



200409080015

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SKAGIT COUNTY AUDITOR

**SKAGIT COUNTY PLANNING AND PERMIT CENTER  
FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING AND PERMIT  
CENTER ADMINISTRATIVE OFFICIAL

**APPLICATION NUMBER:** ADMINISTRATIVE SPECIAL USE PERMIT  
REQUEST PL04-0532

**APPLICANT:** Emily Barnett

**ADDRESS:** 18174 Fox Hollow Lane (applicant's residence)  
Bow, WA 98232

**PROJECT LOCATION:** Located at 18066 Colony Road, Bow, WA, within a portion  
of Section 19, Township 36 N., Range 4 East W.M., situated within Skagit County,  
Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL04-0532 for the  
placement of a temporary manufactured home on a parcel of property for the purpose of  
taking care of a relative in need of care.

**ASSESSOR'S ACCOUNT NUMBER:** 360-419-0-006-0007, P49452

**ZONING/COMPREHENSIVE PLAN DESIGNATION:** The parcel is located within  
the 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 the 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.

2. Per Section 14.06.100 of the Skagit County Code (SCC), the applicant was determined to be complete on July 27, 2004. A Notice of Development Application was posted on the subject property, mailed to all neighboring property owners within 300 feet, and published in a newspaper of general circulation on July 29, 2004, as required by SCC 14.06. The required fifteen (15) day comment period ended on August 13, 2004. One comment letter was received on the proposal that outlined concerns related to a mobile home being allowed to be located on the property.
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 14.24 of the Skagit County Code.
5. The subject parcel is approximately 5 acres in size and is bordered on the south side by Colony Road. The subject property is rectangular in shape and has approximately 273 feet of frontage along Colony Road. Access to the site is via a driveway off of Colony Road.

The applicant is requesting a temporary manufactured home permit to provide care for her mother. The temporary manufactured home will be located in the southeast corner of the property as shown on the site plan (attached).

6. The applicant is requesting an Administrative Special Use Permit to allow a temporary manufactured home to be located on the property. The applicant has indicated that the manufactured home will be used for the caretaking of her mother, Geraldine Entwistle. A letter from the family doctor has been provided stating the need for Geraldine Entwistle to be in close proximity of her daughter so that care can be provided.
7. The surrounding area is rural in character with existing common uses. When the manufactured home is no longer needed for the caretaking of Geraldine Entwistle and/or she is no longer residing on site, the manufactured home will be removed.
8. 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, the Water resources Division indicated that they have no objections to approval for a medical special use. The septic review for this proposal indicated that a 3 bedroom system has been approved for this site. Revisions reflecting this use will be required at the time of building permit application.



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9. The application was routed to The Public Works Department for comments. Public Works had no concerns with the proposal.

10. Skagit County Special Use Permit Criteria. SCC 14.16.900 (2) Special Use Permit Requirements 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 designated as Rural Reserve (RRv). The surrounding parcels are rural and residential in character. Per SCC 14.16.320, temporary mobile homes for elderly or disabled relatives, requires that an Administrative Special Use permit be obtained in Rural Zones.

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.

The proposal will not create undue noise, odor, heat, vibration, air or water impacts on the surrounding area provided the site continues to be maintained in a typical residential manner. The proposed project will generate traffic that is typical of a single-family residence and should have little effect on the surrounding community. The traffic impact may be reduced due to reduced trips to and from the site, for caretaking purposes, that would otherwise be generated from residing off site. There will be no parking impacts related to this activity. The parking will be on site as is common with residential structures.

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 5 acres in size with the majority of the surrounding area rural and residential in character. The proposed placement of the manufactured home will be to the east of the primary residence. There is minimal chance of intrusion of privacy on adjacent properties.



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E. Potential effects regarding the general public health, safety, and general welfare.

There will be no potential negative effects regarding the general public health, safety, and general welfare. There will be no effects on the neighborhood because the uses in the surrounding areas are similar. The character of the surrounding area is such that a manufactured home will not have an impact.

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.

This proposal will have no effect on long-term natural resource management and production, as it is not located in or adjacent to these zones.

G. The proposed use is not in conflict with the health and safety of the community.

There shall be no potential effects on the region. The proposed use is common to the surrounding area and the design of the structure complies with the surrounding neighborhood uses. 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. This proposal will be beneficial to the welfare and safety of Geraldine Entwhistle, due to her need to be in close proximity to a family member who will be providing care.

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 facilities and services with no adverse affect on the surrounding area.

### DECISION

The Director hereby **approves** the application for an Administrative Special Use Permit subject to the conditions 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 Geraldine Entwhistle, the manufactured home shall be removed within six (6) months of the vacation of the use.



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3. The permit shall be void if not started within two years of the date of this order.
4. The applicant shall submit a letter to the Planning and Permit Center from a physician, every three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL04-0532) when submitting the letter.
5. At the time of building permit application for the temporary mobile, the applicant will be required to demonstrate that the septic system meets health department requirements.
6. Temporary medical special use permission is not to be considered as a future land division.

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 of the Skagit County Code. 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.



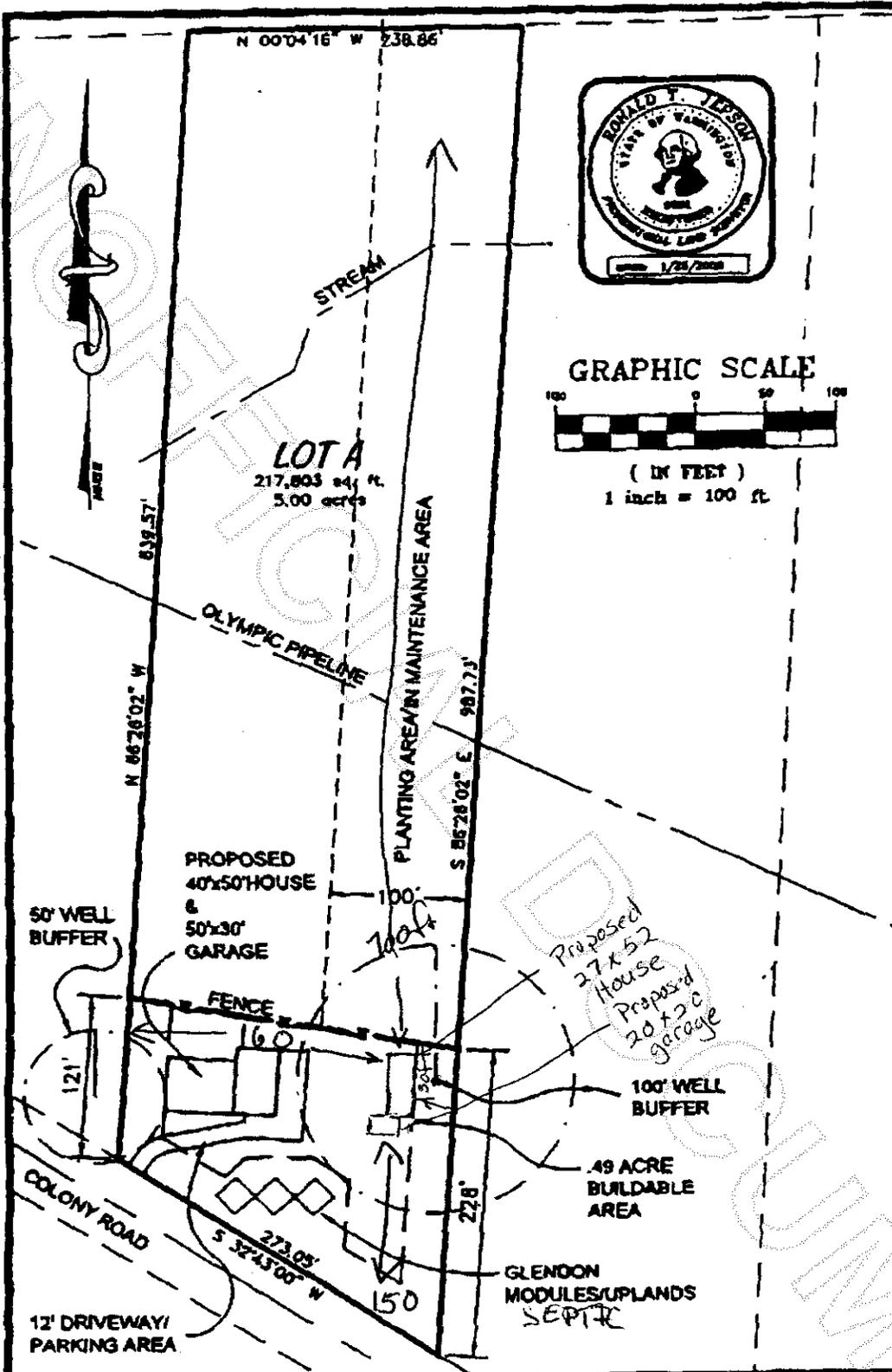
Prepared and Approved by: Brent Morrow, MS, MPA, Senior Planner,  
*On behalf of:* Gary Christensen, AICP,  
Administrative Official & Assistant  
Director of Planning

Date of Preliminary Approval: 08-20-04  
Date of Final Approval if not Appealed: 09-03-04



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**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft

PLO4-0532  
SKAGIT COUNTY  
PERMIT CNTR.

JUL 26 2004

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<b>JOB NAME:</b> MIKE BARNETT	<b>DRAWN BY:</b> P.T.J.	<b>CHECKED BY:</b> R.T.J.
	<b>SCALE:</b> 1"=100'	<b>DATE:</b> 04-26-2004
<b>LOCATION:</b> 18066 COLONY RD. BOW, WA 98232	<b>RONALD T. JEPSON &amp; ASSOC.</b> 222 GRAND AVE. SUITE 'C' BELLINGHAM, WA 98225 PH. 733-5760 / FAX. 647-8939	
<b>JOB NUMBER:</b> 04051		



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