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Skagit County Auditor

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UNOFFICIAL DOCUMENT

Document Title:

Order
Findings of fact
Administrative Special Use Permit

Reference Number:

Grantor(s):

additional grantor names on page ____

1. Skagit County Planning + Development Svcs.
- 2.

Grantee(s):

additional grantee names on page ____

1. Townsend, Jill
- 2.

Abbreviated legal description:

full legal on page(s) ____

Sec 1 Twp 35N Rng 4 E Wm

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____

P 35453

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE PERMIT PL05-0121

APPLICANT: Jill Townsend
1212 Curtis St.
Sedro Woolley, WA 98284

CONTACT: Jennie Brewer
17719 West Big Lake Blvd.
Mount Vernon, WA 98274

PROJECT LOCATION: 6236 State Route 9
Sedro Woolley, WA 98284
within a portion of Section 01, Township 35,
Range 04, W.M., Skagit County, WA.
The parcel # is P35453

PROJECT DESCRIPTION: Administrative Special Use request PL05-0121 for the temporary placement of a manufactured home on a parcel of property with an existing residence. The applicant and her family will live on site in the manufactured home to provide care for her mother who will reside in an existing home that is located on the property.

ASSESSOR'S ACCOUNT NUMBER: 350-401-0-003-0001, P35453

ZONING/COMPREHENSIVE PLAN DESIGNATION: The parcel is located within the Rural Reserve 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 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. The application was determined to be complete on March 11, 2005 and is vested under the zoning regulations in effect at that time.



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2. Per Section 14.06.100 of the Skagit County Code (SCC), the application was declared complete and 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 March 17, 2005, as required by SCC 14.06. The required fifteen (15) day comment period ended on April 1, 2005.
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. As per the revised 4/1/05 site plan, critical area review is approved.
5. The subject parcel is approximately 4.77 acres in size and is bordered on the east by State route 9.

The applicant is requesting the placement of a temporary manufactured home on site to assist in the care of her mother. The applicant and her family will live on site in the manufactured home to provide care for her mother who will reside in an existing home that is located on the property. The temporary manufactured home will be permitted to be located approximately 352 feet off of the east property line adjacent to State Route 9 and approximately 58 feet off of the south property line, as shown on the revised site plan that was submitted on April 1, 2005.

6. A note from a doctor has been provided stating the need for Barb Nelson to be in close proximity to her family so that she can receive care.
7. The surrounding area is rural in character with existing common uses. When the manufactured home is no longer needed for the caretaking of Barb Nelson, the manufactured home will be removed.
8. The application was routed to the Skagit County Health Department for review. The following comments were offered:

New septic application has been submitted and is approvable (SW05-0150). Prior to building permit approval the requirements of SCC 12.48 must be met.

9. The application was routed to The Public Works Department for comments. Public Works indicated that the applicant will need to provide access to State Route 9. If the proposal creates 5,000 sq. ft. or more of impervious area, the applicant will be required to provide an engineered drainage plan with their building permit application.
10. The County Fire Marshall had no comments on the application.



11. 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. The surrounding parcels are rural and residential in character. Per SCC 14.16.900 (3)(a), temporary manufactured homes to accommodate the housing needs of disabled or elderly family members are permitted. The use requires that an Administrative Special Use permit be obtained.

- 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 use 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 proposal appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 4.77 acres in size with the majority of the surrounding area rural and residential in character. The proposed placement of the manufactured home will be in the southwest quadrant of the property. There will be minimal chance of intrusion of privacy on adjacent properties.

- 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.

The property is not located in a natural resource zone.

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

There should be no negative impacts to the health and safety of the community. There will be no negative effects on the neighborhood, region, general public health, safety, or welfare as a result of this proposal, provided the site is maintained in a typical residential manner. This proposal will be beneficial to the welfare and safety of Barb Nelson, due to her need to be in close proximity to family members 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

Planning and Development Services 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. Prior to building permit approval the applicant will need to provide access to State Route 9. If the proposal creates 5,000 sq. ft. or more of impervious surface area, the applicant will be required to provide an engineered drainage plan with their building permit application.
3. Prior to approval of the building permit, septic approval will need to be obtained from the Skagit County Health Department and the requirements of SCC 12.48 must be met.



4. Approval of the Special Use does not support a future land division.
5. At such time that the use is no longer needed for the caretaking of Barb Nelson, the manufactured home shall be removed within six (6) months of the vacation of the use.
6. This approved decision and the revised 4/1/05 site plan must be submitted at the time of building permit review.
7. The permit shall be void if not started within two years of the date of this order.
8. The applicant shall submit a letter to Planning and Development Services in three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL05-0121) when submitting the letter.

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 Planning and Development Services within fourteen (14) calendar days after the date of the decision.

Prepared by: *Brent Morrow*
Brent Morrow, MS, MPA, Senior Planner,

Approved by: *Oscar Graham*
Oscar Graham, Deputy Director
Planning and Development Services

Date of Preliminary Approval: 05-11-05

Date of Final Approval: 05-25-05

