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Skagit County Planning & Development Service



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Skagit County Auditor

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## SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

### FINDINGS OF FACT

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** Administrative Special Use  
PL08-0623

**APPLICANT:** Morris Wolfe

**ADDRESS:** 22484 Grip Road  
Sedro-Woolley, WA 98284

**CONTACT:** Brian Ammons  
Olympic Homes Northwest, Inc.  
3808 Cedardale Road  
Mount Vernon, WA 98274

**PROJECT DESCRIPTION:** Administrative Special Use for the placement of a temporary mobile home on a parcel of property with an existing residence for the close medical care of family members.

**PROJECT LOCATION:** The proposed project is located at 22484 Grip Road, Sedro-Woolley, WA; Lot 4 of Short Plat 20-80, ptn of SE ¼ of the NE ¼ of Section 02, Township 35, Range 04 E. W.M. Skagit County, WA;

**ASSESSOR'S ACCOUNT NUMBER:** 350402-1-005-0303

**P NUMBER:** P35637 & P101535

**DECISION:** The Director hereby **approves** the application for an Administrative Special Use Permit for the placement of a temporary mobile home on a parcel of property with an existing residence for the close medical care of family members subject to conditions and modifications.

## BACKGROUND INFORMATION:

1. The subject property is zoned Rural Reserve and the Comprehensive Plan designates the area as Rural Reserve.
2. The subject property is approximately one (1) acre in size with an irregular rectangular shape. The property measures approximately 130-feet along Grip Road (east property line), approximately 396-feet along the south property line, approximately 142-feet along the north property line, and 286-feet along the north property line. The property is located on the west side of Grip Road and lies in an east/west configuration. There is an existing manufactured home located approximately in the center of the property. The subject property is basically flat. The adjoining properties are a variety of sizes and most are developed with single family residences.
3. The applicant is requesting an Administrative Special Use Permit to allow for the placement of an approximate 27-foot x 40-foot manufactured home on property with an existing residence. The property owner, Morris Wolfe, will occupy the existing residence. Tina Deviaeminck, his daughter, will occupy the proposed home. A letter from Dr. Mark C. Holland has been submitted stating that Ms. Deviaeminck has medical needs requiring assistance from her family in her daily living situation. At such time as Ms. Deviaeminck no longer needs care or to live close by someone, one of the manufactured homes will need to be removed.
4. The proposed 27-foot x 40-foot manufactured home will be located approximately 40 feet west of the existing home. According to the site plan submitted with the application the proposed home will be approximately 155 feet from the east property line (Grip Road), 15 feet from the south property line, 160 feet to the west property line and 30 feet to the north property line. An existing driveway that is used in conjunction with the existing home will provide access to the proposed home also. The proposed home and existing home will be served by a new 5 bedroom onsite septic system and public water.

## DEPARTMENTAL FINDINGS:

1. The application was submitted on October 23, 2008. Per Skagit County Code (SCC) 14.06.100 a letter of completeness was issued on December 1, 2008. 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 December 3, 2008 per SCC 14.06.150(2). No correspondence was received.
2. 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.



3. Critical Areas for this project location was reviewed and approved with PL08-0506. No critical areas indicators were observed within 200 feet of the proposed development.
4. The subject property is located within a Zone C flood hazard zone per FIRM Map 530151 00065C dated January 3, 1985. The subject property is not located adjacent to or within lands designated as natural resource.
5. The application was routed to various county departments for review and their comments are as follows: **Public Works**—no objection, **Septic**—A 5 bedroom system permit has been issued (SW08-0326), **Water**—PUD letter approval letter submitted. Approval of this permit does not support a future land division.
6. 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 properties are designated as Rural Reserve. SCC 14.04.020 defines 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)(f) 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 acre in size and fronts on Grip Road. The area is a mixture of developed and vacant properties. The existing and



proposed homes are located basically in the center of the property.

**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. Therefore, the proposed project 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.**

The proposed project will not conflict with the health and safety of the community. There is an approved 5 bedroom onsite septic system that will serve both the existing residence and the proposed residence. The property is served by PUD water.

**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.

**DECISION:**

The Director hereby **approves** the application for an Administrative Special Use permit, for the placement of a temporary mobile home on a parcel of property with an existing residence for the close medical care of family members, subject to the conditions and modifications listed below:

1. The applicant shall obtain all approvals (i.e. building permit, on-site septic, etc).
2. Per SCC 14.16.900(2)(d) This special use permit shall be void if a completed building permit application has not been submitted within two (2) years of the date of this order.
3. At such time as Ms. Deviaeminck no longer requires care or someone to be nearby, one of the manufactured homes shall be removed within 6 months.
4. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the need of Ms. Deviaeminck to retain care by a family member and the continued need for the temporary manufactured home or the



status of its removal. This documentation shall be forwarded to the Planning and Development Services Director and shall reference the original application number PL08-0623.

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 Planning & Development Services within fourteen (14) calendar days after the date of the decision.

*Bill Dowe*

Bill Dowe, Deputy Director  
on behalf of Gary R. Christensen,  
AICP, Planning Director

*Marge Swint*

Marge Swint, Senior Planner

Reviewed by

*Brandon Black*

Brandon Black, Senior Planner  
Team Supervisor

Date of Preliminary Approval: December 30, 2008

Date of Final Approval: January 13, 2008

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