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Skagit County Planning and Permit Center

KATHY HILL
SKAGIT COUNTY AUDITOR

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RECORDED _____ FILED _____
REQUEST OF _____

**SKAGIT COUNTY PLANNING AND PERMIT CENTER
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR
APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE REQUEST
PL99-0238
APPLICANT: BART HEDEEN
ADDRESS: 21657 PETER BURNS ROAD
MOUNT VERNON, WA. 98274

PROJECT LOCATION: Located at 21657 Peter Burns Road, Mount Vernon,
within a portion of Section 22, Township 33N, Range 5 East W.M. Skagit County,
Washington.

LEGAL DESCRIPTION: Lot 1 of Short Plat #97-27.

PROJECT DESCRIPTION: Administrative Special Use request PL99-0238 to allow
the placement of a temporary mobile home on a parcel of property with an existing
residence. Said mobile home is to be used for the caretaking of elderly relatives. The
project proposal is to place a new mobile home on approximately 20 acres with an
existing residence.

ASSESSOR'S ACCOUNT NUMBER: 330522-4-002-0000, P18212

ZONING: The parcel is located within a Forestry zoning district.

COMPREHENSIVE PLAN: The Comprehensive Plan designates the area as
Secondary Forest Natural Resource Land (SF-NRL) as indicated in the Skagit County
Comprehensive Plan and associated maps as adopted June 1, 1997.

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STAFF FINDINGS:

1. The subject property is located in a Forestry zoning district and designated as Secondary Forest Natural Resource Land as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997. The application was determined to be complete on May 11, 1999 and is vested under the Comprehensive Plan and zoning regulations in effect at that time.
2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on May 11, 1999. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on May 13, 1999 as required by Section 14.01.040(2) of Skagit County Code.
3. The application has been reviewed in accordance with the State Environmental Policy Act guidelines WAC 197-11-800 and has been found to be exempt.
4. The subject parcel was reviewed with the respect to the Skagit County Critical Areas Ordinance 14.06 of the Skagit County Code. Staff comments indicated that critical area review was conducted with Forest Practice Conversion application #PL97-0350. Staff indicated that this project is outside of the Native Growth Protection Area (NGPA). Critical Areas staff recommended approval without conditions.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 966.77 feet in length on the north property line and approximately 868.88 feet in length along the south property line. The east property line is approximately 931.13 in width and the west property line, which fronts on Peter Burns Road, measures approximately 974 feet in width. The property is located to the east of Peter Burns Road and access is off of Peter Burns Road. The existing access will be used to serve both the existing residence and the proposed mobile home. The parcel is approximately 20 acres in size.

The existing residence is located on the southwesterly side of the property situated approximately 300' feet off of the front yard (west) property line, approximately 550' feet off of the north property line, and approximately 260' feet off of the south property line. The temporary mobile home is to be placed approximately 70' feet to the north east of the existing residence and will be situated approximately 470' feet off of the north property line, approximately 400' feet off of the front yard (west) property line, and approximately 350' feet off of the south property line. The parcel also contains a detached garage and two small accessory structures.

The majority of the parcel is covered with trees and natural vegetation and is relatively flat and level in the vicinity of the proposed project. The proposal is to use the existing well and septic system currently in place on site.

7. The applicant is requesting an Administrative Special Use Permit to allow the placement of a mobile home on a parcel of property with an existing residence. The applicant has indicated that the mobile home will be used for the caretaking of elderly parents, Don and Eddi Hedeem. The relatives will use the proposed mobile home as a residence to better accommodate her needs as well as keeping her close to family members who can provide daily assistance with the tasks that can no longer be performed independently.
8. The majority of the surrounding area is currently rural and forestry in character with existing common uses. The surrounding area is mostly wooded with scattered residential parcels located throughout the area. There are other single family residential mobile homes located throughout the surrounding area. This site contains enough space to place the proposed mobile home and meet required setbacks without creating a burden on the property or existing surrounding uses. When the mobile home is no longer needed for the caretaking of Don and Eddi Hedeem and/or they are no longer residing on site, the mobile home will be removed.
9. The application was routed to the health unit for review. In reviewing the application as submitted it has been noted that the mobile will either need to hook into the existing drainfield (S80-201) or a new system will need to be designed, approved, and installed.
10. The application was routed to The Public Works Department for comments. Public Works had no comments to submit concerning the proposal.
11. The application was routed to the Water Resources Division of the Skagit County Planning and Permit Center for review. Water Resources comments are as follows:

"The water system for this proposed Special Use Permit was used as the demonstration well for the Short Plat #SP97-0027. The inorganic chemistry testing on the water from this water source at the time of platting, demonstrated that the conductivity and chloride levels exceed the maximum contaminant level (MCL) allowed by the Washington State Department of Health (WAC 246-290). In addition, the level of sodium (which does not have a MCL) was above the recommended drinking water level. A plat note was placed on the face of the plat warning future buyers that drinking water from this water source exceeds drinking water standards and that adequate treatment is needed before use as a potable water source. Treatment on this source was provided by installation of a reverse-osmosis treatment system, specifically a Grayline GLS 600, which is rated at 600 gallons per day yield".

"Future users of this system should be aware that high sodium levels in drinking water may cause health problems for people with cardiac, circulatory or renal diseases and infants who are fed reconstituted formula using this water. The American Heart Association recommends a maximum level of 20 mg/l of sodium for patients with cardiac, circulatory or renal diseases who must limit their intake of salt and a maximum level of 200 mg/l for healthy individuals. It is recommended that home water softeners utilizing salt not be used on water with a high sodium content since most softeners add additional sodium to the water".

Recommendation:

"The rated capacity on the installed treatment device is 600 gallons per day. This amount theoretically should provide enough water to serve a 5 bedroom residence and therefore should be able to provide enough treated drinking water to the existing residence and the temporary mobile. The Drinking Water Evaluation needed prior to issuance of a building permit will only require submittal of a post treatment satisfactory analysis for bacteria, sodium, conductivity and chloride, if the existing reverse-osmosis treatment system is used. We have no objection to approval of this special use permit with the condition that reverse-osmosis treatment is provided to the drinking water faucets in the mobile home and that maintenance and sampling of the RO system continue to be conducted in accordance with the manufacturer's recommendations".

12. Section 14.04.150 Unclassified Special Uses of the Skagit County Code indicates that certain items will be reviewed when approving or denying Special Use permits. Those items are as follows:

- A. Conformity to the Comprehensive Plan in respect to the compatibility with existing and future land use and circulation.

The Skagit County Comprehensive Plan does not specifically provide policies that either support or oppose the proposed project. County-wide regional comprehensive plan policies adopted in July 1992 offer policies in support of this type of activity.

- B. The zoning of the subject property and surrounding properties and the conformance of the application with the Zoning Ordinance.

The subject parcel is Secondary Forest Natural Resource Land as well as surrounding parcels. Section 14.04.150 Unclassified Special Uses of the Skagit County Code states that Unclassified Special Uses to be considered are specifically listed together with other uses determined by the Administrative Official to be similar. Temporary mobile homes for elderly or disabled parents require an Administrative Special Use Permit in Residential (R), Residential

Reserve (RR), Rural Intermediate (RI), and Rural (RU) zoning districts. Staff notes that this property is currently zoned Secondary Forest Natural Resource Land and Skagit County Code 14.04.150 does not specifically state temporary mobile homes may be placed in an Secondary Forest zone with a Special Use permit. Staff notes that they believe the intent of the code is to allow temporary mobile homes in this zoning designation as this would be associated with an existing single family residence, which is a permitted use in the Secondary Forest zone.

C. Automobile or truck traffic and parking and its effect on surrounding community.

The proposed project will generate traffic that is typical of a single-family residence and should have little effect on the surrounding community. The traffic impact may be reduced due to reduced trips from the site, for caretaking purposes, that would otherwise be generated from residing off site. There will be no parking impacts related to this activity. The parking will be on site as common with residential structures.

D. Noise, odors, heat, vibration, air and water pollution potential of the proposed use.

There will be no odors, heat, vibration, air and water pollution potential of the proposed project provided the site is maintained in a typical residential manner. Noise impacts may be a factor only during the time period of setting up the structures. This impact will be limited noise that is common with the placement of mobile homes.

E. Intrusion of privacy.

This project appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 20 acres in size with the majority of the surrounding area covered in Timber land and natural vegetation. The placement of the proposed mobile home will be located within the interior of the parcel where there is minimal chance of intrusion of privacy on adjacent properties due to the heavily wooded buffer and setbacks. The proposed mobile will have no intrusion of privacy on those residences and will create no negative impact to the area.

F. Design of site and structures as to possible effects on the neighborhood.

The structure to be used as caretaker housing is a new mobile home that is to be brought in and set up on site to the northeast of the existing residence. There is an existing residence on the parcel and there are other similar structures located in the surrounding area. There will be no effects on the neighborhood because the

uses in the surrounding areas are similar. The character of the surrounding area is such that a mobile will not have an impact.

G. In addition to possible effects on the neighborhood in which the use is to be located, the potential effects on the region shall be considered.

There shall be no potential effects on the region. The proposed use is common to the surrounding area and the design of the structure complies with the surrounding neighborhood uses.

H. Potential effects regarding the general public health, safety, and general welfare.

There will be no negative effects on the neighborhood, region, general public health, safety, or welfare as a result of this project provided the site is maintained in a typical residential manner and provided the water requirements are strictly adhered to in regards to the use of the reverse osmosis treatment. The proposal is to use a new mobile home as a temporary dwelling unit to care for an elderly relative. This proposal will be beneficial to the welfare and safety of the applicant due to the current family condition. With more space available to care for this individuals the quality of care will improve for the family as a whole.

DECISION

The Director hereby approves the application for a Special Use Permit, subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the Caretaking of Don and Eddi Hedeem, the mobile home shall be removed.
3. The permit shall be void if not started within one year of the date of this order.
4. A reverse-osmosis treatment system shall be installed to the drinking water faucets in the mobile home and the maintenance and sampling of the RO system shall be conducted in accordance with the manufacturer's recommendations.

The applicant and/or party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.01.060. Every appeal to the Hearing Examiner shall be filed with the Planning and Permit Center within fifteen (15) calendar days after the date of the decision.



Brandon Black, Assistant Planner

Date of Preliminary Approval: 6-15-99

Date of Final Approval:

Prepared By: BB

Approved By: