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Skagit County Auditor

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Document Title:

Findings of Fact/Administrative Special Use Temporary Manufactured Home

Reference Number: PL08-0396

Grantor(s):

1. Skagit County Planning & Development Services Director, Gary Christensen, AICP

Grantee(s):

1. Lou Jane Boynton

Abbreviated legal description:

E1/2 N1/2 SE1/4 NE1/4 NE1/4 LESS RD & RT#1-004-01 TO CO

Assessor Parcel / Tax ID Number:

P24319/34049-1-004-0001

Please return to:

Skagit County Planning & Development Services

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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE,
TEMPORARY MANUFACTURED HOME
PL08-0396

APPLICANT: LOU JANE BOYNTON

ADDRESS: 13158 THILLBERG ROAD
MOUNT VERNON, WA 98273

PROJECT LOCATION: Located at 13178 Thillberg Road, Mount Vernon,
within a portion of Section 9, Township 34 N., Range 04 East W.M. situated
within Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL08-0396 for
modification of the pre-existing Temporary Manufactured Home (previously
permitted via Administrative Special Use Permit PL98-0156 for the care of Mr.
Boynton, now deceased) on a parcel of property with an existing residence for the
purpose of taking care of an elderly or disabled relative.

ASSESSOR'S ACCOUNT NUMBERS: 34049-1-004-0001

PROPERTY NUMBER(S): P24319



ZONING/COMPREHENSIVE PLAN: The parcel is located within a Urban Reserve Residential (URR) zoning/comprehensive plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted October 10, 2007, and thereafter amended. It is adjacent to the Urban Growth area for the City of Mount Vernon.

DEPARTMENTAL FINDINGS:

1. A letter of completeness was not issued and the application was determined complete October 20, 2008. 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 October 23, 2008 as required by SCC 14.06. The required fifteen (15) day comment period ended on November 7, 2008. No comments 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 critical areas approved the project location with PL98-0156.
4. The subject property is located in zone C according to the Flood Insurance Rate Map for Skagit County, Washington, on Panel 250 of 550, Community Panel Number 530151 0250 C, with an effective date of January 3, 1985.
5. The subject parcel is approximately 333 feet in width on the north and south property lines and approximately 332 feet in length on the east and west property lines. The front, east property line lies adjacent to Thillberg Road and the access is taken off of Thillberg Road through a loop drive. There is an additional driveway which accesses the temporary mobile home, south of the loop drive. The parcel is approximately 2.37 acres in size.

The existing residence is located on the northern portion of the property approximately 180 feet off of the front yard (east) property line, approximately 105 feet off of the rear (west) property line, approximately 85 feet off of the side (north) property line and approximately 180 feet off of the side (south) property line. The temporary mobile home is located approximately 120 feet off of the front yard (east) property line, approximately 60 feet off of the side (south) property line, approximately



95 feet off of the rear (west) property line, and approximately 185 feet off of the side (north) property line. The temporary mobile is located approximately 75 feet to the south of the existing residence and is placed in an east west configuration. The parcel also contains two accessory structures located in the easterly portion of the property. One of which is an existing garage located approximately 125 feet from the front yard property line and the other is an existing post frame structure located approximately 90 feet off of the front yard property line.

The majority of the parcel is buffered with trees and natural vegetation surrounding the developed areas. The parcel is relatively flat with a slight uphill slope to the north. The surrounding areas are mostly cleared and open with scattered residential parcels located throughout the area. The water supply is served to the parcel by Public utility District #1 and there is an existing septic system.

6. The applicant is requesting an Administrative Special Use Permit to allow for the continued occupancy of the pre-existing previously permitted Temporary Manufactured Home on a parcel of property with an existing residence. The applicant has indicated that relatives Steven & Kathy Boynton will continue to reside in the temporary mobile home to help with caretaking of the current owner and resident, Lou Jane Boynton. The relatives will use the pre-existing Temporary mobile home as a residence to better help accommodate the needs of Mrs. Boynton and provide daily assistance with tasks that can no longer be performed independently. A letter from the family doctor has been provided stating the need for additional care of Lou Jane Boynton. The applicant is meeting the requirements of SCC 14.16.900(3)(a).
7. The surrounding area is currently residential in character with existing common uses. The surrounding areas are mostly cleared and open with residential parcels located throughout the area. This site contains enough space for the Temporary Manufactured Home without creating a burden on the property or existing surrounding uses. When the Temporary Manufactured Home is no longer needed for the caretaking of Lou Jane Boynton and/or she is no longer residing on site, the Temporary Manufactured Home will be removed.
8. The application was routed to the Environmental Health Unit for review. In reviewing the application as submitted, the Health Unit indicated that the special use is OK per PUD letter dated 9/18/08. However, approval does not support a future land division.
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)(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 Urban Reserve Residential (URR) as well as surrounding parcels. Per Section 14.16.370 (3)(f) Administrative Special Uses of the Skagit County Code, temporary mobile homes for elderly or disabled parents, requires and Administrative Special Use.

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 subject parcel equals approximately 2.37 acres in size with the majority of the surrounding area being residential in character.

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 temporary housing. The character of the surrounding area is such that a Temporary 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 proposal will have no impact on the natural resource management of the area as there are no natural resource designated parcels in this 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 have a family member use the proposed Temporary Manufactured Home as a residence to better help accommodate the needs of Lou Jane Boynton, by being in close proximity to be provided the needed daily assistance with the tasks that can no longer be performed independently. This proposal will be beneficial to the welfare and safety of Lou Jane Boynton due to her 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 Temporary Manufactured Home 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 Lou Jane Boynton, the Temporary Manufactured Home shall be removed within six (6) months of the vacation of the use;
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 Planning and Development Services from a physician, in three years from the date of approval (11/10/2012), indicating that the use is still needed. Please refer to the Special Use permit number (PL08-0396) when submitting the letter;
5. Temporary medical special use permission is not to be considered as a future land division;
6. Applicant shall place the Temporary Manufactured Home to maintain, at a minimum, the required setback for the Urban Reserve Residential zoning designation per 14.16.370(5);
7. All fees must be paid prior to final approval;
8. Comply with WAC 173-60 and SCC 14.16.840 for noise, vibration and light conditions;
9. Comply with Water Quality WAC's for surface and ground water quality, WAC's 173-201A and 173-200;
10. Two (2) off-street parking spaces shall be provided in addition to the two residential use parking spaces;
11. Comply with SCC 14.16.850 General Provisions for Storage of Articles or Vehicles in Setbacks & Rights-of-Way;



Prepared By:

Lori J. Wight
Lori J. Wight, Associate Planner

Reviewed By:

Brandon Black
Brandon Black, Senior Planner

Date of approval: November 10, 2008

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.