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Skagit County Planning & Permit Center



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SKAGIT COUNTY PLANNING & PERMIT CENTER

FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: Administrative Special Use
PL 01-0425

APPLICANT: Robert E. Jarvis

ADDRESS: 792 Shaw Road
Bellingham, WA 98226

CONTACT: Steve & Elaine Chase
18276 Barleen Rd.
Bellingham, WA 98226

PROJECT LOCATION: The property is located at 18276 Barleen Rd. Bellingham, WA, (Alger area) within a portion of the NE ¼ of the SW ¼ and a portion of the SE ¼ of the SW ¼ of Section 7, Township 36 North, Range 04 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. Mr. and Mrs. Steve Chase currently reside in the existing residence. The request is for Mr. Chase's mother, Regina Chase.

ASSESSOR'S ACCOUNT NUMBER: 360407-3-001-0000

P NUMBER: P49070

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

RELATED PERMITS: SW01-0402 & BP01-0965

STAFF FINDINGS:

1. The subject property is zoned Rural Reserve and the Comprehensive Plan designates the area as Rural Reserve.
2. The application was submitted on June 22 2001. Per Section 14.06.100 of the Skagit County Code, a letter of completeness was issued on July 20, 2001. A Notice of Development Application was posted on the subject property, published in a newspaper of general circulation, and mailed to property owners within 300 feet of the subject property on July 26, 2001 as required by Skagit County Code 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. No indicators were found within 200 feet of the project site.
5. The subject property is not located within a flood hazard zone. The subject property is adjacent to land designated as Natural Resources Land. Any further permit activity on the property will require compliance with SCC 14.16.870 (1) Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.
6. The subject property is approximately 1.47 acres in size and is located at the northwest corner of the intersection of Barleen Road and Old Lake Samish Road. The property is trapezoid shape measuring approximately 400 feet along Barleen Road-east (front) property line, approximately 226 feet along the north (side) property line, approximately 130 feet along the west (rear) property line, and approximately 400 feet along the south (side) property line. There is an existing home located in the southeastern portion of the property. Approximately 100 feet north of the existing home is a 24' x 48' shop/machine shed building. There is an existing driveway serving the existing residence and a separate circular driveway for the shop/machine shed. The property is served by PUD water and on site sewage.
7. The subject property gently slopes upward toward the west and north. The area around the existing residence is lawn with a few trees. The area around the west and north property lines is heavily vegetated with trees. According to the Assessor's records, the adjoining parcels are all vacant.



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8. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a 14' x 48' manufactured home on property with an existing residence. Currently Steve and Elaine Chase are living in the residence. The request is to allow Regina Chase, Mr. Chase's mother to live in the temporary dwelling. A letter from Dr. Omando Acosta has been submitted stating Ms. Chase has several medical needs and it would be medically and psychologically beneficial if she lived near a family member. At such time as Regina Chase no longer needs care or to live close by someone, the mobile home will be removed.

9. The proposed manufactured home will be located approximately 100 feet northwest of the existing home and approximately 20 feet behind the shop/ machine shed building. The proposed home will be approximately 100 feet from the front (Barleen Road) property line, approximately 70 feet from the north side property line, approximately 125 feet from the rear (west) property line, and approximately 115 feet from the south side (Old Lake Samish Road) property line. The proposed mobile will also use the existing circular driveway serving the shop/machine shed. Parking and a turn around area for the proposed home are located north and west of the future mobile site. The new home will be connected to the existing on site sewage system.

10. The application was routed to various county departments for review and their comments are as follows: **Public Works**—no concerns, **Septic**—a tank only permit will be required at the time of the building permit application. **Water**—Water will be provided from PUD#1 for the temporary unit. A letter dated June 1, 2001 was provided showing the availability. Staff has no objection to approval for the temporary unit.

11. Section 14.16.900 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 and surrounding area are designated as Rural Reserve. Skagit County Code Section 14.04.020 defines



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Temporary Manufactured Home: a temporary placement of a manufactured home to accommodate the housing needs of disabled or elderly family members or to house 1 farm worker and his immediate family. Documentation by a doctor and/or physician of the need for nearby care is required. SCC 14.16.320(3)(d) requires an Administrative Special Use for a temporary manufactured home. 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 1.47 acres in size and is located in the northwest corner of the intersection of Barleen Road and Old Lake Samish Road. The subject property is bordered on the north & west by trees and to the east & south by roads. The adjoining properties are all vacant. According to the site plan, at its closest point, the proposed mobile will be located approximately 70 feet from the north property line.

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

There will 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 designated as a resource land and will not have an impact on long-term natural resource management or production.

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



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The proposed project will not conflict with the health and safety of the community. An existing onsite sewage system and public water 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.

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).
2. Prior to issuance of the building permit, a septic tank only permit must be issued.
3. Prior to issuance of the building permit compliance with SCC 14.16.870 (1) Notification of Development Activities on or Adjacent to Designated Natural Resource Lands will be required.
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.
5. At such time as Regina Chase 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 PL01-0425.



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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.

Linda Kulle (for)
Tom Karsh, Planning Director

Marge Swint
Marge Swint, Associate Planner

Date of Preliminary Approval: August 17, 2001
Date of Final Approval: August 31, 2001



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