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SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: Administrative Special Use
PL02-0359

APPLICANT: Junior Pippin

ADDRESS: 22911 Bassett Road
Sedro-Woolley, Wa 98284

CONTACT: Joe Toussint
542 S. Spruce St.
Burlington, WA 98233

PROJECT LOCATION: The property is located at 22911 Bassett Road, Sedro-Woolley, WA; Lot 1 of Short Plat 91-75; within a portion of the SE ¼ of the SE ¼ of Section 11, Township 35 North, Range 04 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: 350411-4-007-0400

P NUMBER: P101550

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

RELATED PERMITS: SW02-0437

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 July 2, 2002. Per Section 14.06.100 of the Skagit County Code, a letter of completeness was issued on August 2, 2002. 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 August 15, 2002 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 and is not located in or adjacent to land designated as Natural Resources Land.
6. The subject property is approximately 3.01 acres in size and is located north of Bassett Road. The property runs in a north/south configuration and is rectangular in shape. The property measures approximately 175 feet wide by approximately 750 feet long. There is an existing manufactured home and outbuildings located approximately in the middle of the property. There is an existing 250-foot graveled driveway off of Bassett Road serving the existing residence. This driveway will also serve the proposed temporary home. The property is served by a private well and on-site sewage.
7. The subject property is flat and is surrounded by trees and vegetation. The surrounding properties are acreage lots developed with single family residences.
8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 28' x 56' manufactured home on property with an existing residence. Junior Pippin will occupy the proposed temporary manufactured home. Mr. Pippin's son and family currently occupy the existing manufactured home. A letter from Stevan Luther, M.D. has been submitted stating Mr. Pippin has multiple medical problems and it would be medically beneficial if he lived near a family member in case of an



emergency. At such time as Mr. Pippin 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 south of the existing residence in the lower third of the property. The proposed home will be approximately 65 feet from the south property line, approximately 35 feet from the west side property line, approximately 90 feet from the east property line, and approximately 600 feet from the north property line. The proposed manufactured home will use the existing gravel driveway. An additional driveway serving just the proposed home will come off this main driveway. The new home will be connected to a new on-site sewage system and a new private well.

10. The application was routed to various county departments for review and their comments are as follows: **Public Works**—no comments; **Septic**—There is an existing 3 bedroom system on the property (91-0352). A septic system will need to be approved prior to issuance of any building permit. At the time of application of this request, no additional information had been submitted. **Water**—There is no current source of water for the proposed temporary medical special use. Future building permits will be required to satisfy SCC 12.48 for water. This approval is only for a temporary medical use and does not support a land division. 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.

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



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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 continually 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 3 acres in size and is accessed by a private driveway off of Bassett Road. The north east, and west properties lines are bordered by trees and vegetation. The area between the proposed home and the residence to the south is open. However there are some accessory buildings and a garden area that provides some privacy between the two properties. According to the site plan, at its closest point, the proposed manufactured will be located approximately 65 feet from the south 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.

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 a new private well will serve the proposed manufactured.



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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) and SCC 12.48 (Water) is required for approval of a building permit.
3. The approval is only for a temporary medical use. At such time as Junior Pippin no longer requires care or someone to be nearby, the temporary manufactured home shall 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. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the need of Junior Pippin 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 PL02-0359.



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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.

Tom Karsh (for)

Tom Karsh, Planning Director

Marge Swint

Marge Swint, Associate Planner

Date of Preliminary Approval: September 27, 2002

Date of Final Approval: October 11, 2002



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