

Please Return to:

Skagit County Planning & Permit Center



200010190001
, Skagit County Auditor

10/19/2000 Page 1 of 6 8:31:01AM

SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: Administrative Special Use
PL 00-0308

APPLICANT: Danno & Rebecca White

ADDRESS: 25875 Minkler Road
Sedro-Woolley, WA 98284

PROJECT LOCATION: The property is located at 25875 Minkler Road, Sedro-Woolley, WA, the proposed mobile will be located on Peavey Road, Sedro-Woolley, WA; within a portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 35, Range 05 East, W.M. Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use Request PL00-0308 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: 350512-4-001-0006

P NUMBER: P39270

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 Agriculture-NRL and Comprehensive Plan designates the area as Agriculture-NRL.
2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on July 5, 2000. A Notice of

Development Application was posted on the subject property and published in a newspaper of general circulation on July 20, 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 found to be exempt.
4. The subject parcel was been reviewed with respect to the Skagit County Critical Areas Ordinance SCC Chapter 14.06 in conjunction with the septic permit SW00-0273. As a result of that review, it was determined that wetlands and hydric soils were present on the site and a wetlands site assessment was required. The site assessment, prepared by Aqua-Terr Systems, Inc. was submitted and reviewed by staff. A PCA for the subject property will need to be recorded prior to issuance of any building permit.
5. The subject property is not located within a flood hazard zone. The subject property is currently located in land designated as Agriculture-NRL. The applicant shall comply with the provisions of Skagit County Code 14.04.190 15(a)(i), Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.
6. The applicant will place the proposed mobile on a 20-acre parcel that is a portion of the 48+ acres owned. The subject parcel is located off of Peavey Road and is currently part of the pasture and hay fields for applicant's cattle. The proposed mobile will be located in a 120' x 140' area in the southwest corner of the 20-acre parcel. It is separated from the rest of the property by a seasonal drainage ditch. The remainder of the 48+ acres consists of the existing residence & outbuildings, pastures for horses & cattle, a small commercial crop of blueberries and an herbal truck garden. The existing residence is located on Minkler Road. According to the applicant, there is an approximate 10-foot access from the Peavey Road parcel to the existing house and takes less than 5 minutes to walk to the main house. The surrounding area consists predominantly of farmland with some residential areas. A mobile home park is located on the west side of Peavey Road near the proposed site.
7. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 24' x 38' manufactured home on a 48+-acre farm with an existing residence. The applicants, Danno & Rebecca White, have provided a letter from Dr. Michael Dillard stating the Mr. White has a partial disability and needs to have someone near at all times to provide medical care if needed. Craig and Naomi White will live in the manufactured home. At such time as Mr. White no longer needs care or someone to live close by, the manufactured home will be removed.



200010190001
Skagit County Auditor

8. The proposed manufactured home will be placed approximately 40 feet from the west property line along Peavey Road and approximately 60 feet from the south property line. A carport is proposed and will be located northwest of the home approximately 16 feet from the west property line. An individual septic (SW00-0273) and well will serve the proposed home.

9. The application was routed to various county departments for review and their comments are as follows. **Public Works**—no comments, **Septic Division**—septic permit approved SW00-0273), **Water Resource Division**—Initially, no well information was provided with the application, a drinking water well evaluation needed to be completed and approved. There is a well located on the parcel with the existing house. This well will also serve the proposed home. The water file for this project is under WA00-0096. Prior to issuance of any permits an approved water inorganics test and bac-t test is required. This request shall be conditioned as temporary and not a permanent connection for both homes. At such time as the medical special use no longer exists, the water line for the manufactured home shall be disconnected. **Farmland Legacy**—The CFAC thought the site plan was more consistent with the design/intention of a rental house, not the care of a sick relative. Their approval was contingent on siting the additional residence within 200 feet of Minkler Road and near the existing residence. Staff notes that the applicant provided a narrative describing the makeup of their property and why the proposed area was the best suitable place for the temporary home.

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 Agriculture-NRL 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



200010190001

, Skagit County Auditor

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-NRL and Skagit County Code 14.04.150 does not specifically state that temporary mobile homes may be placed in an Agriculture-NRL 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-NRL 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 proposed home will be located at the end of Peavey Road. There is a mobile home park directly west of the proposed site and a driveway at the end of Peavey Road providing access to another residence.

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 proposed site of the temporary home is a portion of a 48+-acre parcel owned by the applicant. The surrounding area consists predominantly of farmland with some residential areas. A mobile home park is located on the west side of Peavey Road near the proposed site.

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 addition of the manufactured home should not cause any negative impacts to the neighborhood or region. There is a mobile home park directly across the road from the proposed site and a single-family residence located to the northwest of the proposed site.



200010190001

, Skagit County Auditor

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

There will be no should be no effect on the general public health, safety, or welfare as a result of this project 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, 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. White no longer requires care or someone to be nearby, the manufactured home shall be removed.
4. 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 PL00-0308.
5. At such time as the medical special use no longer exists, the water line for the manufactured home shall be disconnected.
6. Prior to issuance of any building permit a PCA for the subject property will need to be recorded.
7. The applicant shall comply with the provisions of Skagit County Code 14.04.190 15(a)(i), Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.



200010190001

, Skagit County Auditor

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 (over)

Tom Karsh, Planning Director

Marge Swint

Marge Swint, Associate Planner

Date of Preliminary Approval: September 29, 2000
Date of Final Approval: October 16, 2000

Prepared by: MS

Approved by: Lh



200010190001

Skagit County Auditor

10/19/2000 Page 6 of 6 8:31:01AM