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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  
PL00-0768

**APPLICANT:** DANIAL AND CHRIS CAMERON

**ADDRESS:** 19745 EAST HICKOX ROAD  
MOUNT VERNON, WA. 98274

**PROJECT LOCATION:** Located at 19745 East Hickox Road, Mount Vernon, within a portion of Section 32, Township 34N, Range 4 East W.M. Skagit County, Washington.

**LEGAL DESCRIPTION:** The East 330 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M., Except County road along the South line thereof.

**PROJECT DESCRIPTION:** Administrative Special Use request PL00-0768 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 disabled relative. The project proposal is to place a new mobile home on approximately 5 acres with an existing residence.

**ASSESSOR'S ACCOUNT NUMBER:** 340432-4-014-0004, P29631

**ZONING:** The parcel is located within a Residential (R-1-13.5 & 9.6) zoning district.

**COMPREHENSIVE PLAN:** The Comprehensive Plan designates the area as Residential (R-1-13.5 & 9.6) within the Urban Growth Area (UGA) for the City of Mount Vernon 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 Residential zoning district and designated as Residential (R-1-13.5 & 9.6) within the Urban Growth Area (UGA) for the City of Mount Vernon as indicated in the Skagit County Comprehensive Plan and associated maps as adopted June 1, 1997. The application was determined to be complete on December 12, 2000 and is vested under the Comprehensive Plan and zoning regulations in effect at that time.
2. Per Section 14.06.100 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 December 14, 2000 as required by Section 14.06.150(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 respect to the Skagit County Critical Areas Ordinance 14.24 of the Skagit County Code. A wetland delineation was submitted and reviewed by Critical Areas staff. Staff recommended approval of the proposal with the following condition, "A protected critical area site plan must be recorded prior to final approval". Critical areas staff further indicated that Figure 4 of the wetland delineation prepared by N.W. Wetland Solutions can be used for the PCA.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 5 acres in size located off of the North side of Hickox Road. The subject property measures approximately 330' feet in width along the north and south property lines and approximately 630 feet in length along the east and west property lines. Access to the site is off of Hickox Road and the proposal is to use that existing access for this proposal as well.

The existing residence is located along the northern portion of the property situated approximately 370 feet off of the front yard (south) property line, approximately 200 feet off of the rear (north) property line, approximately 100 feet off of the east side property line, and approximately 140 feet off of the west side property line. The temporary mobile home is to be placed along the southeast portion of the property, adjacent to the access, located approximately 50 feet off of the south property line, approximately 500+ feet off of the north



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property line, approximately 70 feet off of the east property line, approximately 256 feet off of the west property line, and approximately 250 feet to the south of the existing residence.

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 a disabled relative (Kay Cameron – sister). The applicant's sister 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 longer be performed independently. A letter has been submitted, and signed by a physician, which indicates that Kay has ongoing, chronic medical problems requiring continuous and close supervision and that it would be in her best interest to live near her brother.
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 Kay Cameron and/or she is no longer residing on site, the mobile home shall be removed.
9. The application was routed to the City of Mount Vernon for review. This parcel is located within the Urban Growth Area for the City of Mount. Projects within the Urban Growth Area require review under the development standards of the City of Mount Vernon; however, this project is being classified as a legal non-conforming use under the city standards since there was an existing mobile on the proposed location that was removed less than a year ago. The City has indicated that since the mobile home would be considered as a replacement unit under city standards, then the City has no problem allowing the applicant to locate the 1980 Liberty mobile home on the site.
10. The application was routed to the Health Unit for review. In reviewing the application as submitted the Health Unit indicated that "the mobile home can be hooked into the existing septic system. A tank only permit may be required depending on how the applicant chooses to connect." The Health Unit had no further concerns with the proposal.
11. The application was routed to The Public Works Department for comments. Public Works had no comments or concerns with the proposal.

12. 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:

“We have no objections to this medical temporary use based on the 10-30-00 Rick Cisar letter and PUD #1’s 11-14-00 letter.”

13. The City of Mount Vernon does not have specific criteria for the review of Administrative Special Use permit approval therefore this project is being reviewed under Skagit County Special Use permit Criteria. Section 14.16.900 (2) Special Use Permit Requirements 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 Skagit County 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.

This parcel is designated as Residential (R-13.5 & 9.6) located within the Urban Growth Area for the City of Mount. Projects within the Urban Growth Area require review under the development standards of the City of Mount Vernon; however, this project is being classified as a legal non-conforming use under the city standards since there was an existing mobile on the proposed location that was removed less than a year ago. The City has indicated that the mobile home would be considered as a replacement unit under city standards. Therefore the project is being reviewed under Skagit County Special Use criteria. Proposals for the temporary placement of a mobile home for caretaking purposes require an approved administrative special use permit under Skagit County Code.

- 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 standards of SCC 14.16.840.

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.

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



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This project appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 5 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 to the south of the existing residence and was previously existing therefore there will be no increase in the intrusion of privacy on adjacent properties.

- E. 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 1980 Liberty 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 family member due to the current medical condition.

- 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.

There will be impacts on natural resource management or production as a result of the proposed project.

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

The proposed use will not create a conflict with the health and safety of the community provided the site is maintained in a typical residential manner.

- 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 proposal will be supported by adequate facilities and will not adversely affect public services to the surrounding areas.



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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.
2. At such time that the use is no longer needed for the caretaking of Kay Cameron, the mobile home shall be removed.
3. This permit shall be void if not started within one year of the date of this order.
4. A tank only permit may be required depending on how the mobile is connected to the system. See health unit at time of building permit review.
5. The applicant shall submit a letter to the Planning and Permit Center 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 (PL00-0768) when submitting the letter.

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 14.06. 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  
FOR Tom Karsh, Director

Date of Preliminary Approval: 1-19-01  
Date of Final Approval:  
Prepared By: BB  
Approved By:



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