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Skagit County Auditor

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AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER on Shoreline Variance PL17-0349
and Administrative Critical Areas Variance PL17-0105

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: SAM and DIANE HILL

PARCEL NO(S): P64894

LOCATION: the north shore of Deception Pass Channel at 15709 Yokeko Drive,
Anacortes, WA; within the SE 1/4 of Section 24, Township 34 North,
Range 1 East, W.M., Skagit County, Washington.

Permits Plus Receipt(s) Dated: 6/6/2017

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicants: Samuel and Diane Hill
15090 Beaver Marsh Road
Mount Vernon, WA 98273

Request: Shoreline Variance, PL17-0349
Administrative Critical Areas Variance, PL17-0105

Location: North shore of Deception Pass Channel at 15709 Yokeko Drive,
within the SE1/4 Sec.24, T34N, R1E, W.M.
Parcel No. P64894

Shoreline Designation: Rural Residential

Zoning Designation: Rural Intermediate

Summary of Proposal: To replace a single family residence using the concrete basement and foundation of the existing home. The existing garage will be incorporated into the new home footprint. A new septic system will be installed. Most of the new construction will be located 50 feet or more from the Ordinary High Water Mark (OHWM). About 318 square feet of new deck will be constructed over the existing basement and encroach about four feet into the 50-foot setback.

SEPA Compliance: Exempt

Public Hearing: January 10, 2018, Testimony by Planning and Development Services (PDS) staff and applicant Samuel Hill. No public testimony.

Decision/Date: The application is approved, subject to conditions.
January 30, 2018.

Online Text: The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer