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, Skagit County Auditor

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FINDINGS OF FACT

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR
APPLICATION NUMBER: Administrative Special Use Modification
PL 01-0314
APPLICANT: Billie Hanna
ADDRESS: 23848 Prairie Rd.
Sedro-Woolley, WA 98284

PROJECT LOCATION: The property is located at 23842 Prairie Rd., Sedro-Woolley; within a portion of Section 25, Township 36 North, Range 4 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use Modification Request for the placement of a temporary mobile home on a parcel of property with an existing residence.

ASSESSOR'S ACCOUNT NUMBER: 360425-1-001-0200
P NUMBER: P49914

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 Rural Reserve and the Comprehensive Plan designates the area as Rural Reserve.
2. The applicant is requesting a Modification to an Administrative Special Use Permit #ASP94-006 to allow for the existing temporary mobile home to be occupied by Josh and Diane Comstock, the applicant's grandson and family.

3. The applicant applied for and received an Administrative Special Use (ASP94-006) in May, 1994 for a temporary mobile home for her mother, Minnie McClellan.
4. Condition #2 of the Administrative Special Use stated at such time as the applicant's mother is no longer living in the mobile home, it shall be removed.
5. Ms. Hanna's mother has passed away and now Ms. Hanna is in need of living close to a family member. A letter from Dr. Michael Hughes has been received stating such need.
6. The application was deemed complete on April 26, 2001. A Notice of Development Application was posted on the subject property, published in a newspaper of general circulation on May 3, 2001 and all property owners within 300 feet were notified on May 3, 2001 as required by Section 14.06.150(2) of the Skagit County Code.
7. The existing mobile was permitted by building permit # 94-0599 and will remain in the same location. The mobile home is served by an individual septic system (S94-179) and a private well.
8. Currently Ms. Hanna is living in the stick frame house and her grandson is in the manufactured home. At sometime in the future, they may switch with Ms. Hanna moving to the manufactured home.

RECOMMENDATION

The Director hereby **approves** the application for a Modification to Special Use permit, subject to the conditions and modifications listed below:

1. At such time as the applicant, Ms. Hanna, is no longer living on the property or requires someone to be nearby the mobile home shall be removed.
2. 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 application number PL01-0314.

Linda Kuller (for)
Tom Karsh, Planning Director

Marge Swint
Marge Swint, Associate Planner

Date of Approval: 6/8/2001



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**SKAGIT COUNTY PLANNING AND PERMIT CENTER
NOTICE OF DECISION**

File # PL01-0314

Notice is hereby given that on June 8, 2001, Skagit County approved Administrative Special Use Request Modification #PL01-0314, (Billie Hanna, applicant) 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. The application was deemed complete on April 26, 2001 and a Notice of Development was published, posted and mailed to property owners within 300-feet on May 3, 2001.

The proposed project is located at 23842 Prairie Rd., Sedro-Woolley; within a portion of Section 25, Township 36 North, Range 4 East, W.M., Skagit County, Washington.

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

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 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Permit Center within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

Transmitted to the Skagit Valley Herald: June 12, 2001
Please publish: June 14, 2001
Appeals must be submitted by: June 22, 2001

Marge Swint
Associate Planner
Skagit County Planning and Permit Center
200 West Washington Street
Mount Vernon, WA 98273
(360) 336-9410



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