



Temporary Dwelling Narrative

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
Main: 360-416-1320 · www.skagitcounty.net/planning

This narrative must be completed and uploaded as part of the application submittal. Please select one of the following and provide the required documentation per [page 5](#):

- ☐ Temporary Dwelling for elderly or disabled family member
- ☐ Temporary Dwelling on premise for agricultural employees and their families

1. Describe the proposal/business.
2. Describe the schedule, including any phasing, for development of the proposed use.
3. Describe the general schedule of the operation/use:
 - a. What days and hours will the operation be open?
 - b. How many people will be employed?
 - c. What will the employees' working hours be?
 - d. How many employees will work on-site?
 - e. How many employees will work off-site?
4. Describe how the proposed use will maintain the character, landscape, and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.
 - a. Describe the location and size of any signs you propose to advertise your operation/use.

- b. Describe the plans to prevent trespassing by employees, customers, or visitors to adjoining properties and maintain privacy of surrounding uses.
 - c. How will the use be screened from public view? E.g., plants, shrubs, fences.
 - d. Describe how the proposed use is compatible with the neighboring properties.
 - e. Describe how the proposed use will not cause potential adverse effects or conflicts on the public health, safety, and community welfare.
5. Proposed traffic of the operation:
- a. Describe how the use will be accessed.
 - b. Describe the proposed parking area.
 - c. Describe the expected traffic impact of the use on public roads.
 - d. Describe any internal road system the use will have.
6. Describe how the proposed use potentially impacts any of the following:
- a. Noise from the use.
 - b. Odors the use will generate.
 - c. Steam, smoke, or dust the use will generate.

- d. Any vibrations the use will generate.
 - e. Any heat from equipment or machinery generated by the use.
 - f. Air quality impacts.
 - g. Water pollution impacts.
7. Describe any heavy equipment or machinery the operation will use.
8. List any chemicals, waste oil, solvents, fuel, etc., the operation will use:
- a. Describe how will they be stored.
 - b. Describe the plan for disposal.
9. If the operation/use will use a building, please describe the size, height, and construction type. The building must be shown on the site plan.
10. Describe the plan to provide the following for employees and the public.
- a. Sewage disposal plan.
 - b. Water supply for employees and the public.
 - c. Have any fire flow issues been addressed?

11. Describe how the proposed use complies with Skagit County Code. Please cite code section.

12. For Temporary Dwelling on premise for agricultural employees and their families, answer the following questions.

- a. Describe how the property meets the definition of “farmland” per [RCW 84.34.020](#) (Open Space Taxation)
- b. Demonstrate how the use complies with the temporary worker standards in Washington State Law, including [RCW 19.27](#), [RCW 70.114a](#), [RCW 49.17](#), [RCW 43.22](#), and [RCW 43.70](#).
- c. Describe how the nature of the employee’s work requires said employee to be immediately available to the job site as required by the farm owner/operator.

Many of the questions above are derived from Skagit County Special Use Criteria [14.16.900\(1\)\(b\)\(v\)\(A-I\)](#) and has been provide here for reference.

The burden of proof shall be on the applicant to provide evidence in support of the application. The criteria for approval or denial shall include the following:

- A. The proposed use will be compatible with existing and planned land use.
- B. The proposed use complies with the Skagit County Code.
- 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 standards of SCC [14.16.840](#).
- D. The proposed use will not generate intrusions on privacy of surrounding uses.
- E. The proposed use will not cause potential adverse effects on the general public health, safety, and welfare.

- F. For special uses in Industrial Forest—Natural Resource Lands, Secondary Forest—Natural Resource Lands, Agricultural—Natural Resource Lands, and Rural Resource—Natural Resource Lands, the impacts on long-term natural resource management and production will be minimized.
- G. The proposed use is not in conflict with the health and safety of the community.
- 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.
- I. The proposed use will maintain the character, landscape and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.

Temporary Manufactured Home requirements:

- The temporary placement of 1 manufactured home on a parcel with an existing residence to accommodate the housing needs of disabled or elderly family members. Documentation of the need for nearby care is required by a doctor and/or physician.
- The temporary placement to house 1 farm worker and his/her immediate family. Documentation that the nature of the employee's work requires said employee to be immediately available to the job site as required by the farm owner/operator.
- This temporary dwelling unit must be removed from the property when the family member or farm employee is no longer using the manufactured home.