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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  
PL00-0367

**APPLICANT:** VERNON STEVENS

**ADDRESS:** 17344 SNEOOSH ROAD  
LaCONNER, WA. 98257

**PROJECT LOCATION:** Located at 17344 Sneeoosh Road, LaConner, WA. within a portion of Section 35, Township 34N, Range 2 East W.M. Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL00-0367 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 a relative. The project proposal is to place a new mobile home on approximately 5 acres with an existing residence.

**ASSESSOR'S ACCOUNT NUMBER:** 340235-2-007-0105, P20844

**ZONING:** The parcel is located within a Rural zoning district.

**COMPREHENSIVE PLAN:** The Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997 designates the area as Rural Reserve (RRv).

## STAFF FINDINGS:

1. The subject property is zoned Rural and the Comprehensive Plan and associated maps adopted June 1, 1997 designates the area as Rural Reserve (RRv). The application was determined to be complete on July 10, 2000 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 July 10, 2000. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on July 13, 2000 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 found no critical areas within 200 feet of the project site and recommended approval without conditions.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 5 acres in size located on the southwest corner of the intersection of Sneeoosh Road and Indian Road. The parcel measures approximately 640 feet in length and approximately 240 feet in width. The existing residence is located in the northwest portion of the parcel and the proposed mobile will be placed along the southwest portion of the parcel, to the southwest of the existing structure.

The existing residence is located approximately 100 feet off of the front property line with existing accessory structures located to the east and west of the residence. The project proposal is to locate the mobile home to the southwest of the existing residence. The proposed mobile home will be located approximately 80 feet from the existing residence, and maintain a setback of approximately 35 feet off of the rear property line and approximately 50 feet off of the side (west) property line.

The parcel is relatively flat where the structures are located. The subject parcel is serviced water through a public water system (Swinomish Utility) and utilizes an on-site septic system.

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 their daughter, Judy Bowers. Mrs. Bowers 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



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longer be performed independently. This will also help the family monitor the condition of the Mrs. Bowers on a daily basis. A letter has been submitted from a Physician indicating that there is a need for the proposed use.

8. The surrounding area is a mixture of rural and residential uses. There are scattered residential structures located throughout the area and with a mixture of both large and small parcels.
9. The application was routed to the Environmental Health unit for review. Environmental Health's comments are as follows:

"There is a 1996 three (3) bedroom system installed (S95-0122). If only one bedroom in the main house is occupied and two bedrooms in the temporary special use mobile are occupied, the system would be in use as designed. A designer would need to verify, or submit a design if required, that a tank is not needed for the modular temporary special use two bedroom home. A tank may be required for the two bedroom temporary mobile to assist effluent to the main house's drainfield. As long as the modular two bedroom unit is a temporary use only and will be removed later, Skagit County has allowed in the past for a shared drainfield and septic system when the number of bedrooms in use do not exceed the permit on file."

"The Reservation does have a sewage collection line on the opposite side of the road from the property frontage."

10. The application was routed to the Water Resources division of the Skagit County Planning and Permit Center for review. Water Resources indicated that water is supplied from Swinomish Utility. Water Resources requested a letter from the water purveyor indicating that they are willing to supply the additional residence upon receipt of the connection fees.

Since the time of the initial review, the Swinomish Tribal Community has submitted a letter indicating that they supply the site with water.

11. The application was routed to The Public Works Department for comments. Public Works had no concerns with the proposal but indicated that only one access would be allowed.

Staff notes that the access is existing and will be extended to the proposed mobile home. There is a second access on the parcel that appears to go to an accessory structure (barn) on site and does not appear to be used for any residential purposes.

12. The application was routed to the Swinomish Indian tribal community for review. No comments or concerns were received from the tribe.



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13. 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 zoned Rural and designated by the Comprehensive Plan as Rural Reserve (RRv). The surrounding parcels are a mixture of Rural and Forestry. 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 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 5 acres in size. The placement



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of the proposed mobile home will be south of, and behind, the existing residence which will reduce any visual impact. 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 mobile home that is to be brought in and set up on site to the southwest 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. Therefore 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 residential manner. The proposal is to use a mobile home as a temporary dwelling unit to care for a disabled 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 individual 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 Caretaking, the mobile home shall be removed.
3. The permit shall be void if not started within one year of the date of this order.



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4. Prior to building permit approval, sewage disposal must be approved either through the use of the existing sewage system on site of a hookup to the sewer system fronting on Sneeosh Road.
5. The applicant must submit documentation every three- (3) years from the date of this decision regarding the status of the continued need for the temporary manufactured home or status of its removal. This documentation shall be forwarded to the Planning and Permit Center Director and shall reference the original application number PL00-0367.

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: 8-18-00

Date of Final Approval: 9-6-00

Prepared By: BB

Approved By: BB



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