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Skagit County Planning and Development Services



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Skagit County Auditor

8/2/2006 Page 1 of 6 10:33AM

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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR
APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE PL06-0480
APPLICANT: STEVEN & PEGGY ANDERSON
ADDRESS: 16162 FIELD ROAD
BOW, WA. 98232

PROJECT LOCATION: Located at 16162 Field Road, Bow, within a portion of Section 14, Township 35 N., Range 3 East W.M. situated within Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL06-0480 for the placement of a manufactured home on a parcel of property with an existing residence for the purpose of taking care of a relative.

ASSESSOR'S ACCOUNT NUMBERS: 350314-2-004-0002

PROPERTY NUMBERS: P34313

ZONING/COMPREHENSIVE PLAN: The parcel is located within a Agricultural-Natural Resource Lands (Ag-NRL) 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. A letter of completeness was issued on June 6, 2006 per SCC Section 14.06.100. A Notice of Development was posted on the subject property, mailed to all neighboring property owners within 300 feet, and published in a newspaper of general circulation on June 8, 2006 as required by SCC 14.06. The required fifteen (15) day comment period ended on June 23, 2006. No comments were received.
2. 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.
3. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that there were no critical areas observed within 200 feet of the subject site. However the site is located within a low flow (Samish River) and a Low flow Mitigation summary must be recorded prior to building permit approval.
4. The subject property is located within a designated A-8 flood hazard area per FEMA flood insurance Rate Map (FIRM) panel # 530151 0235 D with the effective date of September 29, 1989.
5. The subject parcel is approximately 7.45 acres in size located off of the south side of Field Road. The subject property measures approximately 250 feet along the east and west property lines, and approximately 1,300 feet along the north and south property lines. Access to the site will be via the existing single family driveway off of Field Road.
6. The existing residence is located along the northern portion of the property, approximately 60 feet off of the front (north) property line. The temporary manufactured home is to be placed to the south of the existing residence, approximately 200 feet from the existing residence, approximately 270 feet off of the north (front) property line, approximately 1,030 feet off of the south (rear) property line, approximately 170 feet off of the west (side) property line, and approximately 30 feet off of the east (side) property line. The proposed manufactured home will be placed on an existing concrete pad site adjacent to an existing septic system.
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 for the caretaking of elderly relatives, Irwin and Gladys Anderson. Mr. and Mrs.



Anderson will use the temporary manufactured home as a residence to better accommodate their needs, as well as being in close proximity of family members who can provide the needed daily assistance with the tasks that can no longer be performed independently. A letter from their family doctor has been provided stating the need for additional care of Mr. and Mrs. Anderson. The applicant is meeting the requirements of SCC 14.16.900(3)(a).

8. The surrounding area is currently rural in character with existing common uses. There are other single family residential manufactured homes located throughout the surrounding area. This site contains enough space to place the manufactured home and meet the required setbacks without creating a burden on the property or existing surrounding uses. When the manufactured home is no longer needed for the caretaking of Mr. and Mrs. Anderson and/or Mr. and Mrs. Anderson are no longer residing on site, the manufactured home will 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 S88-0079 is existing septic for previous temp mobile permit 19174 with SPU 88-0010
10. The application was routed to The Public Works Department for comments. Public Works had no concerns with the proposal.
11. The application was routed to the Water Resources Division of the Skagit County Planning and Development Services for review. Skagit County Water Resources has no objections.
12. Skagit County Special Use Permit Criteria. SCC 14.16.900 (2)(b)(v) 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 Agricultural (Ag-NRL) Natural Resource Land as well as surrounding parcels. Temporary manufactured homes for elderly or disabled parents require an Administrative Special Use Permit in Rural Reserve (RRv), Rural Intermediate (RI), and Rural Village Residential (RVR) zoning districts. Staff notes that this property is currently zoned/designated Agricultural (Ag-NRL) Natural Resource Land and Skagit County Code 14.16.400 does not



specifically state temporary manufactured homes for caretaking purposes may be placed in Agricultural zones with a Special Use permit. The Department notes that they believe the intent of the code is to allow temporary manufactured homes in this zoning designation as this would be associated with an existing single family residence, which is a permitted use in the Agricultural designation.

- 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 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 7.45 acres in size with the majority of the surrounding area rural in character. The proposed placement of the manufactured home will be to the south of the existing residential structure where there is 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. The structure will be used as caretaker housing and is a new manufactured home that will be brought in and set up on site. 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 site is not currently used for Agricultural purposes. There is an existing established residence on site and the proposal is to bring in and set up a temporary manufactured home for care taking. When the use is no longer needed the



manufactured home will be removed. The proposal will have no impact on the natural resource management of the area.

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. The proposal is to use a manufactured home as a temporary dwelling unit to care for elderly relatives. This proposal will be beneficial to the welfare and safety of Mr. and Mrs. Anderson due to their current condition.

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:

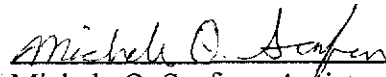
1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the caretaking of Mr. and Mrs. Anderson, the manufactured home shall be removed within six (6) months of the vacation of the use.
3. Low flow Mitigation summary must be recorded prior to building permit approval.
4. The permit shall be void if not started within two years of the date of this order.
5. The applicant shall submit a letter to Planning and Development Services 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 (PL06-0480) when submitting the letter.

6. Temporary medical special use permission is not to be considered as a future land division.
7. Applicant shall place the manufactured home to maintain, at a minimum, the required setback for the Ag zoning designation (front setback is 35 feet minimum, 200 feet maximum from public roads, 8 foot side, 35 foot rear). This proposal is utilizing the siting criteria due to previous existing infrastructure of a concrete pad and septic system.
8. All fees must be paid prior to final approval.

Prepared By:


Michele Q. Szafran, Assistant Planner

Reviewed By:


Brandon Black, Senior Planner

Date of approval: July 10, 2006

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 Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

