

**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

re: The application for a Shoreline Substantial Development Permit and a Special Use Permit by **Blanchard Edison Water Association** for upgrading waterlines

**SHLN-25-0003 (SHLN)
PLAN2-24-0017 (SUP)**

FINDINGS OF FACT, CONCLUSIONS OF
LAW, AND DECISION

SUMMARY OF APPLICATION AND DECISION

Application: The Applicant, Blanchard Edison Water Association, requests permits to upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1,340 linear feet. The extension will upgrade five existing residential connections, add one new commercial connection, add four new residential connections, and help spread the infrastructure and capacity to add potential additional new residential connections.

Decision: The requested Shoreline Substantial Development Permit and Special Use Permit are granted, subject to conditions of approval.

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted and evidence presented at a properly noticed public hearing.

FINDINGS OF FACT

I.

Applicant: Blanchard Edison Water Association
David Lohman
PO Box 38
Bow, WA 98232

Agent: John Semrau, PE & PLS
Semrau Engineering and Surveying
22218 Riverside Drive, Suite 209
Mount Vernon, WA 98273

Site Address: Located within Sections 16, 21, and 22, Township 36 North, Range 3 East, W.M. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, proceeds north on Blanchard Road to the intersection with Chuckanut Drive (State Route 11), then north on Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive, Skagit County, WA.

Lot Size: Substantial: Sections 16, 21, & 22, Township 36 North, Range 3 East

Zoning: Agriculture-Natural Resource Land, Rural Reserve, Rural Business, Secondary Forest-Natural Resources Land

Water Supply: Blanchard Edison Water Association

Sewage Disposal: NA

Fire Protection: Fire District #5

Law Enforcement: Skagit County Sheriff

Application Date: April 1, 2025

Determination of Completeness: May 7, 2025

Shoreline Designation: Rural

Statewide Significance: No

SEPA Review: Determination of Nonsignificance, *issued* June 26, 2025

Notice Information: Notice of Application posted, May 13, 2025

Primary Authorizing Codes, Policies, Plans, and Programs:

- Revised Code of Washington (RCW)
 - RCW 36.70A, Growth Management Act
 - RCW 36.70B, Local Project Review
 - RCW 90.58, Shoreline Management Act of 1971 (“SMA”)
- Washington Administrative Code (WAC)
 - WAC 197-11, SEPA Rules
- Skagit County Code (SCC)
 - SCC 12 – Health, Welfare, and Sanitation
 - SCC 12.05 – On-Site Sewage Code
 - SCC 12.48 – Rules and Regulations of the Skagit County Board of Health Governing Individual and Public Drinking Water Systems
 - SCC 14 – Unified Development Code
 - SCC 14.02 – General Provisions
 - SCC 14.02.070 – Office of the Hearing Examiner
 - SCC 14.06 – Permit Procedures
 - *Former SCC 14.16 – Zoning (now at SCC 14 in Division 1)*
 - *Former SCC 14.16.150, Rural Business*
 - *Former SCC 14.16.320, Rural Reserve (RRv)*
 - *Former SCC 14.16.400, Agriculture-Natural Resource Lands (Ag-Nrl)*
 - *Former SCC 14.16.420, Secondary Forest-Natural Resource Lands*
 - *Former SCC 14.16.900, Special Use Permits*
 - SCC 14.22 – Land Disturbance
 - SCC 14.24 – Critical Areas Ordinance
 - *Former SCC 14.26 – Shorelines (now at SCC 14.48)*
 - SCC 14.32 – Stormwater Management
 - SCC 14.34 – Flood Damage Prevention
 - SCC 16 – County SEPA Application
 - SCC 16.12 – County SEPA Application
- Skagit County Shoreline Master Program of 6/29/76, as amended by Skagit County Board of Commissioners through 7/10/95 (SMP)
- Skagit County Comprehensive Plan of 6/30/16, as amended by Skagit County Board of Commissioners through 12/19/23 (SCP or “Comprehensive Plan”)
- Skagit County Hearing Examiner’s Rules of Procedure (SCRE), as authorized by Skagit County Commissioners per Resolution #R20240280 on 12/16/24

Hearing Date: 11/7/25 at 8:30 AM

Testifying Parties of Record:

Leah Forbes, AICP, Sr. Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Sarah Smith
14317 W. Bow Hill Road
Bow, WA 98232

Tom Pasma
15128 Colony Row
Bow, WA 98232

John Semrau, PE & PLS
Semrau Engineering and Surveying
2118 Riverside Drive, Suite 209
Mount Vernon, WA 98273

John Pickett
17531 W. Big Lake Blvd.
Mount Vernon, WA 98273

Oscar Graham
3643 Legg Road
Bow, WA 98232

Carmen Werder
3109 Blanchard Road
Bow, WA 98232

Hearing Examiner Exhibit List:

1. Special Use Permit Narrative, dated February 27, 2025
2. Shoreline Substantial Development Permit Narrative
3. JARPA, dated March 28, 2025
4. Construction Plans, dated March 31, 2025
5. Vicinity Map
6. SEPA Environmental Checklist, dated April 18, 2025
7. Critical Areas Site Assessment, dated February 27, 2025
8. Notice of Development Application, dated May 13, 2025
9. Public Comment, dated June 20, 2025
10. Determination of Nonsignificance, dated June 23, 2025
11. Notice of Public Hearing
12. Staff Report, dated November 7, 2025

13. Hydraulic Project Approval from WDFW, *issued* September 18, 2025

14. Map Highlighting Northern Portion of Project, *dated* February 12, 2024

II.

The Applicant, Blanchard Edison Water Association is requesting a Shoreline Substantial Development Permit (application SHLN-2025-0003) and an Administrative Special Use Permit (application PLAN2-2025-0017) to upgrade 820 linear feet of an existing but aging beyond its lifespan 2-inch water main to a new 8-inch water main and extend the new 8-inch line approximately 1,340 linear feet.

The Applicant has provided water to the local micro-area for over eighty years, and currently pulls water from four different wells, usually two at a time, and uses two tanks as reservoirs. The Applicant does not currently serve a nearby restaurant, Chuckanut Manor which has been in operation for approximately eighty years and can serve up to 600 meals per day and provides local employment. The Applicant also does not serve a geographic area to the north of its current service area.¹ Both the restaurant and the properties to the north draw water from springs or wells and have reported decreasing water capacity, quality, or both. The residents must truck in potable water, and the restaurant at time has to close due to lack of water.²

The extension would upgrade five existing residential connections, add one new commercial connection serving the restaurant, and add four new residential connections. Further, five future residential connections have been included in the design to serve other existing residences in the vicinity of the pipe and within the BEWA service area. The extension would allow the Applicant to expand northwards. The project proposes to serve as a beginning of a remedy to the water shortages of their commercial and residential neighbors. The associations' position is that "everyone deserves affordable, cleans, and safe water."³

The proposed project occurs in Sections 16, 21, & 22 Township 36 North, Range 3 East, all in Skagit County. Work would begin 0.25 miles north of the intersection of Legg and Blanchard Roads, across from 3305 Blanchard Road, and proceed north on Blanchard to the intersection with Chuckanut Drive, then north along the east right-of-way line of Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive.

¹ See *generally* Ex. 14

² Testimony of Werder, Pickett, and Graham.

³ Testimony of Pasma

III.

The Skagit County Planning and Development Services Staff (the “Department”) have recommended approval of the requested Special Use Permit and the Shoreline Substantial Development in a “Skagit County Planning and Development Services Findings of Fact,” undated and unsigned (“Staff Report” **Ex. 12**).

The Applicant has indicated there are no factual or legal inaccuracies in the Staff Report’s findings or conclusions, and that they agreed with the conditions proposed.

The Findings of Fact and Conclusions of Law in the Staff Report, a copy of which is attached hereto and incorporated herein, are supported by the record as a whole and are hereby adopted and incorporated herein by this reference, except where explicitly contradicted by the findings herein.

IV.

The only written public comment received during the public comment period for the Notice of Application was actually from the applicant’s board of directors itself, which was unsurprisingly in support of its own application.⁴

All comments received at the hearing were supportive of the project.

V.

SCHE §14 grants parties the right to object to evidence and to cross-examine. In the case at hand, with full knowledge of the evidence being admitted, no objection by the applicant or the Department was made to any of the 14 exhibits that were admitted into the record.

VI.

Any Conclusion of Law below which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following:

CONCLUSIONS OF LAW

I.

⁴ Ex. 9

Scope of Hearing, Jurisdiction, & Concurrency

Whenever possible, development applications are consolidated and reviewed according to the highest standard of all of the permits, with some exceptions outlined in the law.⁵ Minor utility developments, which are administrative special use permits are normally director decisions with notice, which are only Type 2 decisions.⁶ In this case, however, the highest application level is the Shoreline Substantial Development Permit, which must be heard by the Hearing Examiner as a Type 3 review.⁷

Utility Development

Utility development: includes, but is not limited to, facilities and services that generate, transport, process, or store water, sewage, solid waste, electrical energy, communications and pipelines for fuel, oil, natural gas, and petroleum products.⁸

Utility development is one of the following three types:

- a) Minor: an unmanned utility development designed to serve a small local community that would be considered a normal utility service for the area.
- b) Major: a utility development that is not a minor utility development or a major regional utility development.
- c) Major regional: a utility development that is designed to serve a region.

This is a minor utility development being proposed to bring normal and customary water service to a localized area.

In Shoreline areas, utility development is also governed by SMP §7.18.

Zoning Applicability

In each of the zones present, minor utility development is allowed as an Administrative Special Use.^{9, 10}

⁵ SCC 14.06.160

⁶ SCC 14.06.120(1) and .150 at Table 1; and SCC 14.10.060(1)

⁷ SCC 14.06.120(2) and .150 at Table 1; and SMP §9.06

⁸ SCC 14.18.870

⁹ *Former* SCC 14.16.150(3)(c) Rural Business Minor utility development; *former* SCC 14.16.320(3)(h) Rural Reserve minor utility development; *former* SCC 14.16.400(3)(g) Agriculture-Natural Resource Land minor utility development; *former* SCC 14.16.420(3)(e) Secondary Forest-Natural Resource Lands minor utility development.

¹⁰ Contrast with new and current SCC 14.10.060 widely allowing minor utility development in all zones with a few exceptions.

II.

Special Use Permit

This project is a minor utility development which is allowed as an administrative special use in all the applicable zones, and it must follow the Special Use Permit procedure and meet the criteria.

To provide a means to recognize and approve land uses not specifically identified as allowed uses there are Special Use Permits for certain activities. A Special Use Permit must demonstrate that the proposed activity will not adversely affect or prevent those uses normally allowed within the respective district.¹¹ The criteria are as follows:

- A.** The proposed use will be compatible with existing and planned land use.
- B.** The proposed use complies with the Skagit County Code.
- 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.
- D.** The proposed use will not generate intrusions on privacy of surrounding uses.
- E.** The proposed use will not cause potential adverse effects on the general public health, safety, and welfare.
- F.** For special uses in Industrial Forest—Natural Resource Lands, Secondary Forest—Natural Resource Lands, Agricultural—Natural Resource Lands, and Rural Resource—Natural Resource Lands, the impacts on long-term natural resource management and production will be minimized.
- G.** The proposed use is not in conflict with the health and safety of the community.
- 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.
- I.** The proposed use will maintain the character, landscape and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.¹²

¹¹ *Former* SCC 14.16.900(1)(a)

¹² *Former* SCC 14.16.900(1)(b)(v)

In this case, after reviewing the files and testimony, and having made the findings above, the Hearing Examiner finds that with appropriate conditions of approval, the project would be compliant with all the above applicable Special Use criteria. Consequently, subject to conditions of approval, the Special Use Permit should be approved.

III.

Shoreline Substantial Development

Any person wishing to undertake substantial development on shorelines shall apply to the Administrator for a substantial development permit.¹³ This proposed use is on a shoreline and thus a Shoreline Substantial Development Permit is required.

A shoreline substantial development permit shall be granted only when the proposed development is consistent with the following criteria:

- a. Policies and regulations of the [SMP];
- b. Applicable policies enumerated in [the SMA]¹⁴ in regard to shorelines of the state and shorelines of statewide significance; and
- c. Regulations adopted by the Department of Ecology pursuant to the SMA.

These will be examined in reverse order, as they tend to go from more specific to less specific.

The policies outlined by the SMA are ranked in preferential order as follows:¹⁵

- 1. Recognize and protect the statewide interest over local interest;
- 2. Preserve the natural character of the shoreline;
- 3. Result in long term over short term benefit;
- 4. Protect the resources and ecology of the shoreline;
- 5. Increase public access to publicly owned areas of the shorelines;
- 6. Increase recreational opportunities for the public in the shoreline;
- 7. Provide for any other element [required by the local Shoreline Master Program].¹⁶

As conditioned, the proposed use in its totality is consistent with some of the policies enumerated in the overarching policies of the SMA, specifically §3, and does not infringe upon the other first six criteria. The final element of the SMA criteria will be examined in the next section, but otherwise the proposed use in its totality is consistent with the policies enumerated in the SMA.

The SMP Goals, the last of which is not directly applicable, are as follows:

¹³ SMP §9.01(1)

¹⁴ RCW 90.58.020

¹⁵ RCW 90.58.020

¹⁶ "...as defined in RCW 90.58.100 deemed appropriate or necessary."

1. **Shoreline use** - To allow for compatible uses of the shorelines in relationship to the limitations of their physical and environmental characteristics. Such uses should enhance rather than detract from or adversely impact, the existing shoreline environment.
2. **Conservation** - To preserve, protect, and restore the natural resources of Skagit County's shorelines in the public interest and for future generations. These natural resources include but are not necessarily limited to fish, wildlife, vegetation, and natural features found in shoreline regions. Only renewable resources should be extracted and in a manner that will not adversely affect the shoreline environment.
3. **Public access** - To provide safe, convenient, properly administered and diversified public access to publicly owned shorelines of Skagit County without infringing upon the personal or property rights of adjacent residents. Such access should not have an adverse impact upon the environment.
4. **Circulation** - To permit safe, adequate, and diversified transportation systems that are compatible with the shorelines, resulting in minimum disruptions to the shoreline environment.
5. **Economic development** - To promote and encourage the optimum use of existing industrial and economic areas for users who are shoreline dependent and shoreline related and can harmoniously coexist with the natural and human environments; and, subsequently, to create similar areas as need arises with minimum disruption of the shorelines.
6. **Recreation** - To encourage the provision and improvement of private and public recreation along the shorelines of Skagit County only to the extent that the environment is not impaired or degraded.
7. **Historical/Cultural/Educational** - To identify, protect, and restore those shoreline areas and facilities that are of historical, cultural or educational value. Public or private organizations should be encouraged to provide public access and protection of such areas and facilities.
8. **Restoration and enhancement** - To restore and enhance those shoreline areas and facilities that are presently unsuitable for public or private access and use.
9. **Implementation Process** - Provide an efficient system for shoreline permit applications which would eliminate unnecessary duplication of effort or jurisdictional conflicts, yet assure complete coordination and review. Provide a process to periodically update the inventory, goals, policies, and regulations to achieve responsiveness to changing attitudes and conditions.¹⁷

As conditioned, the proposed use in its totality is consistent with the policy goals enumerated in the SMP or does not impact them in a negative manner.

¹⁷ SMP §4.02

The SMP also specifically regulates utility development in Rural Shoreline areas with specific criteria:

- a. Utility development is permitted subject to the General and Tabular Regulations EXCEPT for the below.
- b. Aerial power transmission cable and pipeline crossings of the Rural Shoreline Area are permitted as a conditional use. Buried or submarine facilities are permitted subject to the General and Tabular Regulations.
- c. All parallel and local distribution line crossings are permitted subject to the General and Tabular Regulations.
- d. Hydroelectric generating facilities, including dams, are permitted as a conditional use.
- e. Water treatment plants, sewage treatment plants, and sewage pump stations are allowed as a conditional use.¹⁸

Which is on top of general criteria about utility development in all shoreline areas, which governs a number of specific topics as follows, with specific criteria for each topic:

- (1) Existing use areas
- (2) Prohibited utility development locations
- (3) Floodplains, floodways
- (4) Underground utilities
- (5) Shore defense works
- (6) Parking areas and access roads
- (7) Screening and buffer areas
- (8) Landfills
- (9) Underground utility lines
- (10) Surface utility lines
- (11) Aerial utility lines¹⁹

And there are specific shore and lot setbacks established for utilities in the SMP as well.²⁰ As conditioned, the proposed use in its totality, and as conditioned, is consistent with the regulations enumerated in the SMP.

In conclusion, after reviewing the files and testimony, the Hearing Examiner finds that with appropriate conditions of approval, the project would be compliant with all the above applicable Shoreline Substantial Development criteria. Consequently, subject to proposed conditions of approval, the Shoreline Substantial Development Permit should be approved.

¹⁸ SMP §7.18(2)(A)(3)

¹⁹ SMP §7.18(2)(B)(1-11)

²⁰ SMP §7.18(C)

IV.

Any Conclusion of Law deemed to be a Conclusion of Fact is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following:

DECISION

A Special Use Permit and Shoreline Substantial Development Permit shall be granted to Blanchard Edison Water Association , to upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1,340 linear feet, at a site addressed that occurs in Sections 16, 21, & 22, Township 36 North, Range 3 East, all in Skagit County. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, across from 3305 Blanchard Road, and proceeds north on Blanchard to the intersection with Chuckanut Drive, then north along the east right-of-way line of Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive, WA, subject to the following conditions:

1. The project must be commenced within 2 years of the shoreline permit approval and completed within 5 years (WAC 173-27-090(2)).
2. The applicant must strictly adhere to the project information (site diagram) submitted for this proposal. If the applicant proposes any modification of the subject proposal, they must notify Planning and Development Services prior to the start of construction, or otherwise as soon as possible, in order for the Administrator to make decisions in accord with SCC 14.26, 9.13.
3. The applicant must apply for and receive a Land Disturbance Permit prior to the start of construction to ensure compliance with SCC 14.22 and SCC 14.32.
4. The applicant must receive approval for the proposed deviation from the Skagit County Utility Policy for the portion of the project proposing to install the water line under the road surface along steeper roadside conditions.
5. The project must provide a minimum of one fire hydrant near the end of the extension to comply with Skagit County Code 15.04 Amendments to IFC.
6. The proposed water line must maintain a minimum 10-foot setback from existing septic drain fields.
7. The applicant has received a Hydraulic Project Approval from the Washington State Department of Fish and Wildlife. The conditions of that approval are considered conditions of this approval pursuant to SCC 14.24.040(3).
8. Inadvertent Discovery Plan. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Should archaeological resources (e.g. shell midden, faunal remains, stone tools) be observed during project activities, all work in the immediate vicinity should stop, and the area should be secured. The Washington State Department of Archaeology and Historic Preservation (Local Government Archaeologist, 360-586-3088) and the following Nations' Tribal Historic Preservation Offices should be contacted immediately in order to help assess the situation and to determine how to preserve the resource(s):

Upper Skagit Indian Tribe
Scott Schuyler, Cultural Resources
sschuyler@upperskagit.com
Phone: 360-854-7009

Swinomish Indian Tribal Community
Josephine Jefferson, THPO
jjefferson@swinomish.nsn.us
Phone: (360) 466-7352

Samish Indian Nation
Jackie Ferry, THPO
jferry@samishtribe.nsn.us
Phone: 360-293-6404 ext. 126

NOTICE OF POTENTIAL REVOCATION & PENALTIES

This Approval is subject to all the above-stated conditions. Failure to comply with them may be cause of its revocation.

Complaints regarding a violation of this permit's conditions should be filed with Skagit County Planning and Development Services. Violations of permit conditions may result in revocation (or modification) of the permit, administrative action under SCC 14.44 (including monetary penalties), and the violations being declared a public nuisance.

Special Use Permit Warnings

Pursuant to SCC 14.51.070, this permit can be revoked. The Hearing Examiner has the authority to order that a special use permit (including an administrative SUP) be revoked, suspended, or modified based on a finding that the conditions have not been satisfied by the applicant. The Director or party of record may request a review by the Hearing Examiner on a special use permit subject to the type of review specified in SCC 14.06.150.

Shoreline Warnings

THIS PERMIT IS NOT VALID (AND NO CONSTRUCTION NOR OPERATION AUTHORIZED BY THIS PERMIT SHALL BEGIN) UNTIL TWENTY-ONE (21) DAYS AFTER THE DATE OF FILING AS DEFINED BY RCW 90.58.140(6) OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCW 90.58.140(5) and WAC 173-27-190, UNLESS EXCEPTED BY STATUTE. THE DATE OF FILING WILL NOT OCCUR UNTIL AFTER THE 5 DAYS TO REQUEST RECONSIDERATION OR AN ADMINISTRATIVE APPEAL HAS RUN.

Any shoreline substantial development, conditional use or variance permit may be rescinded by Skagit County and/or the Department of Ecology upon the finding that a permittee is in non-compliance

with the permit and any conditions, terms or standards attached thereto. Procedure shall follow those outlined in SMMP §9.13.

FURTHER, in addition to incurring civil liability under SCC Ch. 14.44 and RCW 90.58.210, pursuant to RCW 90.58.220 any person found to have willfully engaged in activities on shorelines of the state in violation of the provisions of the act or the Shoreline Management Program or other regulations adopted pursuant thereto shall be guilty of a gross misdemeanor and shall be punished by a fine of not less than \$25 or more than \$1,000 or by imprisonment in the county jail for not more than 90 days, or by both such fine and imprisonment; provided that the fine for the third and all subsequent violations in any five year period shall not be less than \$500 nor more than \$10,000.

Any person who willfully violates any court order, regulatory order or injunction issued pursuant to the Shoreline Management Program or the State Shoreline Management Act shall be subject to a fine of not more than \$5,000, imprisonment in the county jail for not more than 90 days, or both. This approval does not release the applicant from any regulations and procedures required of any other public agency, or any County requirements other than the requirement to obtain a Shoreline Substantial Development Permit and Shoreline Conditional Use Permit. This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms or conditions thereof.

Pursuant to WAC 173-27-090(2) this permit shall expire within two years of the date of its approval and a new permit will be required if the permittee fails to make substantial progress toward completion of the project for which it was approved. Pursuant to WAC 173-27-090(3) it shall expire if the project is not completed within five years of the date of the approval, unless the permittee has requested a review, and upon good cause shown, been granted an extension of the permit.

NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF THE HEARING EXAMINER

This action of the Hearing Examiner is final.

The applicant, any party of record, or any county department may appeal any final decision of a hearing examiner.

- A.** Type 1 decisions are appealed to Skagit Superior Court, pursuant to the provisions of SCC 14.06.150-1; Appeals to the Superior Court must be filed with the Superior Court within 21 calendar days of the final decision of a hearing examiner pursuant to RCW 36.70C.040(C).
- B.** Type 2 and 3 decisions are appealed to the Skagit County Board of Commissioners, pursuant to the provisions of SCC 14.06.150-1; Appeals to the Skagit County Board of Commissioners require filing of a written notice of appeal within 14 calendar days of the final decision of a hearing examiner for most decisions, *but* Shoreline permit decisions require filing a notice of appeal within five days of the decision per the same ordinance as provided in SCC 14.06.410(3).

More detailed information about reconsideration and appeal procedures are contained in the Skagit County Code Title 14.06 and which is available at <https://www.codepublishing.com/WA/SkagitCounty/>

DATED November 7th, 2025



Rajeev D. Majumdar
Skagit County Hearing Examiner