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Planning and Development Services



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**SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
BEFORE THE ADMINISTRATIVE OFFICIAL**

ADMINISTRATIVE DECISION

Findings, Conclusion and Decision

DECISION AUTHORITY: Skagit County Planning Director

Applicant: GORE DOUGLAS
GORE CAROL
22936 GRIP RD
SEDRO-WOOLLEY WA 98284

Owner: GORE DOUGLAS
GORE CAROL
22936 GRIP RD
SEDRO-WOOLLEY WA 98284

File Number: PL09-0320

Request: Administrative Special Use

Parcel Number: P36221 , P36210

Legal Description: (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME FLEETWOOD ENTERTAINER 67X28 SERIAL NUMBER WAFL43118654CY13, BEING A PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NUMBER 21-79 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11 ALD ALSO EXCEPT THAT PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT 91-75 LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SE

TH PTN LT 2 S/P 91-75 REC AF#9207080017 AKA S1/2 SE1/4 NE1/4 SE1/4 SEC 11 LESS RD BEING PTN OF TR B S/P 21-79 SEC 11

Land Use Designation: Rural Reserve (RRv)

Project Description: Temporary manufacture home for disabled or elderly family member.

DEPARTMENTAL FINDINGS:

1. The subject property has a Zoning and Comprehensive Plan designation of Rural Reserve.
2. The subject property is located at the northwest intersection of Cully and Grip Road and is approximately 20 acres in size. The property runs in a north/south configuration and is basically rectangular triangular in shape with an irregular western boundary. The property measures approximately 416 feet along the south (Cully Road) property line, 1585 feet along the east (Grip Road) property line, 590 feet along the north property line, and a irregular west property line. The adjacent properties run in size from 1 acre to 20 acre parcels and most are developed with single family residences.
3. There is an existing manufactured home located in the middle of the property with a shop building located north of the residence. A circular driveway off of Grip Road serves the house and the shop. The subject property is basically flat with the majority of the property forested except for the area around the existing residence and shop building. The septic system is located southeast of the developed area. There is an existing well located in the southeast corner of the property however PUD water is available in the area.
4. The applicant is requesting an Administrative Special Use Permit to allow for the placement of a manufactured home on property with an existing residence. Douglas and Carol Gore, occupy the existing residence. Madolin Wentz, Mrs. Gore's mother, will occupy the proposed home. A letter from Dr. Ruth Freeman has been submitted stating Mrs. Wentz has medical needs requiring assistance from her family in her daily living situation. At such time as Mrs. Wentz no longer needs care or to live close by someone, one of the manufactured homes will need to be removed.
5. The proposed 14-foot by 48-foot manufactured home will be located approximately 31 feet west of the existing home. According to the site plan submitted with the application the proposed home will be approximately 210 feet from the east property line (Grip Road), 635 feet from the north property line, 192 feet to the closest west property line and 890 feet from the south property line (Cully Road). The existing driveway will also serve the proposed home. The proposed home will be served by the existing onsite septic system and PUD water.
6. The application was submitted on July 27, 2009. Per Skagit County Code (SCC) 14.06.100 a letter of completeness was issued on August 24, 2009. A Notice of Development Application was posted on the subject property, published in a newspaper of general circulation, and mailed to property owners within 300 feet of the subject property on August 27, 2009 per SCC 14.06.150(2). No comments were received.



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7. The application has been reviewed in accordance with the State Environmental Policy Act guidelines (WAC 197-11 and RCW 43.21C) and was found to be exempt.
8. Critical Areas for this project location was reviewed in conjunction with a previous permit (BP04-0894) and approved. No critical areas indicators were observed within 200 feet of the proposed development. However if any future development was to occur on the property to the south additional review would be required.
9. The subject property is located within a Zone C flood hazard zone per FIRM Map 530151 00255C dated September 29, 1989. The subject property is not located within or adjacent to lands designated as natural resource.
10. The application was routed to various county departments for review and their comments are as follows: **Public Works**—no objections; **Septic**—there is an existing septic system on the property (S79-0346) which will support the proposed home. **Water**—A letter from PUD has been received stating water is available to the site.
11. Section 14.16.900 Special Uses of the Skagit County Code 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 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 property and the adjoining properties are designated as Rural Reserve. SCC 14.04.020 defines Temporary Manufactured Home as: a temporary placement of a manufactured home to accommodate the housing needs of disabled or elderly family members or to house 1 farm worker and his immediate family. Documentation by a doctor and/or physician of the need for nearby care is required. SCC 14.16.320(3)(g) requires an Administrative Special Use for a temporary manufactured home. The application is then reviewed on its own merits.
- 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 standard of SCC 14.16.840.**
Provided the site is maintained in a typical residential manner, the proposed project will not create any undue noise, odors, heat, vibration, air and water pollution on surrounding, existing, and potential dwelling units.
- D. The proposed use will not generate intrusions on privacy of surrounding uses.**
The proposed project site appears to have minimal chance of intrusion of privacy onto the adjacent properties. The subject property is approximately 20 acres in size and the proposed home will be setback quite a distance from the property lines. Except for the residential areas the rest of the property is timbered. Although there are single family residences in the area, the properties adjacent to proposed site are at least 1



acre in size. All of these factors will minimize the potential for any intrusion of privacy of the surrounding uses.

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

There will be no effect on the general public health, safety, or welfare as a result of this project provided the site is maintained in a typical residential manner.

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 subject property is not designated as a resource land, therefore, the proposed project will not have an impact on long-term natural resource management or production.

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

The proposed project will not conflict with the health and safety of the community. There is an existing on site septic system and PUD will serve both the proposed home.

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 public facilities and will not adversely affect public services to the surrounding areas.

JURISDICTION

The Director of Planning and Development Services or his/her designee has jurisdiction to make a decision on this application without a public hearing. Skagit County Code (SCC) 14.06.050(1)(a)(xii) or SCC 14.06.050(1)(a)(xiii).

CONDITIONS

1. The applicant shall obtain all approvals (i.e. building permit, on-site septic, potable water, access etc).
2. At such time as Mrs. Wentz no longer needs care or to live close by someone, one of the manufactured homes shall be removed within 6 months.
3. The applicant must submit documentation from a medical doctor every three- (3) years from the date of this decision regarding the need of Mrs. Wentz to retain care by a family member and the continued need for the temporary manufactured home or the status of its removal. This documentation shall be forwarded to the Planning and Development Services Director and shall reference the original application number PL09-0320.
4. Prior to issuance of the building permit, all planning related fees must be paid.
5. Per SCC 14.16.900(2)(d) This special use permit shall be void if a completed building permit application has not been submitted within two (2) years of the date of this order.



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DECISION

This application for a temporary manufactured home for a disabled or elderly family member is hereby approved, subject to the conditions listed above.

Prepared by:

Marge Swint
Marge Swint, Senior Planner

Reviewed by:

Brandon Black
Brandon Black, Senior Planner Team Supervisor

Date of Preliminary Approval: September 18, 2009

Date of Final Approval: October 2, 2009

A level I decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Administrative Official within 14 days of the date the Notice of Decision was issued. If a Notice of Decision is not required, because the decision is exempt pursuant to SCC 14.06.200(1), then any appeal shall be filed within 14 days of the date the Administrative Official makes the decision. SCC 14.06.110(7).


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