



202204120090

04/12/2022 01:48 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
700 S. SECOND STREET, ROOM 100
MOUNT VERNON, WA 98273

DOCUMENT TITLE: Frederick Butler, Appeal PL21-0632 No. PL21-0543

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPELLANT: Frederick Butler

PARCEL NO(S): P36778

LOCATION: 20120 Kelleher Road Burlington, WA 98233, on property identified as P36778 and No. 350416-2-003-0000; and minimally described as within a Portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 35, Range 4E. W.M. (as reflected by Boundary Line Adjustment PL18-0093, AF#201803160158), situated within Skagit County, Washington.

Permits Plus Receipt(s) Dated: 12/13/21 3 10/11/21
(PL21-0632) ' (PL21-0534)

**NOTICE OF DECISION
BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

- Appellant:** Frederick S. Butler
- Request /File No:** Appeal #PL21-0632; No. PL-21-0543
- Location:** Located at 20120 Kelleher Road, on property identified as P36778 and No. 350416-2-003-0000; and minimally described as within a Portion of the Northwest ¼ of the Northwest ¼ of Section 16, Township 35, Range 4 E. W.M. (as reflected by Boundary Line Adjustment PL18-0093, AF# 201803160158), situated within Skagit County, Washington.
- Land Use Designation:** Agricultural Natural Resource Lands (Ag-NRL)
- SEPA Determination:** The underlying decision associated with the lot of record certification was determined to be exempt from SEPA.
- Summary of Appeal:** This appeal concerns a decision by Skagit County, made pursuant to review of a “Lot of Record Certification” application submitted by Frederick Butler (Appellant), that the Appellant’s substandard lot is ineligible for development permits. More specifically, the County determined that the Appellant’s property is a legally created lot of record but that it is ineligible for consideration of residential development permits because it does not meet the minimum 40-acre lot size for the “Agricultural-Natural Resources Land” zoning district and does not otherwise qualify for an exemption allowing for residential development of a substandard lot.
- Public Hearing:** An open record appeal hearing occurred on February 18, 2022, as required by SCC 14.06.110(11).
- Decision/Date:** The appeal is denied, consistent with the attached decision, dated **March 22, 2022**
- Appeal:** As provided in SCC 14.06.110(13), the decision may be appealed to the Skagit County Board of Commissioners by filing a written notice of appeal within 14 days after the date of the decision.

The entire decision can be obtained at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA.