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Skagit County Planning and Development Services



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Skagit County Auditor

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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR
APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE PL08-0014
APPLICANT: DAN ARMIJO
ADDRESS: 21345 STATE ROUTE 20
SEDRO-WOOLLEY, WA. 98284

PROJECT LOCATION: Located at 21345 State Route 20, Sedro-Woolley, within a portion of Section 27, Township 35 N., Range 4 East W.M. situated within Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use Modification Request PL08-0014 for the placement of a temporary manufactured home on a parcel of property with an existing residence for the purpose of taking care of a relative.

ASSESSOR'S ACCOUNT NUMBERS: 350427-3-005-0100
350427-3-003-0005
350427-3-005-0003

PROPERTY NUMBERS: P103417
P37862
P37863

ZONING/COMPREHENSIVE PLAN: The parcel is located within a Rural Intermediate (RI) zoning/comprehensive plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted October 10, 2007.

DEPARTMENTAL FINDINGS:

1. The subject property is zoned Rural Intermediate as identified within the Skagit County Comprehensive Plan
2. The applicant is requesting a Modification to an Administrative Special Use Permit #ASP92-035 to allow for the existing temporary manufactured home to be occupied by George and Mary Nieshe, Cindy White's Mother and Father. Currently Dan Armijo and Cindy White reside at 21345 State Route 20 and George and Mary Nieshe reside at 21339 State Route 20.
3. David Brewer (Applicant) applied for and received an Administrative Special Use (ASP92-035) in September, 1992 for a temporary manufactured home for care of his mother-in-law.
4. Condition #2 of the Administrative Special Use stated at such time as the applicant's mother-in-law is no longer living in the manufactured home, it shall be removed.
5. The original owners and holder of ASP92-035 has sold and moved from the property. Currently Dan Armijo and Cindy White are residing at the residence and Mr. and Mrs. George Neishe are residing in the temporary manufactured home. The proposal is to continue the use of the property for the manufactured home to allow Cindy White to be in close proximity to care for her aging parents.
6. A letter of completeness was issued on February 7, 2008 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 February 14, 2008 as required by SCC 14.06. The required fifteen (15) day comment period ended on February 29, 2008. No comments were received.
7. The existing mobile was permitted by building permit # 25724 and will remain in the same location. The manufactured home is served by an individual septic system (S92-544) and a water line connection to PUD # 1.



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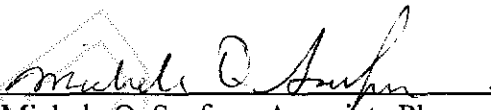
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RECOMMENDATION

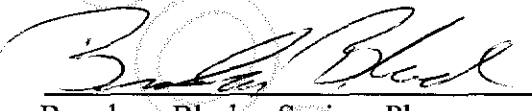
The Director hereby **approves** the application for a Modification to Special Use permit, subject to the conditions and modifications listed below:

1. At such time that the use is no longer needed for the caretaking of George and Mary Nieshe, the manufactured home shall be removed within six (6) months of the vacation of the use.
2. 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 (PL08-0014) when submitting the letter.
3. All applicable information and special use review criteria of the original special use permit # ASP92-035 shall apply.

Prepared By:


Michele Q. Szafran, Associate Planner

Reviewed By:


Brandon Black, Senior Planner – Team Supervisor

Date of approval: July 16, 2008

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.



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