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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  
PL03-0060

**APPLICANT:** BRET AND ANGEL MOORE

**ADDRESS:** 25215 OLD DAY CREEK ROAD  
SEDRO-WOOLLEY, WA. 98284

**PROJECT LOCATION:** Located at 25215 Old Day Creek Road, Sedro-Woolley,  
within a portion of Section 5, Township 34, Range 5 East W.M. Skagit County,  
Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL03-0060 for the  
placement of a manufactured home on a parcel of property with an existing residence for  
the purpose of taking care of an elderly relative.

**ASSESSOR'S ACCOUNT NUMBER:** 340505-0-016-0002, P30044  
340505-2-001-0005, P30052

**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 April 15, 2003 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 April 17, 2003 as required by Section 14.06.150(2) of Skagit County Code. The fifteen day comment period ended on May 5, 2003. 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 conducted a site visit on April 17, 2003 and approved the critical areas review for this building location.
5. The subject property is not located within a designated flood hazard area.
6. The subject parcel is approximately 3.34 acres in size located along the northwest corner of the intersection of Morford Road and Old Day Creek Road. The proposed manufactured home is to be placed along the intersection of Morford Road and Old Day Creek Road, approximately 68 feet off of Old Day Creek Road and approximately 67 feet off of Morford Road. The proposed caretaker manufactured home will be located approximately 100 feet to the east of the existing residence on site. Access to the parcel is off of both Morford Road and Old Day Creek Road. The proposed manufactured home will utilize an on-site septic system and Public Utility District #1 supplies the site with water.
7. The applicant is requesting an Administrative Special Use Permit per Skagit County Code section 14.16.320(3)(d), to allow the placement of a manufactured home on a parcel of property with an existing residence for the purpose of caretaking of an elderly parent, Jeff Thompson. Jeff Thompson will continue to reside in the existing residence on site and a proposed manufactured home will be set up on site as a residence for Angel and Bret Moore (daughter and son-in-law). This will better accommodate the needs of Jeff Thompson, as well as keeping family members close by to 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 for daily assistance.



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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 Jeff Thompson and/or he 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 they have no concerns with the proposal with the use of Public Utility District #1 as the water source, provided the approval is conditioned as follows: "This approval does not support a future land division."
10. The application was routed to the Public Works Department for comments. Public Works indicated that the applicant will need to provide access permits for both access points, one on Old Day Creek Road and one on Morford Road.
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 an approved septic will be required. Environmental Health indicated that there has not been a septic application submitted or proposed at the time of review.
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.

The applicant indicated that the temporary manufactured home will be used as a residence, which complies with the zoning and land use planning in the area. The use will be to help assist with the care of the father, Jeff Thompson, and the upkeep of the property.

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



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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.

- 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 3.34 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 east 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.

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 manufactured home will be serviced by a new on site septic system and will be connected to public water (PUD #1).

The applicant indicated that there will be no potential effects regarding the general public health, safety or general welfare.



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- 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 not 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:

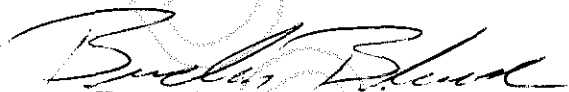
1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the caretaking of Jeff Thompson, the manufactured home shall be removed. Occupation by another party shall not be allowed unless it is demonstrated that a need exists for another family member and a new administrative special use permit is applied for and approved for a new/different family member.
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 (PL03-0060) when submitting the letter.



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5. The parcel shall be kept clean and maintained in a typical residential manner.
6. The manufactured home that is listed on the site plan as "Storage" shall be decertified through the Department of Labor and Industries and a building permit shall be obtained for the placement of the structure, or the structure shall be removed prior to final inspection of the building permit (#BP03-0531) for the temporary manufactured home.
7. This approval does not support a future land division.
8. Access permits shall be obtained for both accesses to the site. One for the access along Old Day Creek Road, and one for the access along Morford Road.
9. A septic permit will be required prior to building permit approval.

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: 5-13-03  
Date of Final Approval: 5-29-03  
Prepared By: BB  
Approved By:



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