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Skagit County Planning & Permit Center



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SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: Administrative Special Use
PL04-0674

APPLICANT: Ero Ruuth

ADDRESS: 14641 State Route 9
Mount Vernon, WA 98273

PROJECT LOCATION: The proposed project is located at 14641 State Route 9 Mount Vernon, WA; within a portion of the NE ¼ of the SW ¼ of Section 14, Township 34 North, Range 04 East, W.M., Skagit County, Wa.

PROJECT DESCRIPTION: Administrative Special Use for the placement of a temporary mobile home on a parcel of property with an existing residence for the close medical care of a family member.

ASSESSOR'S ACCOUNT NUMBER: 340414-3-004-0000

P NUMBER: P24739

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

RELATED PERMITS: BP 04-1212

BACKGROUND INFORMATION:

1. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a manufactured home on property with an existing residence. Ero Ruuth will occupy the existing residence. Erick Ruuth will occupy the proposed home. A letter from Dr. Patricia Franklin has been submitted stating Mr. Ruuth has several medical needs

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requiring assistance from his family in his living situation. At such time as Erick Ruuth no longer needs care or to live close by someone, the manufactured homes will need to be removed.

2. The proposed manufactured home will be located approximately 45 feet south of the existing home. The proposed home will be approximately 35 feet from the west property line (Glenn Road), 100 feet from the south property line, 260 feet to the large rock mound east of the proposed home, and 155 feet from the north property line. The applicant is proposing to build a gravel driveway off of Glenn Road. The new home will either connect to the existing on-site sewage drainfield system that needs to be upgraded or a new design will need to be submitted and approved. The property is served by PUD water.
3. The subject property is zoned Rural Reserve and the Comprehensive Plan designates the area as Rural Reserve.
4. The subject property is approximately 3.35 acres in size and is located at the northeast intersection of State Route 9 and Glenn Road. The property runs in an east/west configuration and is rectangular in shape. The west property, abutting both Highway 9 and Glen Road, is approximately 425 feet, the south property line is 480-foot long not including the large rock mound located in the middle of the property, the east property line is 325 feet long, and the north property line is 1100-foot long. On the property is a 40-foot x 46-foot stick frame residence, a 30 foot x 45 foot storage shed and a 30 foot x 50 foot garage. The existing residence is located in the western portion of the property approximately 46-feet from State Route 9, and 70 feet from the north property line. The storage shed and garage are east of the existing residence.
5. The subject property slopes gently toward the east from the county roads. All of the improvements are located in the northern portion of the property. The adjoining properties are developed with single family residences. In addition one of the properties directly north of the subject property is a power generator transfer station.

DEPARTMENTAL FINDINGS:

1. The application was submitted on September 1, 2004. A letter of incompleteness was issued on September 9, 2004 requesting additional information before the application could be further processed. The applicant submitted the requested information and per Skagit County Code (SCC) 14.06.100 a letter of completeness was issued on October 12, 2004. A Notice of Development Application was posted on the subject
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property, published in a newspaper of general circulation, and mailed to property owners within 300 feet of the subject property on October 19, 2004 per SCC 14.06.150(2).

2. 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.
3. Critical Areas were reviewed and approved in conjunction with a building permit (BP04-1212).
4. The subject property is not located within a flood hazard zone per FIRM Map 530151 0250C dated January 3, 1985. The subject property is not adjacent to or within any designated natural resource land.
5. The application was routed to various county departments for review and their comments are as follows: **Public Works**—no concerns; **Septic**—An existing onsite septic system drain field (S79-0479) should be adequate for this temporary use. A new permit (SW04-0572) for a tank has been approved. **Water**— The Department has no objection to this proposal.
6. 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 the adjoining properties are designated as Rural Reserve. SCC 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 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.**

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Provided the site is 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 3.35 acres in size and is located on the corner of State Route 9 and Glenn Road. According to the site plan at its closest point the proposed home will be approximately 35-feet from the west property line (Glenn Road). The property line along Glenn Road has a fence, and is heavily landscaped with bushes and trees.

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. Therefore, the proposed project 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. There will be a new septic tank serving the proposed home along with an existing onsite sewage system. Public water will serve the proposed mobile.

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.

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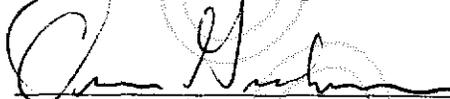
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DECISION:

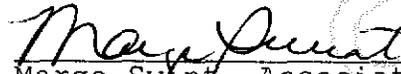
The Director hereby **approves** the application for a Special Use permit, subject to the conditions and modifications listed below:

1. The applicant shall obtain all approvals (i.e. building permit, on-site septic, potable water, etc).
2. 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.
3. At such time as Erick Ruuth no longer requires care or someone to be nearby, the temporary manufactured home shall be removed *within 6 months after the need is gone*.
4. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the need of Erick Ruuth 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 PL04-0674.

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.



Oscar Graham, Deputy Director
on behalf of Gary R. Christensen,
AICP, Planning Director



Marge Swant, Associate Planner

Date of Preliminary Approval: *November 23, 2004*

Date of Final Approval: *December 6, 2004*

