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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
PL00-0719

APPLICANT: ELIZABETH JOSEPH

ADDRESS: 23435 GUNDERSON ROAD
MOUNT VERNON, WA. 98273

PROJECT LOCATION: Located at 23419 Gunderson Road, Mount Vernon, within a portion of Section 24, Township 34N, Range 4 East W.M. Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use modification request PL00-0719 to allow for the continued 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.

ASSESSOR'S ACCOUNT NUMBER: 340424-0-001-0007, P27706

ZONING: The parcel is located within a Rural Reserve RRv zoning/comprehensive plan 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 Rural Reserve zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997. The application was determined to be complete on November 14, 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. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on November 16, 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 indicated that the critical areas review was done with the building permit application #BP00-1495. A wetland report was required. Staff indicated that once the critical area review is approved for the building permit, no further critical area review will be needed for this application at this time.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 2.95 acres in size located off of the east side of Gunderson Road and the site is accessed off of Gunderson Road. The parcel is triangular in shape, measuring approximately 550 feet in length along the east property line, approximately 450 feet in width along the north property line, and approximately 720 feet in width along the west property line. The existing residence is located along the southern portion of the parcel, approximately 30 feet off of Gunderson Road and approximately 35 feet off of the east property line. The proposed mobile will be located approximately 180 feet to the north of the existing residence. The proposed mobile will utilize a existing three bedroom on site septic system that is currently in place and an existing individual drilled well.
7. The applicant is requesting an Administrative Special Use Permit to allow for the continued 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 by Roger and Dorothy Rich to live on the premises with their daughter, Debbie Joseph. The parents will use the proposed mobile home as a residence to better accommodate their needs, as well as keeping them close to the family member to provide daily assistance with the tasks that can no longer be performed independently. A letter has been submitted by a physician which indicates the need for a caregiver.



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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 Mr. And Mrs. Rich 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 three bedroom septic system already exists on the property from a previous special use permit. The Health Unit indicated no concerns with the proposal.
10. The application was routed to the Public Works Department for comments. Public Works had no comments or concerns with the proposal.
11. The application was routed to the Water Resources Division of the Skagit County Planning and Permit Center for review. Water Resources indicated that a current satisfactory bacteriological water test is required prior to the approval of the medical special use permit. Water resources further recommended that a water file be started for the individual drilled well before the building permit application is approved due to the fact that there is no water history on record for this property.
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.

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 Rural Reserve and designated by the Comprehensive Plan as Rural Reserve. The surrounding parcels are rural and residential in character. Per Skagit County Code section 14.16.320 (3)(d) Administrative Special Uses within the Rural Reserve designation, temporary manufactured homes (for elderly parents or disabled relatives) requires an Administrative Special Use in Rural Reserve zones.



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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 2.95 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 eastern portion of the parcel 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 mobile home that is to be brought in and set up on site to the north 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. 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.



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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 mobile home as a temporary dwelling unit to care for an elderly 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 the caretaking of Mr. and Mrs. Rich, 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. The applicant shall submit a letter from a physician, in three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL00-0592) when submitting the letter.
6. The applicant shall supply a current satisfactory Bacteriological water test prior to final approval.



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 Skagit County Code Section 14.06. Every appeal to the Hearing Examiner shall be filed with the Planning and Permit Center within Fourteen (14) calendar days after the date of the decision.



Brandon Black, Associate Planner

Date of Preliminary Approval: 12-8-00

Date of Final Approval: 12-22-00

Prepared By: BB

Approved By:



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