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**SKAGIT COUNTY PLANNING & PERMIT CENTER**

**FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** Administrative Special Use  
PL 00-0690

**APPLICANT:** James I Swett

**ADDRESS:** 24236 Brandon Lane  
Sedro-Woolley, WA 98284

**PROJECT LOCATION:** The property is located at 24236 Brandon Lane, Sedro-Woolley, WA; Lot 4 of Short Plat SP96-0031, within a portion of the NE 1/4 of the SW 1/4 of Section 7, Township 35 North, Range 05 East, W.M., Skagit County, Wa.

**PROJECT DESCRIPTION:** Administrative Special Use request 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:** 350507-3-002-0009  
**P NUMBER:** P38639

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

**STAFF FINDINGS:**

1. The zoning and the Comprehensive Plan designation for the subject property is Cottage Industry/Small Scale Business Reserve. (CSB)

2. Per Section 14.01.033 of the Skagit County Code, a letter of completeness was issued on November 22, 2000. A Notice of Development Application was posted on the subject property,

mailed to property owners within 300 feet of the subject property and published in a newspaper of general circulation on November 30, 2000 as required by Section 14.06.150(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 14.24 of the Skagit County code. Staff conducted a site visit along with the map review. No critical area indicators were found. No further review is necessary.

5. The subject property is not located in a flood hazard area and is not located in or adjacent to lands designated as natural resource.

6. The subject property is approximately 6.82 acres in size and is located on the east side of Fruittdale Road. The parcel has an irregular shape divided by a short plat road. (Brandon Lane) This road provides access to three additional lots in addition to the subject property. The property lies in a north/south configuration with the west property line (along Fruittdale Rd.) measuring approximately 660 ft., the east north property line measures approximately 502 ft., the east property line is irregular measuring approximately 700 ft. and the south property line measures approximately 365 ft. In addition to the primary residence, there are two other mobile homes on the property. These mobile homes have been permitted through the special use process as noted in SPU90-039 & the Notice of Action dated January, 1994. The property is served by on site sewage and private well.

7. The subject property is basically flat with the perimeter of the property landscaped with trees. The applicant's business, Custom Pumping, is located at this site. The principal residence along with accessory buildings connected with the business is located south of the short plat road. The other two mobiles are located on the north side of the plat road. In addition there are some accessory storage buildings located on this portion of the property.

8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a manufactured home on the property with an existing residence. The request is for the applicant's daughter, Jamie Sanchez, to live in the manufactured home. The applicant has submitted a letter from Dr. Diane Kaplan Garcia stating Ms. Sanchez should not live alone. At such time as Ms. Sanchez no longer needs care or someone to live close by, the mobile home will be removed.



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9. The proposed manufactured home will be placed east of the two other mobiles on the north side of the short plat road. Based on the site plan submitted with the application, the proposed mobile will be located approximately 150 feet from the north (rear) property line, approximately 50 feet from the east (side) property line, approximately 50 feet from the short plat road, and approximately 340 feet to the west (Fruitdale Road) property line. A driveway off of Brandon Lane (the short plat road) will serve the proposed mobile. The proposed septic system for this home will be located north of the proposed home.

10. The application was routed to various county departments for review and their comments are as follows: **Public Works**—had no concerns; **Septic**—There is currently an approved site evaluation for this property. An approved design will be required before a building permit can be issued. **Water**—A current satisfactory bacteriological test for the well in use will need to be provided. This is the fourth connection on a single well that is not a Group B approved system. This connection can be considered for the temporary special use only. The dwelling and connection will need to be removed/disconnected when the applicable conditions no longer apply. This connection and the other special use family member connections are not to be considered a basis for any future land divisions.

11. 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. The proposed use will be compatible with existing and planned land use and comply with the Comprehensive Plan.

The 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 property has a Cottage Industry/Small Scale Business zoning designation. The surrounding properties are designated as Rural Reserve. Skagit County Code Section 14.04.020 defines Temporary Manufactured Home, as a temporary placement of a manufactured home to accommodate the housing needs of disabled or elderly family members or to house a farm worker and his immediate family. Documentation by a doctor and/or physician of the need for nearby care is required. SCC 14.16.140 does not specifically state temporary mobile homes may be placed in a cottage

Industry/Small Scale Business designation with a special use permit. Staff notes they believe 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, which is an accessory use in this zone. The application is then reviewed on its own merits.

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 standard of SCC 14.16.840.

Provided the site is maintained in a typical residential manner, the proposed project will not create any undue noise, odors, heat, vibration, air and water pollution on surrounding, existing, and potential dwelling units.

D. The proposed use will not generate intrusions on privacy of surrounding uses.

The proposed project site appears to have minimal chance of intrusion of privacy onto the adjacent properties. The subject property is approximately 6.82 acres in size. Trees border the subject property. Fruitdale Road borders the subject property to the west, the properties to the north and south are developed with single family homes and the area east of the proposed mobile is yet to be developed. According to the site plan the proposed mobile will be located approximately 150 feet from the north property line and approximately 50 feet from the east property line. A separate driveway off of Brandon Lane will serve the proposed mobile.

E. 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 provided the site is maintained in a typical residential manner. 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 subject property is not zoned as resource land and will have no impact on long-term natural resource management and production.

G. The proposed use is not in conflict with the health and safety of the community.

The proposed project will not conflict with the health and



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safety of the community. The proposed mobile will be served by its own onsite sewage system and private well. A private driveway off of Brandon Lane will serve the proposed mobile. 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 public facilities and will not adversely affect public services to the surrounding areas. The proposed use will be supported by adequate public facilities and will not adversely affect public services to the surrounding areas.

**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 approvals (i.e. building permit, on-site septic, potable water).

2. Prior to issuance of the building permit, a satisfactory bacteriologic test for the well shall be submitted to the Planning & Permit Center and approved by the Water Resource Division.

3. This connection to the existing well can be considered for the temporary special use only. The dwelling and connection will need to be removed/disconnected when the applicable conditions no longer apply.

4. Per SCC 14.16.900(2)(d) The permit shall be void if not started within two (2) years of the date of this order. At such time as Ms. Sanchez no longer requires care or someone to be nearby, the manufactured home shall be removed.

6. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the status of the continued need for the temporary manufactured home or the status of its removal. This documentation shall be forwarded to the Planning and Permit Center Director and shall reference the original application number PL00-0690.



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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 SCC Section 14.06.110(7). Every appeal to the Hearing Examiner shall be filed with the Planning & Permit Center within fourteen (14) calendar days after the date of the decision.

Janice Kullen (gen)

Tom Karsh, Planning Director

Marge Swint  
Marge Swint, Associate Planner

Date of Preliminary Approval: January 9, 2001  
Date of Final Approval: January 23, 2001



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