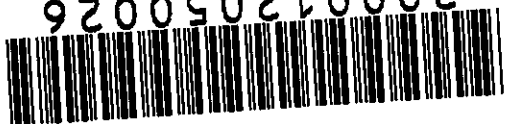


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## SKAGIT COUNTY PLANNING & PERMIT CENTER

### FINDINGS OF FACT

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** Administrative Special Use  
PL 00-0582

**APPLICANT:** Ronald H. Bryson

**ADDRESS:** 27339 S. Skagit Highway  
Sedro-Woolley, WA 98284

**PROJECT LOCATION:** The property is located at 27339 S. Skagit Highway, Sedro-Woolley, WA; Lot A of Short Plat 89-64, within a portion of the NE 1/4 of the NW 1/4 of Section 34, Township 35 North, Range 05 East, W.M., Skagit County, Wa.

**PROJECT DESCRIPTION:** Administrative Special Use Request PL00-0582 for the placement of a temporary mobile home on a parcel of property with an existing residence for the close medical care of a family member

**ASSESSOR'S ACCOUNT NUMBER:** 350534-2-002-0000  
**P NUMBER:** P109689

**RECOMMENDATION:** The Director hereby **approves** the application for a Special Use permit, subject to the conditions and modifications.

### STAFF FINDINGS:

1. The subject property is zoned Rural Reserve and Comprehensive Plan designates the area as Rural Reserve.

2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on October 11, 2000. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on October 19, 2000 as required by Section 14.01.040(2) of the Skagit County Code.

3. The application has been reviewed in accordance with the State Environmental Policy Act guidelines (WAC 197-11 and RCW 43.21C) and found to be exempt.

4. The subject parcel was been reviewed with respect to the Skagit County Critical Areas Ordinance SCC Chapter 14.06. No critical areas were noted within 200 feet of the proposed building site. There is a Type 3 stream located more than 200 feet east of the proposed site.

5. The subject property is located in a A-10 Flood Hazard Zone per FIRM Map 530151 0255D dated January 29, 1989. The base flood elevation is 60 ft. mean sea level. The first floor living level of any new residential construction will need to be constructed one foot above the base flood elevation.

6. The subject property is located within 500 feet of land designated as Natural Resources Land. The applicant shall comply with the provisions of Skagit County Code 14.16.870(1) Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.

7. The subject property is approximately 4.7 acres in size. The parcel is located at the corner of the South Skagit Highway and West Gilligan Creek Road. The parcel is irregular in shape with a 132 ft. x 107 ft. panhandle extending to the South Skagit Highway. The property lies in an east/west configuration and measures approximately 498 ft. along the east property line (including panhandle), approximately 579 ft. along the north property line, approximately 371 ft. along the west property line and approximately 323 ft. along the south property line. There is an existing residence and garage located in the eastern half of the property. The subject property is basically flat with trees along the perimeter of the property. There are two wells located in the eastern portion of the property. The existing septic system is located near the garage. A second system will be installed for the proposed mobile. A gravelled driveway off of the South Skagit Highway serves the property.

8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 28 x 70 manufactured home on property with an existing residence. The applicant, Ron Bryson, lives in the existing residence. The proposed mobile is for Spencer Bryson. A letter from Dr. H. Edwin Stickie has been received stating that Mr. Spencer Bryson needs full time assistance due to his advanced age, weakness and medical condition. At such time as Spencer Bryson no longer needs care or someone to live close by, the manufactured home shall be removed.



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9. The proposed manufactured home will be placed in the western portion of the property approximately 50 feet from the west property line, approximately 191 ft. from the north property line, and approximately 152 feet from the south property line. According to the site plan submitted by the applicant, the proposed home will be approximately 310 feet from the entrance to the South Skagit Highway. A separate onsite sewage system will serve the mobile and along with a private existing well.

10. The application was routed to various county departments for review and their comments are as follows. **Public Works**—This project must meet the requirements of Chapter 14.32 of the Skagit County Code (Drainage Ordinance), **Septic Division**—septic permit has been submitted (SW00-0535) that can be approved with the approval of this request, **Water Resource Division**—According to the 1993 water well report, an adequate quantity of water should be available to serve both residences. An individual drinking water evaluation showing adequate water quality will be required to be submitted and approved prior to building permit issuance. The applicant submitted bacteria test results on October 24, 2000, which have been approved. He will need to provide chlorides, nitrates and conductivity test results prior to issuance of the building permit. A \$50 review fee has been charged.

11. 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. The proposed use will be compatible with existing and planned land use and comply with the Comprehensive Plan.

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

B. The proposed use complies with the Skagit County Code.

The subject property and surrounding area has a Rural Reserve zoning designation. Skagit County Code Section 14.04.020 defines Temporary Manufactured Home: a temporary placement of a manufactured home to accommodate the housing needs of disabled or elderly family members or to house 1 farm worker and his immediate family. Documentation of the need for nearby care is required by a doctor and/or physician. SCC 14.16.320(3) lists temporary manufactured homes requires an Administrative Special Use.

C. The proposed use will not create undue noise, odor, heat, vibration, air and water pollution impacts on surrounding, existing, or potential dwelling units, based on the performance standard of SCC 14.16.840.



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Provided the site is maintained in a typical residential manner, the proposed project will not create any undue noise, odors, heat, vibration, air and water pollution on surrounding, existing, and potential dwelling units.

**D. The proposed use will not generate intrusions on privacy of surrounding uses.**

The proposed project site appears to have minimal chance of intrusion of privacy onto the adjacent properties. The subject property is approximately 4.7 acres in size. The perimeter of the property is wooded. The proposed mobile will be located approximately 150 ft. from the closest property (to the south) with a residence. Both the existing house and the proposed mobile will use the same driveway.

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

There will be no effect on the general public health, safety, or welfare as a result of this project provided the site is maintained in a typical residential manner.

**F. For special uses in Industrial Forest-NRL, Secondary Forest-NRL, Agricultural-NRL, and Rural Resource-NRL, the impacts on long-term natural resource management and production will be minimized.**

The subject property is zoned Rural Reserve and is not in a natural resource designation.

**G. The proposed use is not in conflict with the health and safety of the community.**

The proposed project will not conflict with the health and safety of the community. The proposed mobile will be served by its own onsite sewage system and private well. A private driveway will serve both the existing residence and the proposed mobile.

**H. The proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas, or conditions can be established to mitigate adverse impacts on such facilities.**

The proposed use will be supported by adequate public facilities and will not adversely affect public services to the surrounding areas.



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**RECOMMENDATION**

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 approvals (i.e. building permit, on-site septic, potable water, floodplain).
2. Prior to issuance of the building permit, the water review fee of \$50 shall be paid.

3. The project must meet the requirements of Chapter 14.32 of the Skagit County Code (Drainage Ordinance)

4. Per SCC 14.16.900(2)(d) The permit shall be void if not started within two (2) years of the date of this order.

5. At such time as Spencer Bryson no longer requires care or someone to be nearby, the manufactured home shall be removed.

6. 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 PL00-0582.

7. The applicant shall comply with the provisions of Skagit County Code 14.16.870(1) Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of SCC Section 14.06.110(7). Every appeal to the Hearing Examiner shall be filed with the Planning & Permit Center within fourteen (14) calendar days after the date of the decision.

*Frank Klee (for)*  
Tom Karsh, Planning Director

*Marge Swint*  
Marge Swint, Associate Planner

Date of Preliminary Approval: November 15, 2000  
Date of Final Approval: December 1, 2000



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