

Please return To:

Skagit County Planning and Development Services



200608250140

Skagit County Auditor

8/25/2006 Page

1 of

6 12:50PM

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

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE SPECIAL USE PL06-0594

**APPLICANT:** BRANDON & MELLISSA STERNE

**ADDRESS:** 50272 CONCRETE SAUK VALLEY ROAD  
CONCRETE, WA. 98237

**PROJECT LOCATION:** Located at 50272 Concrete Sauk Valley Road, Concrete, within a portion of Section 28, Township 35 N., Range 9 East W.M. situated within Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Special Use request PL06-0594 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:** 350928-3-017-0200

**PROPERTY NUMBERS:** P44845

**ZONING/COMPREHENSIVE PLAN:** The parcel is located within a Rural Reserve (RRv) 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 July 18, 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 July 20, 2006 as required by SCC 14.06. The required fifteen (15) day comment period ended on August 4, 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 and was approved with BP05-1368.
4. The subject property is not located within a designated flood hazard area.
5. The subject parcel is approximately 10 acres in size located off of the west side of Concrete Sauk Valley Road. The subject property measures approximately 750 feet along the south (side) property line, approximately 850 feet along the north (side) property line, approximately 700 feet along the west (rear) property line, and approximately 450 feet along the east (front) property line. Access to the site will be via the existing single family driveway off of Concrete Sauk Valley Road.
6. The existing residence is located along the southwesterly portion of the property, approximately 570 feet off of the front (east) property line. The temporary manufactured home is to be placed to the north of the existing residence, approximately 280 feet from the existing residence, approximately 115 feet off of the west (rear) property line, approximately 98 feet off of the north (side) property line, and approximately 590 feet off of the east (front) property line.
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 an elderly relative, Betty Sterne. Betty Sterne will use the proposed manufactured home as a residence to 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 Betty Sterne. 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 Betty Sterne and/or she is no longer residing on site, the manufactured home will be removed.
9. The application was routed to the Shoreline Administrator for review. In reviewing the application the Shoreline Administrator had no comments.
10. The application was routed to the Environmental Health Unit (septic) for review. In reviewing the application as submitted, the Health Unit indicated that a septic design has been approved as a 2 bedroom system under SW06-0308.
11. The application was routed to The Public Works Department for comments. Public Works indicated that there may need to be revisions to the drainage study prior to approval of BP06-0828.
12. The application was routed to the Water Resources Division of the Skagit County Planning and Development Services for review. Water Resources comments are as follows:
- A current satisfactory bacteriological test result is required for WA05-0137 before tiedown final.
12. 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 Rural Reserve (RRv). The surrounding parcels are rural in character. Per SCC 14.16.320, temporary manufactured homes for elderly or disabled relatives, requires an Administrative Special Use in Rural Zones.



- 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 10 acres in size with the majority of the surrounding area rural in character. The proposed placement of the manufactured home will be to the north 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 and is a manufactured home that will be brought in and set up on site. 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 an elderly relative. This proposal will be beneficial to the welfare and safety of Betty Sterne 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 Betty Sterne, 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 (PL06-0594) when submitting the letter.
5. A current satisfactory bacteriological test result is required for WA05-0137 before tiedown final.
6. Temporary medical special use permission is not to be considered as a future land division.
7. Applicant shall be responsible for placing the manufactured home to maintain, at a minimum, the required setback for the RRv zoning designation (front setback is 35 feet or 25 feet on a minor or dead end street, 8 foot side, 25 foot rear).
8. All fees must be paid prior to final approval.



Prepared By:

Michele Q. Szafran  
Michele Q. Szafran, Assistant Planner

Reviewed By:

Brandon Black  
Brandon Black, Senior Planner

Date of approval: August 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.



200608250140  
Skagit County Auditor

8/25/2006 Page

6 of

6 12:50PM