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200408050156

Skagit County Auditor

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**SKAGIT COUNTY PLANNING AND PERMIT CENTER
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY ADMINISTRATIVE OFFICIAL

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE PL04-0473

APPLICANT: TERRY CARTER

ADDRESS: 8868 GARDEN OF EDEN
SEDRO-WOOLLEY, WA 98284

PROJECT LOCATION: Located at 8868/8890 Garden of Eden Road in Sedro-Woolley; within a portion of Section 14 Township 35 North, Range 4 East W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Request for the modification of Administrative Special Use Request SP87-0010, which allowed for the placement of a temporary manufactured home on a parcel of property with an existing residence for the close medical care of a family member. The applicant is requesting the original permit be modified to allow replacement of the manufactured home as well as a change in occupancy.

ASSESSOR'S ACCOUNT NUMBER(s): 350414-0-016-0001

PROPERTY ID NUMBER(s): P36551

ZONING / COMPREHENSIVE PLAN: Urban Reserve Residential (URR)

STAFF FINDINGS:

1. Special Use permit SP87-0010 was approved for the subject property on May 6, 1987. This permit allowed the placement of a manufactured home on the property which had an existing single family residence. The manufactured home was placed in order to allow the applicant's mother to live in close proximity of,

and receive necessary care from, the applicant and her family who occupied the residence. The manufactured home was to be considered temporary and was to be removed at such time that Theresa Patterson's mother no longer required care or occupied the manufactured home.

2. The applicant is now requesting that the original Special Use Permit (SP87-0010) be modified in order to allow the replacement of the original manufactured home as well as a change in occupancy. The permitted occupant no longer resides on the premises. The applicant is requesting that the permit be modified in order to allow Terry, Sr. and Karin Carter to occupy the manufactured home in order to receive necessary care from Mr. Carter's son Terry, Jr. and family who will occupy the existing residence.
3. PL04-0473, an application for modification of SP87-0010 was submitted on June 25, 2004, and was determined complete on July 17, 2004, pursuant to SCC 14.06.100. A Notice of Development Application was posted on the property, published in the Skagit Valley Herald, and mailed to all property owners within 300 feet of the subject property on July 15, 2004, as required by SCC 14.06.150(2). No comments were received with regard to this proposal.
4. The applicant has submitted a letter from Dr. Jonathan W. Fish, MD stating that Terry Carter Sr. requires constant monitoring for his medical conditions.
5. The original Special Use permit (SP87-0010) was conditioned that "at such time as the applicant's mother is no longer living in the mobile home, it shall be removed."
6. The replacement manufactured home is proposed to be placed in direct vicinity of the existing location and now be occupied by Terry, Sr. and Karin Carter.
7. The existing manufactured home is served by an existing septic system and public water connection. The same connections are proposed for the new manufactured home.

DECISION: The Administrative Official hereby **approves** Administrative Special Use PL04-0473 to modify SP87-0010 to allow Terry, Sr. and Karin Carter to occupy the mobile home subject to the conditions listed below:

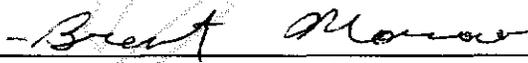
1. The applicant shall obtain all necessary permits and comply with all jurisdictional requirements for development.



2. No transfer of this special use is allowed. At such time that Terry Carter, Sr. no longer requires care or resides in the manufactured home it shall be removed from the property within 6 months.
3. All special uses shall require a development project be commenced for the entire parcel within 2 years of the permit approval, unless development is phased.
4. The applicant must submit documentation from a medical doctor every three (3) years following the date of this decision indicating 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 and shall reference application number PL04-0473.



Carly Ruacho, Associate Planner



Brent Morrow, MS, MPA, Senior Planner
On Behalf of: Gary Christensen, AICP
Administrative Official and Assistant Director of Planning

Date of approval: August 3, 2004
Prepared by: CR

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 date the decision was issued pursuant to SCC 14.06.110(7).


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