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Kathy Hill, Skagit County Auditor  
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SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** Administrative Special Use  
PL 99-0443

**APPLICANT:** Brian & Lori Breckenridge

**ADDRESS:** 23598 Highway 534 Mt. Vernon, WA 98274

**PROJECT LOCATION:** The property is located at 23598 Highway 534 Mt. Vernon, WA; Lots 9-16 inclusive Block 8 and Lots 1-6 inclusive Block 9 in the Plat of "Town of McMurray"; within a portion of the NE ¼ of the SE¼ of Section 25, Township 33, Range 04 East, W.M. Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Special Use Request for the placement of a temporary mobile home on property with an existing residence.

**ASSESSOR'S ACCOUNT NUMBER:** 4145-009-006-0003

**P NUMBER:** P75095

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

**STAFF FINDINGS:**

1. The subject property is zoned Residential and Comprehensive Plan designates the area as Rural Reserve.
2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on July 30, 1999. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on August 12, 1999 as required by Section 14.01.040(2) of the Skagit County Code.

3. The application has been reviewed in accordance with the State Environmental Policy Act guidelines (WAC 197-11 and RCW 43.21C) and found to be exempt.
4. The application has been reviewed with respect to the Skagit County Critical Areas Ordinance Chapter 14.06 of the Skagit County Code. No critical areas were identified for the subject property. The review fee for critical areas will be due with the building permit.
5. The property is not located in a flood hazard zone or adjacent to land designated as natural resource.
6. The subject property is approximately 2.75 acres in size and is basically square in shape except for a 100 x 160-ft area in the southeast corner. The property is located on the south side of Highway 534 and runs in a north/south configuration. The north property line measures approximately 320-feet, the west property line measures approximately 400-feet, the south property line is approximately 160-feet, and the east property line is approximately 300-feet. The existing residence is located in the northeast corner of the property approximately 35 feet from Highway 534, 90 feet from the east property line and approximately 200-feet from the west property line. There is an existing driveway off of Highway 534 serving the existing residence. An individual septic system and private well serve the property. The adjacent properties are developed except for the property directly across the street (Highway 534).
7. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a mobile home for Bruce Cornell, Mrs. Breckenridge father. Based on the site plan submitted by the applicant, the proposed mobile home will be located in the eastern half of the property. The home will be located approximately 160-feet from the north property line (Highway 534), approximately 110-feet from the east property line, approximately 180-feet from the west property line, and approximately 120-feet from the southeast property line.
8. The application was routed to the appropriate county departments for review and their comments. **Public Works**—The proposed mobile home must utilize the existing access; **Water Resource Division**—The well log for the new well drilled in May of 1999 suggests that sufficient quantity of water is available to serve a single family residence with adequate storage. A satisfactory individual drinking water evaluation will be needed prior to building permit issuance; **Septic Division**—An existing septic system (S92-0293) is located on the property for a three-bedroom residence. Prior to issuance of a building permit, the proposed mobile will need to hook into the existing system.



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9. Section 14.04.150 Unclassified 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. Conformity to the Comprehensive Plan in respect to the compatibility with existing and future land use and circulation.**

The Comprehensive Plan does not specifically provide policies that either support or oppose the proposed project.

**B. The zoning of subject property and surrounding properties and the conformance of the application with the Zoning Ordinance.**

The subject property and surrounding area has a residential zoning designation. Per section 14.04.150 Unclassified Special Uses of the Skagit County Code temporary mobile homes for the elderly or disabled parents, or relatives required an Administrative Special Use in Residential (R), Residential Reserve (RR), Rural Intermediate (RI), and Rural (RU) Zoning districts.

**C. Automobile or truck traffic and parking and its effect on surrounding community.**

The proposed project, upon completion, will generate traffic that is typical of a single-family residence and should have little effect on the surrounding community. There is an existing driveway off of Highway 534 that serves the existing residence. The proposed mobile home will be required to use the same driveway.

**D. Noise, odors, heat, vibration, air and water pollution potential of the proposed use.**

There will be no noise, odors, heat, vibration, air and water pollution potential of the proposed project provided the site is maintained in a typical residential manner.

**E. Intrusion of privacy.**

The area is residential in nature with the adjacent properties being developed. The existing residence and proposed mobile home are located on the eastern half of the property and the western half of the property is an open field. The existing driveway will service both the existing residence and the proposed mobile home. It appears that the adjacent homes to the south and east of the existing residence will have some of their privacy lost with the addition of the mobile home. With some landscaping around the perimeter of the property, the mobile home would be screened from the adjacent property owners to the south and east.



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SKAGIT COUNTY ACCESS ROAD STANDARDS FOR ISSUANCE OF BUILDING PERMIT

BASIS: UNIFORM FIRE CODE SECTION 10.207 FIRE SERVICE ACCESS ROADS

A. Driveways - Roads serving one or two Residential lots.

1. Driveways where building is less than 150 feet from approved access road have no specific requirements.
2. Driveway over 150 feet long serving one or two residential lots.
  - a. Width - 12 foot driving surface with turnouts located every 300 feet. To create a turnout, the road shall be widened to 20 feet for a distance of 30 feet to allow vehicles to pull over and allow emergency vehicles to proceed.
  - b. Vertical clearance - 13 foot 6 inches unobstructed overhead clearance.
  - c. Surface - short plat standard- 6 inches of gravel.
  - d. Turning radius for turns along the length of the driveway - 20 feet inside, 50 feet outside radius. (Note: This is not a cul-de-sac standard).
  - e. An acceptable means of turning around a fire apparatus must be provided. This does not necessarily require a cul-de-sac for a driveway serving one or two residential lots. Means of turning apparatus must be acceptable.
  - f. Bridges - must meet Skagit County Road Standards (See Public Works).
  - g. Grade - short plat standard - 12% grade or 14% paved.

B. FIRE DEPARTMENT VEHICLE ACCESS ROADS - Roads serving other than one or two single family dwellings.

1. Width - 20 foot driving surface.
2. Vertical clearance - 13 foot 6 inches unobstructed overhead clearance.
3. Surface - short plat standard - 6 inches of gravel.
4. Turning radius - 20 feet inside, 50 feet outside radius.
5. Turnarounds - 70 foot cul-de-sac or as approved by Fire Marshal.
6. Bridges - must meet Skagit County Road Standards (See Public Works).
7. Grade - short plat standard - 12% grade or 14% paved.

NOTE:

1. These standards apply to all building permits and are minimums for building permit purposes. County platting standards may exceed these standards, and these standards are in no way intended to eliminate the need for full compliance with platting and short platting requirements.
2. Uniform Fire Code 10.207 allows the Fire Marshal to make modifications in these standards if the road is not buildable because of topography, waterways, non-negotiable grades, or similar conditions. These modifications are based on:
  - a. The building being protected by an approved automatic sprinkler system.
  - b. Additional fire protection as required by the Fire Marshal.
3. For roads accepted as platted or short platted roads by Skagit County prior to June 11, 1990, these standards may be modified by the Fire Marshal provided that, in his opinion, fire fighting or rescue operations would not be impaired.



F. Design of site and structures as to possible effects on the neighborhood.

G. In addition to possible effects on the neighborhood in which the use is to be located, the potential effects on the region shall be considered.

The area is residential in nature and the addition of the proposed mobile home should have a minimal effect on the neighborhood or region.

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

There should be no effect on the general public health, safety, or welfare as a result of this project as there is already an existing residence on the property.

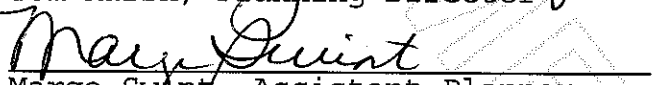
#### RECOMMENDATION

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 necessary land use approvals (i.e. building permit, on-site septic, potable water)
2. The permit shall be void if not started within one year of the date of this order.
3. At such time as Mr. Cornell is no longer living in the mobile home, the home shall be removed.
4. Prior to building permit issuance, a satisfactory individual drinking water evaluation will be required.
5. Prior to issuance of a building permit the proposed mobile will need to hook into the existing septic system or have an approved septic system of its own.

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 14.01.060. Every appeal to the Hearing Examiner shall be filed with the Planning & Permit Center within fifteen (15) calendar days after the date of the decision.

  
Tom Karsh, Planning Director

  
Marge Swint, Assistant Planner

Date of Preliminary Approval: September 20, 1999

Date of Final Approval: October 5, 1999

Prepared by: MS

Approved by: DH



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