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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 PL07-0978

APPLICANT: COACH CORRAL, INC.
C/O: CRYSTAL PADGETT

ADDRESS: 377 SOUTH BURLINGTON BLVD.
BURLINGTON, WA 98233

PROJECT LOCATION: Located on Lot 27 at, 11453 Bayview-Edison Road, Mount Vernon, within a portion of Section 31, Township 35 North, Range 3 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction of the front setback off of Bayview-Edison Road from 35 feet to 23 feet to replace an existing Manufactured Home allowing for a new larger Manufactured Home structure. Skagit County Code SCC 14.16.310(5) requires a minimum front setback of 35 feet for structures, 8 foot side yard setbacks on interior lots or 20 feet on street right-of-way, and a 25 foot setback off of the rear property line. The parcel is located within the Bayview Mobile Home Park and does not have internal zoning setbacks however the parcel does have zoning setback requirements from the parent parcel. Although the parcel does not have internal zoning setback requirements, setbacks do need to comply with the septic code SCC 12.24.070 as well as building code setback requirements.

ASSESSOR'S ACCOUNT NUMBERS: 350331-0-042-0009

PROPERTY NUMBER: P35114

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Village Residential (RVR) zoning/comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted October 10, 2007.

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 parent parcel measures approximately 530 feet in width along the south property line, approximately 630 feet in width along the north property line, approximately 240 feet in depth along the west property line, and approximately 580 feet in depth along the east property line. The subject manufactured home space (space #27) within the parent parcel measures approximately 30 feet in width along the east and west property lines, and approximately 60 feet in depth along the north and south property lines. The subject property is physically located along the north side of Bayview-Edison Road.
2. The proposed manufactured home structure will not be able to meet the current front setback off of Bayview-Edison Road due to the lots size and configuration. SCC Section 14.16.310(5) requires a 35 foot front setback; this is a 12 foot reduction request at the closest point.
3. The parcel is located within the Bayview Mobile Home Park and does not have internal zoning setbacks however the parcel does have zoning setback requirements from the parent parcel. Although the parcel does not have internal zoning setback requirements, setbacks do need to comply with the septic code SCC 12.24.070 as well as building code setback requirements.
4. A letter of completeness was issued per SCC Section 14.06.100. A Notice of Development was published and posted on the property on March 20, 2008 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 4, 2008. The following comment letter was received;
 - Katha Stewart located at 11374 Walker Road Mount Vernon, letter received on April 1, 2008 in opposition of the proposed reduction of setback due to traffic concerns along Bayview-Edison Road.
5. The proposal was reviewed by Skagit County critical areas staff. Staff indicated the following; "Critical Areas review is not completed for replacing a home in an established mobile home park."

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6. The proposal was reviewed by the Skagit County Shorelines Administrator. The Shorelines Administrator indicated that the parcel is not within a shoreline designation.
 7. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated the following; "Public Works requires that the applicant supply additional information. Provide a site plan demonstrating that if the variance is granted how the applicant will provide on site parking. Parking within County right-of-way is not allowed. Please submit the requested site plan to Planning & Development Services for routing and additional review."
- A revised site plan was submitted dated February 13, 2008 and was routed for review and comment. Public Works has reviewed the revisions submitted and indicated the following; "Public Works is willing to support a reduction of front setback from 35 feet to 23 feet. The following conditions will need to be noted as a condition of approval. At time of building permit the property line will need to be clearly delineated. Parking within County right-of-way is not allowed."
8. The proposal was reviewed by the Skagit County Building Department. The Building Department indicated that they have no comments.
 9. The proposal was reviewed by the Skagit County Health Department Septic Review. The Health Department indicated that they approve of the proposal.
 10. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size and configuration.
 11. 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. At time of building permit the property line will need to be clearly delineated.
5. Parking within County right-of-way is not allowed.

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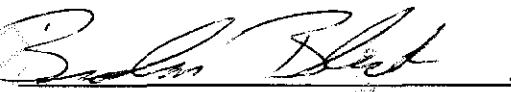
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6. *Please be advised that this approval for reduction of setback is based on a limited review specific to the criteria for this application (14.16.810 (4) SCC). Other County requirements may alter your proposal and require revision to your plan to comply with all jurisdictional requirements for development.*

Prepared By:


Michele Q. Szafran, Associate Planner

Reviewed By:


Brandon Black, Senior Planner – Team Supervisor

Date of approval: July 2, 2008

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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