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SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: Administrative Special Use
PL01-0868

APPLICANT: William Ketzenberg

ADDRESS: PO Box 187
Bow, WA 98232

CONTACT: Deanna Wohlman
Coach Corral
377 S. Burlington Blvd.
Burlington, WA 98233

PROJECT LOCATION: The property is located at 6965 Hobson Road, Bow, Wa; within a portion of the SE ¼ of the SE ¼ of Section 01, Township 35 North, Range 03 East, W.M., Skagit County, Wa.

PROJECT DESCRIPTION: Administrative Special Use Request for the placement of a temporary manufactured home on a parcel of property with an existing residence for the close medical care of a family member as required by SCC 14.16.320(3)(d).

ASSESSOR'S ACCOUNT NUMBER: 350301-4-010-0013

P NUMBER: P33622

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

RELATED PERMITS: SW01-0520

STAFF FINDINGS:

1. The subject property is zoned Rural Reserve and the Comprehensive Plan designates the area as Rural Reserve.
2. The application was submitted on November 09, 2001. Per Section 14.06.100 of the Skagit County Code, a letter of completeness was issued on December 7, 2001. A Notice of Development Application was posted on the subject property, published in a newspaper of general circulation, and mailed to property owners within 300 feet of the subject property on December 13, 2001 as required by Skagit County Code 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. No critical area indicators were found within 200 feet of the project site.
5. The subject property is not located within a flood hazard zone. The subject property is adjacent to land designated as Natural Resources Land. The applicant will need to comply with SCC 14.16.870-Notification of Development Activities on or adjacent to Designated Natural Resource Lands.
6. The subject property is approximately 19.78 acres in size and is located along the east side of Hobson Road and the north side of Samish Heights Road in Bow, WA. The property is rectangular in shape measuring approximately 670 feet along Hobson Road-west (front) property line, approximately 1430 feet along the north (side) property line, approximately 670 feet along the east (rear) property line, and approximately 1430 feet along the south property line. There is an existing manufactured home located in the southwestern portion of the property. There is an existing circular driveway serving the existing residence. A separate gravel driveway approximately 400 feet to the north will serve the proposed temporary manufactured home. The property is served by a private well and on site sewage.
7. The subject property is vegetated with trees and a large portion includes a flat, open grassy area. The surrounding properties are a mixture of developed and undeveloped land.
8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 42' x 48' manufactured home on property with an existing residence. William E. Ketzenberg and his wife will occupy the proposed



temporary manufactured home. His family currently occupies the existing residence. A letter from C. Les Conway, M.D. has been submitted stating Mr. Ketzenberg has a significant hearing deficit and it would be medically beneficial if he lived near a family member in case of any emergency. At such time as William Ketzenberg no longer needs care or to live close by his family members, one of the manufactured homes will need to be removed.

9. The proposed manufactured home will be located approximately 750 feet northeast of the existing home. The proposed home will be approximately 850 feet from the front (Hobson Road) property line, approximately 100 feet from the north side property line, approximately 315 feet from the rear (east) property line, and approximately 500 feet from the south side of the property line. The proposed manufactured home will use the gravel driveway located along the north property line. Parking and a turn around area for the proposed home are located north and west of the future manufactured site. There is also an emergency vehicle turnout located along the gravel driveway accessing the proposed manufactured home. The new home will be connected to a new on-site sewage system and will use the existing well.
10. The application was routed to various county departments for review and their comments are as follows:
Public Works—existing driveways are sufficient. This project may need a fill and grade permit. **Septic**—a septic design has been submitted and can be issued when the ASPU is approved. **Water**—1. Satisfactory bac-t and updated inorganics were received 12/27/2001. 2. The approval of the temporary special use home for the well does not support a land division. This approval is only for a temporary medical use. Once the need for the temporary home is no longer there, the building is required to be removed.
11. Section 14.16.900 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.



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

The subject property and surrounding area are designated as Rural Reserve. 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 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 application is then reviewed 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 19.78 acres in size and is located on Hobson Road in Bow, WA. Trees border the subject property around the proposed temporary manufactured home blocking the view of adjacent property owners. According to the site plan, at its closest point, the proposed manufactured will be located approximately 100 feet from the north property line.

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 not designated as a resource land and will not have an impact on long-term natural resource management or production.



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- 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. A new onsite sewage system and private water will serve the proposed manufactured.

- 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, etc).
2. Compliance with SCC 12.05 (On Site Sewage) is required. A septic permit will be issued when ASPU is approved.
3. The approval is only for a temporary medical use. Once the need for the temporary manufactured home is no longer there, the building is required to be removed.
4. Per SCC 14.16.900(2)(d) This special use permit shall be void if a completed building permit application has not been submitted within two (2) years of the date of this order.
5. At such time as William Ketzenberg no longer requires care or someone to be nearby, the temporary 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 need of William Ketzenberg to retain care of a family member and 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 PL01-0868.
7. Prior to the issuance of the building permit, the applicant shall comply with the provisions of Skagit



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County Code 14.16.870, 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.

Linda Keller (for)

Tom Karsh, Planning Director

Marge Swint

Marge Swint, Associate Planner

Date of Preliminary Approval: January 18, 2002

Date of Final Approval: February 1, 2002



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