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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 Modification
PL04-0367

APPLICANT: Theresa Huizenga

ADDRESS: 24191 Hathaway Road
Sedro-Woolley, WA 98284

PROJECT LOCATION: The project is located at 24191 (2213) Hathaway Road, Sedro-Woolley; Lot 1 of Short Plat 97-79; within a portion of the Southwest ¼ of Section 18, Township 36 North, Range 5 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 for the close medical of a family member.

ASSESSOR'S ACCOUNT NUMBER: 360518-3-015-0014

P NUMBER: P50975

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.

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2. The applicant purchased the subject property in 1996. The previous owner, Robert McLaughlin applied for and received a Special Use Permit (SP89-019) in 1989 for a temporary manufacture home.
3. Condition #2 of that Special Use stated at such time as the applicant is no longer living in the mobile home, it shall be removed. However, the home wasn't removed when the property was sold.
4. The Department notes that in 1987 a Special Use Permit (SP97-010) for a temporary manufactured home was issued for Mrs. Rose O'Bryan the applicant's mother on a different property. A current letter from Dr. Edwin Stickle has been received stating that Mrs. O'Bryan has CUPD and needs to have a caregiver close by.
5. The applicant is requesting a Modification to Special Use Permit (SP89-019) to allow for the existing temporary manufactured home to be occupied by Mrs. O'Bryan. The primary residence is being replaced and is occupied by Theresa and Jake Huizenga.
6. The current application was deemed complete on May 27, 2004. A Notice of Development Application was posted on the subject property and published in a newspaper of general circulation on June 3, 2004. All property owners within 300 feet were notified as required by Section 14.06.150(2) of the Skagit County Code.
7. The temporary manufactured home will stay in the same location and is served by an individual septic system (S89-253) and a private well. However, no records can be found referencing a building permit for the placement of this home as required in Condition #1 of the 1989 Special Use.

Decision

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

1. The applicant shall obtain all approvals (i.e. building permit).
2. At such time as Mrs. O'Bryan is no longer living on the property or requires someone to be nearby, the manufactured home shall be removed within six (6) months of the vacation of the use.
3. 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 PL04-0367.

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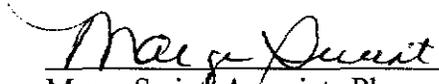
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The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of SCC Section 14.06.110(7). Every appeal to the Hearing Examiner shall be filed with the Planning & Permit Center within fourteen (14) calendar days after the date of the decision.


Marge Swint, Associate Planner


Brent Morrow, MS, MPA, Senior Planner,
on behalf of Gary Christensen, AICP
Administrative Official & Assistant Director
of Planning

Date of Preliminary Approval: *June 25, 2004*

Date of Final Approval: *July 9, 2004*



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