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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 PL08-0129

**APPLICANT:** COACH CORRAL  
377 S. BURLINGTON BLVD.  
BURLINGTON, WA 98233

**CONTACT:** JENNIE BREWER  
17719 W. BIG LAKE BLVD.  
MOUNT VERNON, WA 98273

**OWNER:** JAMIE LANNING  
13084 SR 9  
MOUNT VERNON, WA 98273

**PROJECT LOCATION:** Located at 23600 Lake Street, Clear Lake, within a portion of Section 1, Township 34 North, Range 4 East W.M., situated within Skagit County, Washington.

P74900

**PROJECT DESCRIPTION:** The applicant requests an Administrative reduction in setbacks off of the north (front) setback from 25 feet to 12 feet for an 840 square foot (14' x 60') manufactured home structure to replace the existing 756 square foot (12' x 60') manufactured home structure. The structure is proposed to be located approximately 12 feet off of the north (front) property line along Lake Street; however an existing 5 foot x 7 foot porch structure is currently located 7 feet off of the north (front) setback that is not proposed to be moved. Further, the structure is proposed to be located approximately 43 feet off of the west (front) property line along State Route 9, approximately 52 feet off of the east (side) property line, and approximately 14 feet off of the south (side) property line. (SCC 14.16.310(5) requires a minimum front setback of 25 feet for structures off of a minor

access road, a minimum side setback of 8 feet on interior lots, and 20 feet on street right-of-ways, and a minimum rear setback of 25 feet.

**ASSESSOR'S ACCOUNT NUMBERS:** 4139-003-004-0006

**PROPERTY NUMBER:** P74900

**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 subject property measures approximately 40 feet in width along the east and west property lines, and approximately 158 feet in depth along the north and south property lines. The subject property is physically located at the intersection of Lake Street (minor access road) and State Route 9, along the south side of Lake Street, and along the east side of State Route 9.
2. The proposed structure will not be able to meet the current front setback requirements due to the lots size and configuration. SCC Section 14.16.310(5) requires a 25 foot front setback off of minor access roads; this is a 13 foot reduction request at the closest point.
3. A letter of completeness was issued on April 9, 2008 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on April 24, 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 May 9, 2008. No public comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that Critical areas review was completed and approved with BP08-0123.
5. The proposal was reviewed by Skagit County Health Department for Septic Review and has approved the proposal.
6. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that as a condition of approval the property owner will need to create a parking area between the new home and the garage so as to allow

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for vehicles to park within boundaries of the property and not in the County right-of-way.

7. The proposal was reviewed by the Washington State Department of Transportation (WSDOT) and they indicated the following; "Thanks for the opportunity to review ADMV application # PL08-0129. As this residence accesses their parcel thru Lake Rd and not SR 9, WSDOT has no comments at this time."
8. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot size and configuration.
9. 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:

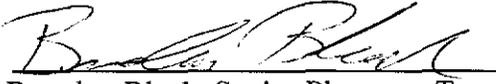
1. The applicant shall obtain all necessary permits.
2. A Demolition permit will be required for the existing residence.
3. The building permits for the proposed structure shall be issued in accordance with the approved reduction in setback as requested.
4. A copy of this decision shall be submitted with the building permit at time of application.
5. The property owner shall provide a parking area between the new home and the garage so as to allow for vehicles to park within the boundaries of the property and not in the County right-of-way.
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 31, 2008

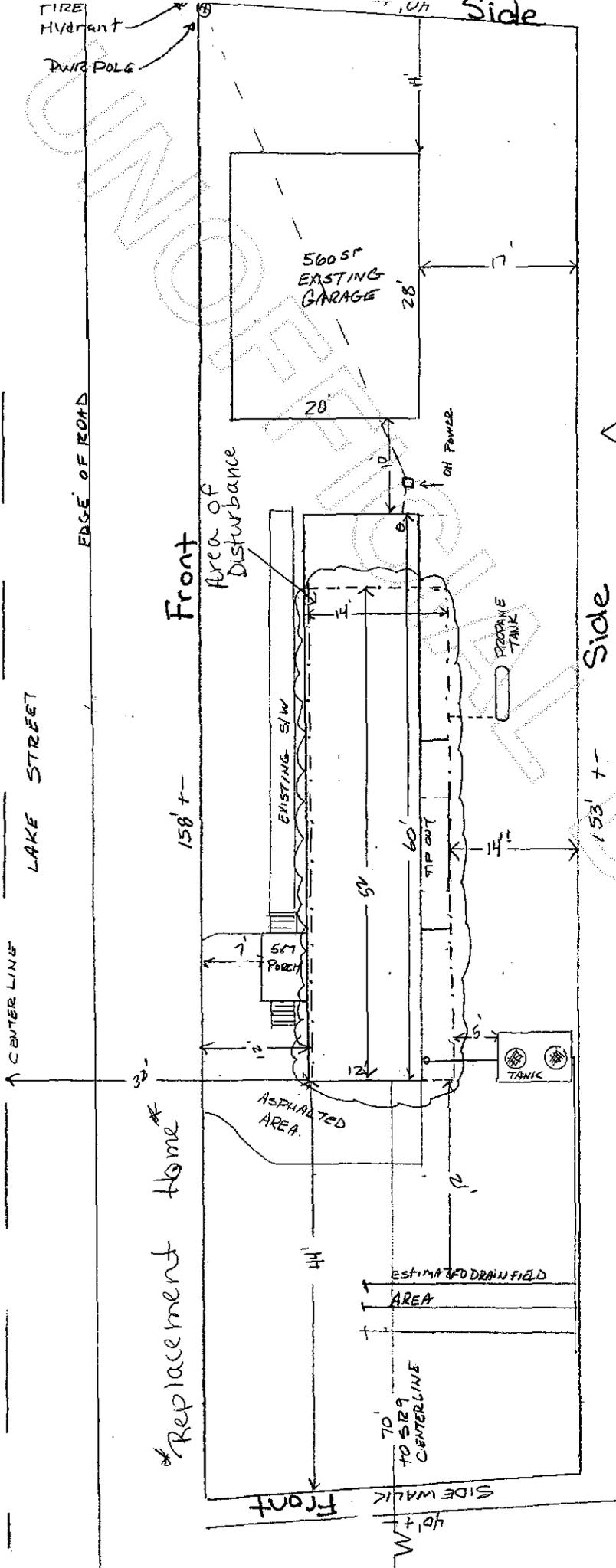
The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

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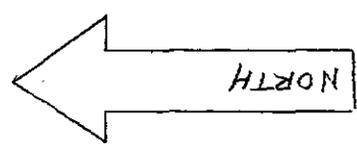
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owner  
 JAMIE LANNING  
 2162 LAKE ST.  
 CLEAR LAKE, WA. 98235

SCALE 1" = 10'  
 B.P. 08-0123  
 SKAGIT COUNTY  
 PERMIT CONTR.  
 FEB 19 2008  
 RECEIVED



Parcel #  
 P74900

WATER - PUD

New Impervious Area  
 ("PROPOSED" MANF. HOME 14x52 = 728 sq ft)  
 ("EXISTING" MANF. HOME 12x60 = 720 sq ft)  
 Total: 1448

FLOOD ZONE A7  
 ZONED RURAL VILLAGE RESIDENTIAL  
 Roof Run off  
 Gutters to downspouts  
 to splash blocks  
 Erosion Control  
 to be covered within  
 24 hrs.

