



200605260175  
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 PL06-0143

**APPLICANT:** DAVID AND SUSAN KEMBLE

**ADDRESS:** P.O. BOX 2812  
MOUNT VERNON, WA 98273

**PROJECT LOCATION:** Located at 19902 Karla Court, Mount Vernon, within a portion of Section 20, Township 33 North, Range 4 East W.M., situated within Skagit County, Washington.

**PROJECT DESCRIPTION:** The applicant requests an Administrative reduction in setbacks for the construction of a 2,400 square foot garage/storage/hobby shop structure. The structure is proposed to be located approximately 25 feet off of the east (front) property line off of Karla Court, approximately 8 feet off of the south (side) property line, approximately 420 feet off of the west (rear) property line, and approximately 20 feet off of the north (side) property line. Skagit County Code (SCC) section 14.16.300(5) requires a 35 foot front setback, 8 foot side yard setbacks, and a 25 foot setback off of the rear property line.

**ASSESSOR'S ACCOUNT NUMBERS:** 330420-1-012-0205

**PROPERTY NUMBER:** P102180

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Intermediate 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 120 feet in width along the north and south property line, and approximately 500 feet in depth along the east and west property line. The subject property is physically located on a dead end street (Karla Court) off of Bulson Road.
2. The proposed accessory structure will not be able to meet the current front setback requirements due to the lots configuration and critical areas. SCC Section 14.16.300(5) requires a 35 foot front setback; this is a 10 foot reduction request at the closest point.
3. A letter of completeness was issued on March 3, 2006 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on March 30, 2006 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 14, 2006. One comment letter was received on April 11, 2006 in opposition from the following parties;
  - John W. Skeele and Elizabeth Caffrey, located at 19974 Karla Court, Mount Vernon.
  - Carol and Stephen Bryant, located at 19907 Karla Court, Mount Vernon.
  - Donald and Jean Pearson, located at 21252 Bulson Road, Mount Vernon.
  - Per Sorum, located at 19984 Carla Court, Mount Vernon.The letter was in opposition of the proposed reduction of setback stating that this structure will detract from their views and lower property values.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that a site visit was completed on March 9, 2006. The proposed site is approved and the Low Flow form must be recorded prior to application approval. The Low Flow Mitigation Summary was completed and recorded on March 22, 2006.
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated the following; "So long as the vehicle entrance into the building is on the west side there should not be any problem with a 25 foot setback. However, if the vehicle entrance is on the north or east side of the building and a motor home is parked in front of the build for maintenance, it would be encroaching into the easement providing for ingress, egress and turn around and this should not be allowed. As for the 26' county easement shown on

Reduction in setback request #PL06-0143



the site plan, there is no indication of that on the short plat 90-64, A.F. 9110100032.” The applicant met with Public Works staff on March 21, 2006 and the applicant stated that the motorhome will not encroach into the roadway easement.

6. The proposal was reviewed by the Skagit County Fire Marshal. The Fire Marshal had no comments regarding the proposal.
7. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot configuration and critical areas.
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.
4. Per the agreement with Public Works the motorhome shall not encroach into the roadway easement.
5. Please be advised that this approval for reduction of setback is based on a limited review specific to the criteria for this application (14.16.810 (4) SCC). Other County requirements may alter your proposal and require revision to your plan to comply with all jurisdictional requirements for development.
6. All fees must be paid prior to final approval.



Prepared By:

  
Michele Q. Szafran, Assistant Planner

Reviewed By:

  
Brandon Black, Senior Planner

Date of approval: May 11, 2006

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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