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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  
PL02-0250

**APPLICANT:** SANDRA WALLBERG-TIDRINGTON

**ADDRESS:** 9367 MARSHALL ROAD  
BOW, WA. 98232

**PROJECT LOCATION:** Located at 9367 Marshall Road, Bow, within a portion of  
Section 27, Township 36, Range 2 East W.M. Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL02-0250 for the  
placement of a mobile home on a parcel of property with an existing residence for the  
purpose of taking care of relatives that are suffering from chronic health problems.

**ASSESSOR'S ACCOUNT NUMBER:** 360227-0-002-0219, P47192

**COMPREHENSIVE PLAN/ ZONING:** The proposed project is located within a Rural  
Intermediate (RI) zoning/Comprehensive Plan designated area as identified within the  
Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000.

**STAFF FINDINGS:**

1. The subject property is located within a Rural Reserve (RRv)  
zoning/comprehensive plan designated area as indicated in the Skagit County  
Comprehensive Plan and associated maps as adopted July 24, 2002. The  
application was determined to be complete on May 13, 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 May 16, 2002 as required by Section 14.06.150(2) of Skagit County Code. Three comment letters were received from neighboring properties during the comment period. One letter in opposition was received from Joan Lorenzen, co-owner of 9363 Marshall Road. One letter in support received from the property owner of 9417 Marshall Road, and one letter from Deryl Hart and Pascale Michel, 4576 Wharf Street, which asked some questions about the project and expressed several valid concerns which have been addressed through the review of the proposal.
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. Critical Areas staff recommended approval without conditions.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately .89 acres in size located off of the north end of Wharf Street, Samish Island, Bow. The subject property measures approximately 95 feet in width along the south property line, approximately 145 feet in width along the north property line, approximately 250 feet in length along the east property line, and approximately 240 feet in length along the west property line. The property is located to the north of Marshall Road, and access is gained to the site off of Marshall Road.

The existing residence is located along the northwesterly side of the property situated approximately 25 feet off of the side yard (west) property line, approximately 50 feet off of the top of the bank to the north (rear property line) adjacent to Samish Bay, and approximately 125 feet off of the south (front) property line. The temporary mobile home is to be placed along the southwest property line, located approximately 20 feet off of the west (side) property line and approximately 50 feet to the south of the existing residence on site.

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 disabled parents, Sandra and Don Tidrington currently living on site. The applicant's daughter and son-in-law will use the proposed mobile home as a residence to better accommodate their needs, as well as keeping them close to family members who can provide daily assistance with the tasks that can no longer be performed independently. Two letters have been submitted, and signed



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by a physician, which indicates that there are health problems that will be ongoing and there is a need of daily assistance.

8. The majority of the surrounding area is currently rural and residential in character with existing common uses. The surrounding area is mixed with stands of wooded areas with scattered residential parcels located throughout the area with shoreline area located directly to the north and east. 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 Sandra and Don Tidrington and/or they are 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 is an existing three (3) bedroom septic system on site permitted under #S98-0512. The Health Unit recommended approval without conditions. Staff notes that there was a recent pump failure within the system which has since been corrected and repaired. According to the system installer, the system is now functioning properly.
10. The application was routed to The Public Works Department for comments. Public Works indicated the driveway shall be upgraded to met or exceed Skagit County Road Standard C-18, Driveway. Staff notes that the applicant requested relief from this condition from the Skagit County Fire Marshall. The Skagit County Fire Marshall's office determined that a minimum of one vehicle turnout is required for this project. Public Works staff indicated that the turnout will need to be constructed such that the driveway is widened to a minimum width of 20-feet, for a minimum length of 30-feet with tapers at 45-degree angle. Public Works staff also indicated that if the construction will include the removal and/or filling of more than 100 cubic yards of material, a grading permit will be needed from Skagit County Permit Center. If there will be no permit needed, the property owner will need to contact Skagit County Public Works (Claudia Oates) for an inspection once the driveway meets the requirements.
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:

“Confirmation of a second connection from Samish Farms (via a Public Drinking Water evaluation sign-off) or a letter from Samish Farms Granting permission to connect a second residence to the existing meter is needed.”

Staff notes that since the time of the initial review by the Water Resources division, the applicant has submitted a letter from Samish Farms Water Association indicating that the water connection will be allowed with the



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following conditions: 1. This is a temporary situation, 2. In the event that rent is charged to those dwelling in the trailer, the purchase of a separate water share will be required, 3. This decision is subject to review in the future.

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.

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.

The subject parcel is zoned/designated as Rural Intermediate (RI) as outlined within the Skagit County Comprehensive Plan. The surrounding parcels are rural and residential in character. Per section 14.16.300 (3)(d) Administrative Special Uses as temporary mobile homes for the caretaking of elderly or disabled relatives, requires an Administrative Special Use within the Rural Intermediate designated areas.

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 .89 acres in size with the majority of the surrounding area rural and residential in character with shoreline bluff located directly adjacent to the north. The placement of the proposed mobile home will be located to the south of the existing residence and 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.



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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 one bedroom 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. The parcel will be serviced by public water and newer septic system is currently in place.

- 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.

### 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 Sandra and Don Tidrington, the mobile home shall be removed.
3. The permit shall be void if not started within two years of the date of this order.



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4. Prior to Building Permit approval, a minimum of one vehicle turnout is required for this project that meets the requirements of the Skagit County Fire Marshals Office and Public Works. Public Works staff indicated that the turnout will need to be constructed such that the driveway is widened to a minimum width of 20-feet, for a minimum length of 30-feet with tapers at 45-degree angle.
5. If the construction will include the removal and/or filling of more than 100 cubic yards of material, a grading permit will be needed from Skagit County Permit Center. If there will be no permit needed, the property owner will need to contact Skagit County Public Works (Claudia Oates) for an inspection once the driveway meets the requirements.
6. 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 (PL02-0250) when submitting the letter.
7. The applicant shall also submit a letter from Samish Farms Water Association in three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL02-0250) 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 14.01.060. Every appeal to the Hearing Examiner shall be filed with the Planning and Permit Center within fifteen (15) calendar days after the date of the decision.

  
Brandon Black, Associate Planner

Date of Preliminary Approval: 7-12-02  
Date of Final Approval: 7-26-02  
Prepared By: BB  
Approved By:



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