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Kathy Hill, Skagit County Auditor

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AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
302 SOUTH FIRST STREET
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON CONDITIONAL USE CU 99 0452

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: ROY VELLING

ASSESSOR PARCEL NO: P39885

ABBREVIATED LEGAL DESCRIPTION: located at 24356 Wicker Road, Space #40B,
Sedro Woolley, WA; a portion of Section 19, Township 35 North, Range 5 East, W.M.,
Skagit County, Washington.

SKAGIT COUNTY HEARING EXAMINER
STATE OF WASHINGTON

In the Matter of the Application of)	
ROY VELLING)	CU99-0452
)	
For a Conditional Use Permit for an)	Findings of Fact,
Additional Mobile Home Space)	Conclusions of Law,
Within an Existing Mobile Home Park)	And Decision
)	

THIS MATTER relates a conditional use request under the Sedro Woolley development standards. The application came on for hearing on December 8, 1999, after due notice. The Skagit County Planning and Permit Center was represented by Brandon Black. Roy Velling, the applicant, represented himself. Members of the public were given an opportunity to be heard.

Testimony was taken, exhibits were admitted and argument was made. On the basis thereof, the following is entered:

FINDINGS OF FACT

1. Roy Velling (applicant) seeks conditional use approval to add one (1) additional mobile home space within the boundaries of an existing mobile home park. The project proposal is to convert an area that was previously used for storage into a space for placement of a small double wide mobile home for use as a manager's residence.
2. The location is at 24356 Wicker Road, Space 40B, Sedro Woolley. The site is within a portion of Sec. 19, T35N, R5E, WM.
3. The Comprehensive Plan designates the area as Single Family (SF-2). It is situated within the Urban Growth Areas (UGA) for Sedro Woolley under the County Comprehensive Plan and associated maps, adopted June 1, 1997.
4. There are currently 62 mobile home spaces in the 6.42 acre park. The proposed addition will bring the number to 63. The surrounding area is residential in character. There are residential lots and several other mobile home parks located nearby. Standard urban facilities and services are available.
5. The County and City have entered into an Interlocal Agreement under which the County applies the City's land use requirements to development proposals in the UGA surrounding the City. The Sedro Woolley standards treat this proposal as one requiring a



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Conditional Use Permit. The criteria for approval are in Section 17.56.060, City of Sedro Woolley zoning ordinance. The application is to be evaluated as to whether it:

- A. Conforms to the comprehensive plan;
- B. Is compatible with the surrounding area, that is, causes no unreasonable adverse impacts;
- C. Is well-planned in all respects so as to be an asset to the community.

6. The Staff Report herein evaluates compliance with these criteria in Finding 14. The examiner concurs in this evaluation and hereby adopts it.

7. The City of Sedro Woolley reviewed the application and had no objections, provided the City requirements for setbacks in a mobile home park are met. The application shows that these requirements will be complied with.

8. The application was routed to various County Departments and utilities for comment. There were no objections. The Health Unit noted that septic disposal will need to be provided for. The Water Resources division stated that PUD #1 (which currently serves the park) should be specified as the source of water supply. The Health Department advised that the following standards must be met:

- (a) Skagit County Code (SCC) 12.24.070, regarding spacing between proposed mobile homes and other mobile homes and outbuildings;
- (b) SCC 12.24.100, for water supply;
- (c) SCC 12.24.120, for sewage disposal.

9. Environmental review pursuant to the State Environmental Policy Act (SEPA) resulted in the issuance of a Determination of Non-Significance (DNS) on October 12, 1999. No comments were received during the comment period. The DNS was not appealed.

10. No public comment or public testimony was offered. The Planning and Permit Center recommended approval, with conditions. The conditions proposed are reasonable.

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



CONCLUSIONS OF LAW

1. The Examiner has jurisdiction over the parties and the subject matter of this proceeding. The procedures followed conform with Ordinance 17374 (March 22, 1999) by which the County adopted Sedro Woolley's development standards for the UGA around the City, but specified that the County's administrative procedures would be used for processing land use permits in the area.

2. The requirements of SEPA have been met.

3. The proposal, as conditioned, meets the criteria for Conditional Use approval under the applicable Sedro Woolley Development Standards.

4. The following conditions should be imposed:

(1) The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.

(2) The permit shall be void if not started within one year of the date of this order.

(3) Prior to the issuance of a building permit, the septic disposal system shall be provided for.

(4) The applicant shall comply with Health Department requirements:

(a) SCC 12.24.070, spacing;

(b) SCC 12.24.100, water supply;

(c) SCC 12.24.120, sewage disposal.

(5) The applicant shall comply with the City (Sedro Woolley) requirements for setbacks within a mobile home park.

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



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DECISION

The Conditional Use Permit is **APPROVED**, subject to the conditions set forth in Conclusion 4 above.


Wick Dufford, Hearing Examiner

Date of Action: December 15, 1999

Copies Transmitted to Applicant: December 15, 1999

RECONSIDERATION/APPEAL

This decision shall become final unless a request for reconsideration or appeal is filed. A request for reconsideration shall be filed with the Hearing Examiner within ten (10) days from the date of this decision. An appeal shall be filed with the Board of County Commissioners within fourteen (14) days from the date of this decision, or if reconsideration has been requested, within fourteen (14) day from the decision after reconsideration.



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