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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
PL02-0411

APPLICANT: TOM AND ROBIN BASS

ADDRESS: 3657 WOODCREST LANE
SEDRO-WOOLLEY, WA. 98284

PROJECT LOCATION: Located at 3657 Woodcrest Lane, Sedro-Woolley, within a portion of Section 21, Township 36, Range 4 East W.M. Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL02-0411 to permit the placement of a manufactured home on a parcel of property with an existing residence for the purpose of taking care of elderly relatives.

ASSESSOR'S ACCOUNT NUMBER: 4687-000-003-0000, P110930

COMPREHENSIVE PLAN/ ZONING: The proposed project is located within a Rural Reserve (RRv) zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps 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 July 29, 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 August 1, 2002 as required by Section 14.06.150(2) of Skagit County Code. The fifteen day comment period ended on August 16, 2002. No comment letters were received during the comment period.
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 noted that the site review was previously completed with septic permit #S98-0410 and recommended approval without conditions.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 4.70 acres in size located to the east of Woodcrest Lane and to the northeast of the intersection of Echo Hill Road and Woodcrest Lane. The parcel is irregular in shape and identified as Lot C of the plat of Parson Creek Acres. The parcel measures approximately 435 feet in width along the front (west) property line and approximately 615 feet in length along the side (north) property line. The south side property line measures approximately 341 feet in length, then runs north approximately 256 feet in width, then jogs east again approximately 265 feet. The rear (eastern most corner of the parcel) measures approximately 195 feet in width. The property is located to the east of Woodcrest Lane and access to the site is off of Woodcrest Lane.

The existing residence is approximately 1,674 square feet in size and is located approximately 260 feet off of the front (west) property line, approximately 160 feet off of the side (south) property line, approximately 220 feet off of the side (north) property line, and approximately 70 feet off of the rear (east) property line. There is an existing 1,296 square foot accessory structure located directly to the north of the existing residence, approximately 30 feet to the north of the existing residence, approximately 160 feet off of the north side property line, approximately 40 feet off of the rear (east) property line, and approximately 280 feet off of the front (west) property line. The temporary manufactured home is proposed to be placed approximately 20 feet to the south of the existing residence and will be located approximately 100 feet off of the side (south) property line, approximately 70 feet off of the rear (east) property line, and approximately 260 feet off of the front (west) property line. The subject property utilizes an individual drilled well and an existing on-site septic system. The proposal includes hooking the manufactured home into the existing septic system and utilizing the existing well water on site.



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7. The applicant is requesting an Administrative Special Use Permit to allow the placement of a manufactured home on a parcel of property with an existing residence. The applicant has indicated that the manufactured home will be used for the caretaking of an elderly parent, Sandra Bass. The applicants will reside in the existing residence and a proposed manufactured home will be set up on site as a residence to better accommodate the needs of Sandra Bass, 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 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. There are other single family residential manufactured 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 Bass and/or she is no longer residing on site, the mobile home shall be removed.
9. The application was routed to the Water Resources Division of the Skagit County Planning and Permit Center for review. In reviewing the application as submitted Water Resources indicated that a current satisfactory bacteriological test and inorganic testing will need to be completed on the existing well. Staff notes that the applicant has since submitted the samples for testing and review will be completed with the building permit application #BP02-0941.
10. The application was routed to the Public Works Department for comments. Public Works had no comments or concerns with the proposal and recommended approval without conditions.
11. The application was routed to the Environmental Health Unit of the Skagit County Planning and Permit Center for review. The Environmental Health Unit indicated that there should be no problem connecting the manufactured home to the existing septic tank.
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.

The applicant indicated that the temporary manufactured home will be used as a residence, which complies with the zoning and land use planning in our area. Also, being temporary in nature, when we no longer require its use, it will be moved.

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

The subject parcel is zoned/designated as Rural Reserve (RRv) as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000. The surrounding parcels are rural and residential in character. Per section 14.16.320 (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 Reserve (RRv) designated areas.

The applicant indicated that the proposed use will comply with 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 structure. This impact will be limited noise that is common with the placement of a manufactured home.

The applicant indicated that there will be no undue noise, odor, heat, vibration, air or water pollution created by this temporary residence, as it will be new, well-kept, and used only as a residence.

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 4.70 acres in size with the majority of the surrounding area rural and residential in character. The placement of the proposed manufactured 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 manufactured 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. The parcel will be serviced by an on site septic system and will be connected to a newer septic system is currently in place.

The applicant indicated that Sandra Bass has resided in the existing home for six months without impacting the general health, safety or welfare of the neighbors. The addition of a new manufactured home would surely not create any new health or safety issues.

- 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, to allow for the temporary placement of a manufactured home subject to the conditions and modifications listed below:


1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.



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2. At such time that the use is no longer needed for the caretaking of Sandra Bass, the manufactured home shall be removed. Occupation by another party shall not be allowed.
3. The permit shall be void if not started within two years of the date of this order pursuant to SCC 14.16.900(2)(b)(v)(d).
4. 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 (PL02-0411) 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

Date of Preliminary Approval: 9-5-02
Date of Final Approval: 9-19-02
Prepared By: BB
Approved By:

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