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Skagit County Planning & Permit Center



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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 00-0239

APPLICANT: David & Trudy Rowland

ADDRESS: 1143 2nd Avenue S.
Edmonds, WA 98020

CONTACT: Kristal Mason
1825 Monroe St.
Burlington, WA 98233

PROJECT LOCATION: The property is located at 15044 Nookachamps Road, Mount Vernon, WA; within a portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 34 North, Range 04 East, W.M., Skagit County, Wa.

PROJECT DESCRIPTION: Administrative Special Use Request P100-0239 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: 340423-0-016-0001

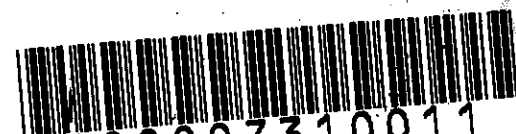
P NUMBER: P27616

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

STAFF FINDINGS:

1. The subject property is zoned Agriculture Reserve and the 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 June 1, 2000. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on June 8, 2000 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 was found to be exempt.
4. The subject property has been reviewed with respect to the Skagit County Critical Areas Ordinance Chapter 14.06 of the Skagit County Code. A site visit was conducted in conjunction with the septic permit (S99-0692). This visit confirmed that critical area indicators are present including hydric soils, Type 1 stream, and geohazards. A fish and wildlife report was submitted. As a result of this report, a mitigation plan was submitted for a 200-foot buffer next to Type 1 water. This plan will need to be implemented as required under permit number PL00-0072. The applicant must demonstrate that a PCA was recorded with the Auditor as required by approval of septic permit S99-0692.
5. A portion of the subject property along the western edge is located within a designated flood hazard area (Zone A) per FIRM 530151 0275C dated January 3, 1985. However, the area where the proposed mobile will be placed is outside of the flood hazard area.
6. The subject property is located in the Big Rock area east of Mount Vernon. The property is situated on Nookachamps Road, which is a U shaped road off of the Knapp Road east of Highway 9. The property is located at the south end of the road and is approximately 1.35 acres in size. The property is rectangular in shape measuring approximately 252-feet along the north (front) property line, approximately 296-feet along the east (side) property line, approximately 254-feet along the south (rear) property line, and approximately 330-feet along the west (side) property line. The existing residence, also a manufactured home, is located approximately 100 feet from the front property line in the eastern half of the property. The proposed mobile will be located approximately 18 feet north of the existing residence. There is an existing driveway located in the approximately 40 feet from the east property line that will serve both the existing residence and the proposed residence. An onsite sewage system and PUD water will serve the property.



7. The property is flat in the area where the homes will be located. The rest of the subject property is heavily brushed and timbered. Nookachamps Creek runs along the west property line. The surrounding parcels contain single-family residences, and a mini storage facility.
8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 27-ft.x 44-ft manufactured home on the property with an existing residence (mobile home). The applicant has submitted a letter from Dr. Susan Quisgaard stating that Mrs. Rowland has a medical condition that requires monitoring and supervision should an emergency arise. According to the doctor's letter, Mr. Rowland travels extensively for his business. Mr. and Mrs. Rowland will live in the existing manufactured home and their daughter and son-in-law will live in the second home. At such time as Mrs. Rowland no longer need care or someone to live close by, one of the mobile homes will be removed.
9. The application was routed to various county departments for review and their comments are as follows: **Public Works**—one access will be approved for both houses; **Septic**—a 3-bedroom septic system has been installed for this property to be used by both home. (S99-0692); **Water**—We have no objections to approval as long as the applicant complies with the PUD requirements of either separate meter hookups or the temporary provisions as outline in the April 17, 2000 letter.
10. 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 an Agricultural Reserve zoning designation. Section 14.04.150 Unclassified Special Uses of the Skagit County Code indicates that "certain uses which, because of their unique characteristics or rare occurrence, require special review to insure compatibility..." Per section 14.04.150 Unclassified Special



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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.

Staff notes that this property is currently zoned Agricultural Reserve and Skagit County Code 14.04.150 does not specifically state that temporary mobile homes may be placed in an Agriculture Reserve zone with a special use permit. The Planning and Permit Center has made an interpretation that the intent of the code is to allow temporary mobile homes in this zoning designation as this would be associated with an existing single family residence, an accessory use in the Agriculture Reserve zone.

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

The proposed project will generate, upon completion, little traffic to the site and should have little effect on the surrounding community. The existing mobile home and proposed home will share a common driveway. The subject property is located at the south end of a U-shaped road. There are approximately four other parcels that use this road. In addition there is a mini storage facility in the middle of the "U".

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 proposed project site appears to have minimal chance of intrusion of privacy onto the adjacent properties. The subject property is approximately 1.35 acres in size and is bordered by heavy brush and timber.

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.

There should be minimal effect on the neighborhood or region as a result of the design of the proposal. The immediate surrounding area consists of approximately 4 single-family residences and a mini-storage facility.



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 and provided the site is maintained in a typical residential manner.

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, water)
2. The permit shall be void if not started within one year of the date of this order.
3. The mitigation plan submitted for the 200-foot buffer next to the Type 1 water (Nookachamps Creek) shall be implemented as required under permit number PL00-0072.
4. The applicant must demonstrate that a PCA was recorded with the Auditor as required by approval of septic permit S99-0692.
5. At such time as Mrs. Rowland no longer requires care or someone to be nearby, a mobile home shall be removed.
6. The applicant must submit documentation every three- (3) years from the date of this decision regarding the status of the continued need for the temporary manufactured home or status of its removal. This documentation shall be forwarded to the Planning and Permit Center Director and shall reference the original application number PL00-0239

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

Tom Karsh, Planning Director

Marge Swint

Marge Swint, Associate Planner

Date of Preliminary Approval: July 12, 2000
Date of Final Approval: July 27, 2000



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