

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: John Farrington
4824 Humphrey Hill Road
Sedro Wooley, WA 98284

Request: Alteration of Final Plat, PL 17-0186
(Modifying PL03-0344)

Location: 4824 Humphrey Hill Road, east of Old Highway 99 and
north of Park Ridge Place, within a portion of SW1/4SE1/4
Sec. 29, T36N, R4E, W.M. P125018.

Land Use Designation: Rural Reserve (RRv)

Summary of Proposal: To modify the one-acre building envelope of Lot 1 to
accommodate construction of additional structures.

Public Hearing: July 26, 2017. No public comment.

Recommendation: Approval

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

FINDINGS OF FACT

1. John Farrington (applicant) seeks alteration of a final plat (PL03-0344, AF#200609130049) to modify the one-acre building envelope of Lot 1.
2. The plat is located at 4824 Humphry Hill Road within a portion of the SW1/4SE1/4 Sec. 29, T36N, R4E. W.M.
3. The proposed alteration involves the reconfiguration of the one-acre building envelope for Lot 1 to accommodate the construction of additional structures. Under the existing configuration, there is no room to accommodate structures in addition to the present infrastructure (e.g., driveway, septic system). The proposal is to re-draw the building envelope so that the drainfield will be located within the designated Lot 1 open space rather than the building envelope.
2. The plat consists of just two lots, both owned by the applicant. Thus, all owners approve of the proposed change.
3. The project site is within Rural Reserve (RRv) zoning, as are surrounding properties. The proposal will have no impact on surrounding land uses or on uses within Lot 2 of the Plat.
4. No critical areas will be affected by the proposed change.
5. Consulted County Departments had no concerns. The applicant provided written confirmation from the Humphrey Hill Water Association that each lot (1 & 2) has a viable water supply/share.
6. The application was posted, published and mailed as required by law. No comment letters were submitted. There was no public testimony and the hearing.
7. The proposed plat alteration will not violate any covenants established in the original recorded plat. Other than the reconfiguration, all features contained within the original subdivision have been incorporated in the new plat map.
8. Any conclusion herein which may be deemed a finding is hereby adopted as such.

CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over this proceeding. The proposal requires Level III processing, meaning that the Hearing Examiner makes a recommendation with final approval reserved for the County Commissioners.
2. The requested alteration has been appropriately processed and, subject to the conditions imposed, meets the requirements of the County Code. SCC 14.18.200(8).

3. Any finding herein which may be deemed a conclusion is hereby adopted as such.

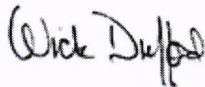
CONDITIONS

1. The revised plat map shall be filed with the County Auditor, signed by the Chair of the Skagit County Board of County Commissioners.
2. All owners of lots in the plat shall sign the final plat map.
3. The applicant shall meet all final subdivision approval criteria per SCC 14.18.200(7).
4. All property taxes for the year the plat was recorded must be paid in full prior to the final approval of the plat.

RECOMMENDATION

The requested alteration of final plat PL03-0344 should be approved, subject to the conditions set forth above.

DONE, this 2nd, day of August, 2017.



Wick Dufford, Hearing Examiner

Transmitted to Applicant and Staff, August 2, 2017.