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Skagit County Planning and Permit Center



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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE REQUEST
PL99-0353

APPLICANT: TIM AND HEATHER RAWLINS

ADDRESS: 13102 MARIHUGH ROAD
MOUNT VERNON, WA. 98273

PROJECT LOCATION: Located at 13102 Marihugh Road, Mount Vernon, within a portion of Section 32, Township 35N, Range 3 East W.M. Skagit County, Washington.

LEGAL DESCRIPTION: Lot 1 of Short Plat #91-05.

PROJECT DESCRIPTION: Administrative Special Use request PL99-0353 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 2.27 acres with an existing residence.

ASSESSOR'S ACCOUNT NUMBER: 350332-3-005-0007, P35247
350332-3-005-0122, P35250

ZONING: The parcel is located within a Residential Reserve zoning district.

COMPREHENSIVE PLAN: The Comprehensive Plan designates the area as Rural Intermediate as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997.

STAFF FINDINGS:

1. The subject property is located in a Residential Reserve zoning district and designated as Rural Intermediate as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997. The application was determined to be complete on June 14, 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 June 14, 1999. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on June 17, 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. 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 2.27 acres in size located off of the south side of Marihugh Road. The subject property measures approximately 270 feet in length along the east and west property lines and approximately 367 feet in length along the north and south property lines. The property is located to the south of Marihugh Road and access is off of Marihugh Road. The existing access will be used to serve both the existing residence and the proposed mobile home.

The existing residence is located on the northeasterly side of the property situated approximately 85 feet off of the front yard (north) property line, approximately 75 feet off of the east side property line, approximately 150 feet off of the south property line. The temporary mobile home is to be placed along the south property line, located approximately 60' feet to the south of the existing residence and will be situated approximately 60 feet off of the south property line, approximately 50 feet off of the east property line and approximately 180 feet off of the north (front) property line.

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, Kenneth and Elvira Kellogg. The applicants will use the proposed mobile home as a residence to better accommodate the needs of the relatives living on site, as well as keeping them close to family members who can provide daily assistance with the tasks that can no longer be performed



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independently. A letter has been submitted by Mr. And Mrs. Kellogg's physician which indicates that they require permanent and ongoing health care attendance from now on.

8. The majority of the surrounding area is currently rural and residential in character with existing common uses. The surrounding area is mixed with open pastures and stands of wooded areas 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 Kenneth and Elvira Kellogg 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 the Health Unit indicated that there is an old 2 bedroom septic system on the property (S65-263) and that it is not adequate for adding a new mobile to the site. The Health Unit indicated that a new septic system is required.

Since the time of the initial review, a new septic system has been designed and submitted to our department for review and approval to accommodate the proposed project. The on-site septic system has been designed as a 3 bedroom system under permit #S99-0385.

10. The application was routed to The Public Works Department for comments. Public Works comments were that the applicant must utilize the existing access.

11. The application was routed to the Water Resources Division of the Skagit County Planning and Permit Center for review. Water Resources comments were as follows:

- "Please provide proof of connection and/or water availability letter from Public Utility District #1 per Skagit County Code 12.48.230-2."
- Water fee of \$50.00 is due.

Since that time, the applicant has provided documentation from Public Utility District #1 indicating that they are the water purveyor and that PUD #1 does not have a problem with servicing the proposed mobile home.

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.



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The Skagit County Comprehensive Plan does not specifically provide policies that either support or oppose the proposed project.

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

The subject parcel is zoned Residential Reserve and designated by the Comprehensive Plan as Rural Intermediate. The surrounding parcels are rural and residential in character. Per section 14.04.150 (2)(h) Unclassified Special Uses of the Skagit County Code, Temporary mobile homes for elderly or disabled parents, requires an Administrative Special Use in Rural Zones.

- 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 to and 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 2.27 acres in size with the majority of the surrounding area rural and residential in character. The placement of the proposed mobile home will be located near the rear of the parcel behind the existing residential structure where there is minimal chance of intrusion of privacy on adjacent properties.

- 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 south of the existing residence. There is an existing residence on the parcel and there are other similar structures located in



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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 home 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. The proposal is to use a new mobile home as a temporary dwelling unit to care for an elderly relatives. 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 Kenneth and Elvira Kellogg, 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. The applicant shall utilize the exiting access.
5. Water fee of \$50.00 shall be paid prior to the issuance of the Building permit.



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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: 7-21-99

Date of Final Approval: 8-6-99

Prepared By: BB

Approved By:



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