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Skagit County Auditor

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2/24/2006 Page 1 of 6 2:02PM

Skagit County Planning and Development Services

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
FINDINGS OF FACT**

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE SPECIAL USE PL05-0892

**APPLICANT:** FREDERIC J. SMITH

**ADDRESS:** 2861 N. HUNT ROAD  
OAK HARBOR, WA. 98277

**PROJECT LOCATION:** Located at 24604 Wicker Road, Sedro-Woolley, within a portion of Section 19, Township 35 N., Range 5 East W.M. situated within Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL05-0892 for the placement of a manufactured home on a parcel of property with an existing residence for the purpose of taking care of a relative.

**ASSESSOR'S ACCOUNT NUMBERS:** 3899-000-002-0900

**PROPERTY NUMBERS:** P123079

**ZONING/COMPREHENSIVE PLAN:** The parcel is located within the City of Sedro-Woolley's Urban Growth Area (UGA) within an Urban Reserve Residential (URR) zoning/comprehensive plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended.

### STAFF FINDINGS:

1. A letter of completeness was issued on January 11, 2006 per SCC Section 14.06.100. A Notice of Development was posted on the subject property, mailed to all neighboring property owners within 300 feet, and published in a newspaper of general circulation on January 19, 2006 as required by SCC 14.06. The required fifteen (15) day comment period ended on February 3, 2006. No comments were received.
2. The application has been reviewed in accordance with the State Environmental Policy Act guidelines WAC 197-11-800 and has been found to be exempt.
3. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that the initial critical areas review took place with PL03-0572 and was approved. No further review is required.
4. The subject property is not located within a designated flood hazard area.
5. The subject parcel is approximately 2.09 acres in size located off of the south side of a 50 foot wide access easement (with a 25 foot emergency vehicle turnaround) from Wicker Road. The subject property steps down along the northern portion of the parcel and measures approximately 200 feet along the north and south property line, approximately 650 feet along the west property line, and approximately 400 feet along the east property line. Access to the site will be via the existing access easement off of Wicker Road.
6. The existing residence is located along the northwesterly portion of the property; approximately 20 feet west off of the 50 foot easement. The temporary manufactured home is to be placed approximately 10 to the south of the existing residence.
7. The applicant is requesting an Administrative Special Use Permit to allow the placement of a manufactured home on a parcel of property with an existing residence. The applicant has indicated that the manufactured home will be used for the caretaking of a relative, Kathie Tracy. Kathie Tracy will reside in the manufactured home so she can better accommodate her needs, as well as being in close proximity of family members who can provide the needed daily assistance with the tasks that can no longer be performed independently. A letter from the family doctor has been provided stating the need for additional care of Kathie Tracy. The applicant is meeting the requirements of SCC 14.16.900(3)(a).

8. The surrounding area is currently rural in character with existing common uses. The surrounding area is mixed with open pastures and stands of wooded areas with scattered residential parcels located throughout the area. There are other single family residential manufactured homes located throughout the surrounding area. This site contains enough space to place the manufactured home and meet required setbacks without creating a burden on the property or existing surrounding uses. When the manufactured home is no longer needed for the caretaking of Kathie Tracy and/or she is no longer residing on site, the manufactured home will be removed.
9. The application was routed to the Environmental Health Unit (septic) for review. In reviewing the application as submitted, the Health Unit indicated that the manufactured home can be hooked into the existing septic system recently installed per SW05-0587.
10. The application was routed to The Public Works Department for comments. Public Works had no concerns with the proposal.
11. The application was routed to the Water Resources Division of the Skagit County Planning and Development Services for review. Water Resources submitted the following comment; "A letter from PUD #1 documenting water availability will be needed prior to building permit issuance."
12. The application was routed to The City of Sedro-Woolley for comments, and no comments were received.
13. Skagit County Special Use Permit Criteria. SCC 14.16.900 (2)(b)(v) Special Use Permit Requirements 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 Skagit County 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 parcel is designated as Urban Reserve Residential (URR) within the Urban Growth Area of Sedro-Woolley. Per SCC 14.16.370(3)(f), temporary manufactured homes for elderly or disabled relatives, require an approved Administrative Special Use Permit.



- 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.

The proposal will not create undue noise, odor, heat, vibration, air or water impacts on the surrounding area provided the site continues to be maintained in a typical residential manner. The proposed project will generate traffic that is typical of a single-family residence and should have little effect on the surrounding community. The traffic impact may be reduced due to reduced trips to and from the site, for caretaking purposes, that would otherwise be generated from residing off site. There will be no parking impacts related to this activity. The parking will be on site as common with residential structures.

- D. The proposed use will not generate intrusions on privacy of surrounding uses.

This project appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 2.09 acres in size with the majority of the immediate surrounding area currently Rural in character with the existing uses becoming more urban in character west of the property. The proposed placement of the manufactured home will be to the south of the existing residential structure where there is minimal chance of intrusion of privacy on adjacent properties.

- E. Potential effects regarding the general public health, safety, and general welfare.

There will be no potential negative effects regarding the general public health, safety, and general welfare. The structure will be used as caretaker housing. The character of the surrounding area is such that a manufactured home will not have an impact.

- 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 site is not located within a Natural Resource zone.

- G. The proposed use is not in conflict with the health and safety of the community.

There shall be no potential effects on the region. The proposed use is common to the surrounding area and the design of the structure complies with the surrounding neighborhood uses. There will be no negative effects on the neighborhood,



region, general public health, safety, or welfare as a result of this project provided the site is maintained in a typical residential manner. The proposal is to use a manufactured home as a temporary dwelling unit to care for a relative. This proposal will be beneficial to the welfare and safety of Kathie Tracy due to her current condition.

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 facilities and services with no adverse affect on the surrounding area.

### DECISION

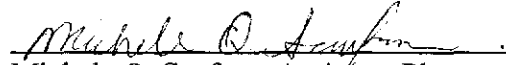
The Director hereby approves the application for an Administrative Special Use Permit subject to the conditions listed below:

1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the caretaking of Kathie Tracy, the manufactured home shall be removed within six (6) months of the vacation of the use.
3. The permit shall be void if not started within two years of the date of this order.
4. The applicant shall submit a letter to Planning and Development Services from a physician, in three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL05-0892) when submitting the letter.
5. The applicant shall submit a letter from PUD #1 documenting water availability prior to building permit issuance.
6. Temporary medical special use permission is not to be considered as a future land division.
7. Applicant shall be responsible for making sure the manufactured home is placed to maintain, at a minimum, the required setback for the URR zoning designation (20 foot front, 8 foot side, 10 foot rear).

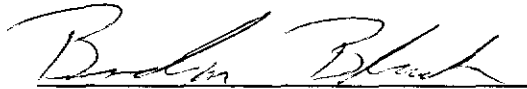


8. All fees must be paid prior to final approval.

Prepared By:

  
Michele Q. Szafran, Assistant Planner

Reviewed By:

  
Brandon Black, Senior Planner

Date of approval: February 7, 2006

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 Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

