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Skagit County Planning and Permit Center



199910080009

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10/8/1999 Page 1 of 6 9:57:16AM

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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE REQUEST
PL99-0378

APPLICANT: KAREN A. KIMSEY

ADDRESS: 1614 HOLLY VISTA DRIVE
SNOHOMISH, WA. 98290

PROJECT LOCATION: Located at 23725 Gunderson Road, Mount Vernon, within a portion of Section 24, Township 34N, Range 4 East W.M. Skagit County, Washington.

LEGAL DESCRIPTION: Tract 1, of Skagit County Short Plat No. 19-89, approved May 8, 1990, and recorded May 15, 1990, under Auditor's File No. 9005150010, in volume 9 of Short Plats, Page 227, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 4 East, W.M. Together with an easement across the South 60 feet of Tract 2 of said Short Plat.

PROJECT DESCRIPTION: Administrative Special Use request PL99-0378 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 12.37 acres with an existing residence.

ASSESSOR'S ACCOUNT NUMBER: 340424-4-002-0200, P103105

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

COMPREHENSIVE PLAN: The Comprehensive Plan designates the area as Rural Reserve 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 Agricultural zoning district and designated as Rural Reserve as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997. The application was determined to be complete on July 8, 1999 and is vested under the Comprehensive Plan and zoning regulations in effect at that time.
2. Per Section 14.01.033 (3) of the Skagit County Code, a letter of completeness was not issued and the application was determined to be complete on July 8, 1999. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on July 22, 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 12 acres in size located off of the east side of Gunderson Road. The subject property measures approximately 804 feet in length along the north and south property lines and approximately 671 feet in width along the east and west property lines. The property is located to the east of a parcel that is located adjacent to Gunderson Road and access is gained from a single family driveway off of Gunderson Road.

The existing residence is located along the southwesterly side of the property situated approximately 144 feet off of the front yard (west) property line, approximately 400 feet off of the east (rear) property line, approximately 120 feet off of the south side property line, and approximately 450 feet off of the north (side) property line. The temporary mobile home is to be placed along the southwest property line, located approximately 73 feet to the north of the existing residence and will be situated approximately 231 feet off of the west (front) property line, approximately 195 feet off of the north (side) property line and approximately 456 feet off of the east (rear) property line.



199910080009

Kathy Hill, Skagit County Auditor

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, Bernt (Ben) and Lila Sellereite. The applicant's parents will use the proposed mobile home as a residence to better accommodate their needs, as well as keeping them close to family members who can provide daily assistance with the tasks that can no longer be performed independently. A letter has been submitted, and signed by a physician, which indicates that the elderly relatives are getting of an age where assistance may be necessary.
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 Bernt (Ben) and Lila Sellereite 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 a new septic permit had been submitted under S99-0187. The Health Unit recommended approval without conditions.
10. The application was routed to The Public Works Department for comments. Public Works indicated that the driveway to the proposed house needs to be shown on the site plan. Since the time of initial review the applicant submitted a new site plan which identifies where the access is to the proposed mobile home. Since the existing access and parking area will be used for the proposal Public Works had no concerns.
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:

"Drinking water evaluation #W99-0106 has been approved for residential use on this property. We have no objection to ASPU approval".
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.



199910080009

Kathy Hill, Skagit County Auditor

10/8/1999 Page 3 of 6 9:57:16AM

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 Agricultural and designated by the Comprehensive Plan as Rural Reserve. 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 relatives, 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 12 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 west of 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 north of the existing residence. There is an existing similar residence on the parcel and there are other similar structures located in the surrounding area. There will be no effects on the neighborhood



199910080009

Kathy Hill, Skagit County Auditor

10/8/1999 Page 4 of 6 9:57:16AM

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 elderly relatives. This proposal will be beneficial to the welfare and safety of the applicant's parents 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 Bernt (Ben) and Lila Sellereite, the mobile home shall be removed.
3. The permit shall be void if not started within two years of the date of this order.




199910080009

Kathy Hill, Skagit County Auditor

10/8/1999 Page 5 of 6 9:57:16AM

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, Associate Planner

Date of Preliminary Approval: 9-17-99

Date of Final Approval: 10-5-99

Prepared By: BB

Approved By:



199910080009

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10/8/1999 Page 6 of 6 9:57:16AM