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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
PL02-0082

APPLICANT: DESTON W. LOGSDON

ADDRESS: 17194 DIKE ROAD
MOUNT VERNON, WA. 98273

PROJECT LOCATION: Located at 17194 Dike Road, Mount Vernon, within a portion of Section 36, Township 34N, Range 3 East W.M. Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL02-0082 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 an elderly relative.

ASSESSOR'S ACCOUNT NUMBER: 340336-0-023-0008, P23229
340336-0-023-0107, P99340

ZONING/ COMPREHENSIVE PLAN: The parcel is located within an Agricultural Natural Resource Land (Ag-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000.

STAFF FINDINGS:

1. The subject property is located in an Agricultural Natural Resource Land (Ag-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000. The application was determined to be complete on February 25, 2002 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 February 28, 2002 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. Critical Areas staff reviewed the proposal and recommended approval without conditions.
5. The subject property is located within an AH designated flood hazard area as identified by FEMA on Flood Insurance Rate Map (FIRM) panel number 530151 0425 C with the effective date of January 3, 1985.
6. The subject parcel is approximately 1.92 acres in size located off of the west side of Dike Road at 17194 Dike Road, Mount Vernon. Access to the site is off of Dike Road.

The existing residence is located along Dike Road approximately 35 feet off of the front (east) property line, approximately 27 feet off of the side (north) property line, approximately 60 feet off of the side (south) property line, and approximately 400 feet off of the rear (west) property line. The proposal is to place the temporary mobile home west of the existing residence, approximately 27 feet off of the side (north) property line, approximately 320 feet off of the rear (west) property line, approximately 135 feet off of the front (east) property line and approximately 60 feet to the west of the existing residence. The parcel is currently serviced water by an existing well on site and the existing residence utilizes an individual on-site septic system. The applicant is proposing to hook the temporary mobile home into the existing on-site septic system.

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 his mother (Florence Logsdon-Anderson). The applicant will use the mobile home as a residence to assist with the tasks that can no longer be performed independently. The mother will continue to reside in the existing residence. A



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letter has been submitted, and signed by a physician, which indicates that Mrs. Anderson has failing health and it is recommended that the family member move a mobile onto the property to provide more appropriate and adequate care and supervision.

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 farmed fields as well as 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 Mrs. Anderson and/or she is no longer residing on site, the mobile home shall be removed.
9. The application was routed to the Health Unit for review. In reviewing the application as submitted the Health Unit indicated that there are unresolved issues regarding the septic systems, as there are no records, and it is not clear if they are large enough to handle the added load. The septic will need to be approved with the building permit application.
10. The application was routed to The Public Works Department for comments. Public Works had no 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 comments were as follows:
 - 1) An approved septic permit is required for the water approval.
 - 2) A current satisfactory Bac-t has been submitted for the special use application and a water file has been started. The septic information will need to be provided to finalize the water file at time of building permit application.
 - 3) The water review fee is now due.
 - 4) The approval of the temporary special use modular for the well does not support a land division. And
 - 5) In the past, special use temporary two connection wells for family members' use have been approved. When the need for the special use temporary modular is no longer there, the modular shall be removed.
12. 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.



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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 Agricultural Natural Resource Lands (Ag-NRL). Skagit County Code section 14.16.400(3) lists temporary manufactured homes as proposals requiring an approved administrative special use permit.

- 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.

This project appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 1.92 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 west of the existing residence, setback some distance from all property lines, with 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 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 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.



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- 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.

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 (i.e. building permit, septic approval).
2. At such time that the use is no longer needed for the caretaking of Florence Logsdon-Anderson, 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. An approved septic permit is required for the water approval.
5. A current satisfactory Bac-t has been submitted for the special use application and a water file has been started. The septic information will need to be provided to finalize the water file at time of building permit application.
6. The approval of the temporary special use modular for the well does not support a land division.
7. 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 (PL02-0082) when submitting the letter.



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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: 4-25-02

Date of Final Approval:

Prepared By: BB

Approved By:



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