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Skagit County Planning and Development Services



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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL07-0172

APPLICANT: WILLIAM AND ALISA WARD

ADDRESS: 77-6128 E. MAMALAHOA HWY
HOLUALOA, HI 96725

PROJECT LOCATION: Located at 7404 Guemes Place, Anacortes, within a portion of Section 7, Township 35 North, Range 2 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction in setbacks for the construction of a 27 x 54 foot manufactured home structure. The structure is proposed to be located approximately 10 feet off of the southeast (front) property line along Guemes Place, approximately 8 feet off of the northeast and southwest (side) property lines, and approximately 45 feet off of the northwest (rear) property line. Skagit County Code (SCC) section 14.16.300(5) requires a 25 foot front setback on minor access roads, 8 foot side yard setbacks, and a 25 foot setback off of the rear property line.

ASSESSOR'S ACCOUNT NUMBERS: 3926-001-025-0004

PROPERTY NUMBER: P65708

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.

DEPARTMENTAL 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 70 feet in width along the southeast and the northwest property lines, and approximately 145 feet in depth along the northeast and southwest property lines. The subject property is physically located on a minor access road, along the northwest side of Guemes Place.
2. The proposed manufactured home will not be able to meet the current front setback requirements due to the lots size and configuration. SCC Section 14.16.300(5) requires a 25 foot front setback off of minor access roads; this is a 15 foot reduction request at the closest point.
3. A letter of completeness was issued on March 21, 2007 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on April 5, 2007 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 20, 2007. The following comment letters were received;
 - Robert Turner located at 916 145th PL. NE., Bellevue, letter received on April 18, 2007 in opposition of the proposed reduction of setback.
 - Robert and Beulah Anderson located at 6966 Holiday Blvd., Anacortes, letter received on April 18, 2007 in opposition of the proposed reduction of setback.
 - Lee Ann Anderson and Michael Waddell located at 13824 North Creek Dr. #1304, Mill Creek, letter received on April 18, 2007 in opposition of the proposed reduction of setback.
 - Donald F. Patrick and Mary Caroline Patrick located at 7388 Guemes Place, Anacortes, letter received on April 12, 2007 in opposition of the proposed reduction of setback.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that the Critical Areas review was completed and approved with application number PL06-0827.
5. The proposal was reviewed by the Skagit County Shorelines Administrator. The Shorelines Administrator had no comments.
6. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that they had no comments.

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7. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size and configuration.
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. Parking shall be on-site and outside off the Right-of-Way and/or any access easements.
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: April 30, 2007

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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