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Skagit County Planning & Permit Center



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**SKAGIT COUNTY PLANNING & PERMIT CENTER**

**FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** Administrative Special Use  
PL 01-0028

**APPLICANT:** Barbara Lester

**ADDRESS:** 6483 Old Highway 99  
Burlington, Wa 98233

**PROJECT LOCATION:** The property is located at 6483 Old Highway 99, Burlington, WA; within a portion of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 06, Township 35 North, Range 04 East, W.M., Skagit County, Wa.

**PROJECT DESCRIPTION:** Administrative Special Use request 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:** 350406-1-002-0005, 350406-0-018-0009

**P NUMBER:** P35882 & P35856

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

**STAFF FINDINGS:**

1. The Zoning and the Comprehensive Plan designation for the subject property is Rural Reserve.
2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on February 2, 2001. A Notice of Development Application was posted on the subject property, mailed to property owners within 300 feet of the subject

property and published in a newspaper of general circulation on February 15, 2001 as required by Section 14.06.150(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 was found to be exempt.
4. The subject property has been reviewed with respect to the Skagit County Critical Areas Ordinance Chapter 14.24 of the Skagit County Code. Staff conducted a site visit along with the map review. No critical area indicators were found and no further review is necessary.
5. The subject property is not located in a flood hazard area. The subject property is located adjacent to lands designated as natural resource. The applicant shall comply with the provisions of Skagit County Code 14.16.870, Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.
6. The subject property is approximately 4.62 acres in size and is located between Old Highway 99 North (west) and North Green Road (east). The subject property is basically triangular in shape and runs in a north/south configuration. The property measures approximately 700 feet along Old Highway 99 and approximately 710 feet along North Green Road. The parcel measures approximately 250 feet along the south property line and approximately 80 feet along the north property line. The existing residence along with some outbuildings is located in the southern third of the property approximately 203 feet from the south property line. The remainder of the property is pasture. The on site sewage system for the existing residence is located in the pasture area north of the home. The property is served public water. Currently there are two driveways serving the property. One is at the front of the existing residence off of Old Highway 99 and the other is at the rear of the existing residence off of North Green Road.
7. The subject property is flat with the east property line north of the existing residence along North Green Road lined with mature fir trees. The adjoining property across Old Highway 99 North is open field. The adjoining property across North Green Road is developed with single-family residences and the KOA campground. In addition there are houses located at each end of the subject property.
8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a manufactured home on the property with an existing residence. The request is for the applicant (Barbara Lester) to live in the manufactured home to help take care of her grandfather, Mr. Thomas



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Carrillo. Mr. Carrillo will live in the existing residence with Preston and Ann Lester. The applicant has submitted a letter from Dr. Michael Dillard stating Mr. Carrillo is 94 years old and essentially blind. Ms. Lester would provide help in day-to-day and emergency care. At such time as Mr. Carrillo no longer needs care or someone to live close by, the mobile home will be removed.

9. The proposed manufactured home will be placed approximately 162 feet north of the existing residence. The proposed home will be 28 ft. x 48 ft. positioned in a north/south arrangement. The home will be placed approximately 45 feet from the east property line (North Green Road), approximately 50 feet from the west property line (Old Highway 99), approximately 145 feet from the north property line. The septic system will be located north of the proposed mobile. The applicant proposes a separate driveway off of North Green Road across from the KOA Campground entrance.

10. The application was routed to various county departments for review and their comments are as follows: **Public Works**—Only one access per parcel. The existing accesses may be utilized if properly permitted. **Septic**—A site evaluation has been approved for this site & a design is pending (SW00-0736). **Water**—Prior to issuance of the building permit, the proposed home must either connect to the PUD line with its own connection or sign the PUD temporary Agreement.

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, as 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 by a doctor and/or physician of the need for nearby care is required. SCC 14.16.320(3)(d) requires an Administrative Special Use for a temporary manufactured home. The applicant is then reviewed



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on its own merits.

**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.**

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 4.62 acres in size and is bordered on the east and west by North Green Road and Old Highway 99. The property across Old Highway 99 is an open field. The property directly across North Green Road from the proposed mobile is the KOA Campground. Fir Trees along the east and north property lines provide additional screening. According to the site plan the proposed home will be placed approximately 45 feet from the east property line (North Green Road), approximately 50 feet from the west property line (Old Highway 99), approximately 145 feet from the north property line. The applicant is proposing a separate driveway approximately 236 feet north of the existing driveway on North Green Road.

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

There should 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 not zoned as resource land and will have no impact on long-term natural resource management and production.

**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. Its own onsite sewage system and public water will serve the proposed mobile. The applicant



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has proposed a separate driveway for the new residence. However Public Works has stated only one access per parcel is allowed and the existing accesses may be utilized if properly permitted. Prior to issuance of the mobile home permit, the access location will need to be resolved.

**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.

### **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).
2. The applicant shall comply with the provisions of Skagit County Code 14.16.870, Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.
3. Prior to issuance of the mobile home permit, the access location will need to be resolved.
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 Mr. Carrillo no longer requires care or someone to be nearby, the manufactured home shall be removed.
6. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the status of the continued need for the temporary manufactured home or the status of its removal. This documentation shall be forwarded to the Planning and Permit Center Director and shall reference the original application number PL01-0028.



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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.

Linda Keller (for)  
Tom Karsh, Planning Director

Marge Swint  
Marge Swint, Associate Planner

Date of Preliminary Approval: *March 28, 2001*  
Date of Final Approval: *April 11, 2001*



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