332



200603240164  
Skagit County Auditor

6. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size.
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.
2. The building permits for the proposed structures 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 permits at time of application.
4. Prior to approval of the first development permit for each lot, a lowflow mitigation summary will need to be reviewed by Planning and Development Services, recorded with the Skagit County Auditor and a copy supplied for the respective development permit files.

Prepared By:

  
Michele Q. Szafran, Assistant Planner

Reviewed By:

  
Brandon Black, Senior Planner

Date of approval: August 1, 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 #PL05-0332



200603240164  
Skagit County Auditor