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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
PL03-0472

APPLICANT: RICHARD AND BARBARA NORGAARD
ADDRESS: 22966 NORTH STARBIRD ROAD
MOUNT VERNON, WA 98274

CONTACT PERSON: MIKE PEARL
6421 CAMPBELL LAKE ROAD
ANACORTES, WA 98221

PROJECT LOCATION: Located at 22966 North Starbird Road, Mount Vernon, within a portion of Section 29, Township 33, Range 4 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL03-0472 for the placement of a manufactured home on an approximate 3.38 acre parcel with an existing single family residence. The manufactured home will be used as a residence by the applicant's daughter and son-in-law to help care for Mr. And Mrs. Norgaard.

ASSESSOR'S ACCOUNT NUMBER: 330429-0-006-0008,
330429-4-006-0000

PARCEL NUMBERS: P17437
P17484

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 as adopted July 24, 2000 and as thereafter amended.

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, 2000 and as thereafter amended. The application was determined to be complete on June 23, 2003 and is vested under the 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 was posted on the subject property and published in a newspaper of general circulation on June 26, 2003 as required by Section 14.06.150(2) of Skagit County Code. There was a fifteen (15) day comment period associated with the Notice which ended on July 11, 2003. Five comment letters were received from neighboring properties during the comment period. Two of the comment letters (one received June 30, 2003 and the other received July 8, 2003) were in opposition to the proposal and were anonymous. Two letters were received from Scott Doman (one on July 8, 2003 requesting to be notified of the decision, and one on July 9, 2003 with questions and concerns) of 22953 North Starbird Road, Mount Vernon, WA 98273. The final letter was received on July 9, 2003 from Ed Olsen, 22920 North Starbird Road, Mount Vernon, WA 98274, in opposition 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 review was completed and approved with the review of building permit application #98-1069. Critical Areas staff indicated that no further review is required.
5. The subject property is not located within a designated flood hazard area.
6. The subject 3.38 acre parcel is located off of the west side of North Starbird Road. The property measures approximately 520 feet along the north (side) property line, approximately 386 feet along the south (side) property line and approximately 360 feet in width along the east (front) and west (rear) property line. The property is accessed off of North Starbird Road.

The existing residence is located along the southeastern portion of the property situated approximately 99 feet off of the front yard (east) property line and approximately 87 feet off of the side yard (south) property line. The temporary



mobile home is proposed to be placed along the south property line, approximately 55 feet off of the side yard (south) property line, approximately 195 feet off of the front (east) property line and approximately 45 feet to the southwest of the existing single family residence. There are existing accessory structures located on site along the south property line.

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 by the applicant's daughter and son-in-law for the caretaking of elderly parents, Richard and Barbara Norgaard currently living on site. The applicant's daughter and son-in-law will use the proposed mobile home as a residence to better accommodate the needs of the Norgaards and provide daily assistance with the tasks that can no longer be performed independently. Letters have been submitted by a physician who indicates that there are current and ongoing health problems that require 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 and pasture with scattered residential parcels located throughout. 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 Richard and Barbara Norgaard and/or they are no longer residing on site, the mobile home shall be removed.
9. The application was routed to the Environmental Health Unit (septic) for review. In reviewing the application as submitted the Health Unit indicated that though there is no record of the septic system, the proposal doesn't add a great deal to a system that has been supporting a four (4) bedroom residence. The Health Unit further indicated that the applicant will need to decide how they plan on connecting to the existing system at time of building permit application.
10. The application was routed to The Public Works Department for comments. Public Works indicated that they had no 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:

"Temporary medical special use permission is not to be considered as a future land division."



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 Reserve (RRv) as outlined within the Skagit County Comprehensive Plan. 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 require an Administrative Special Use permit within the Rural Reserve (RRv) 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 structure. This impact will be limited noise that is common with the placement of a manufactured home.

- 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 3.38 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 north of an existing accessory structure (barn), 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 manufactured home as a temporary dwelling unit to care for aging relatives. This proposal will be beneficial to the welfare and safety of the family members due to their medical condition. The parcel will be serviced water from an individual drilled well and will utilize an on-site septic system.

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.

Not applicable. There will be no 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

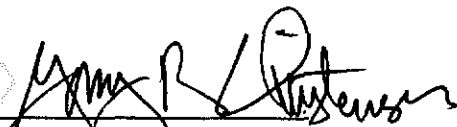
The Director hereby **approves** the application for a Special Use Permit, subject to the conditions and modifications listed below:

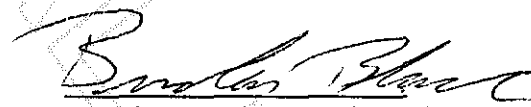
1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the caretaking of Richard and Barbara Norgaard, the mobile home shall be removed.
3. The permit shall be void if not started within two years of the date of this order.
4. The approval of the temporary medical special use does not constitute justification for a future land division.



5. The applicant shall submit a letter to the Planning and Permit Center from a physician, in three years intervals from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL03-0472) when submitting the letter.
6. The applicant shall submit a copy of the approved special use permit with the building permit application.

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.


Gary Christensen, Administrative Official


Brandon Black, Associate Planner

Date of Preliminary Approval: 11-4-03
Date of Final Approval:
Prepared By: BB
Approved By:

