



202207270048

07/27/2022 12:07 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Document Title:

Notice of Decision of Hearing Examiner

Reference Number : PL21-0623/PL251-0638

Grantor(s):

☐ additional grantor names on page ____.

1. Skagit County Hearing Examiner

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Scholtens Equipment, Inc.

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

NE1/4 SE1/4 E OF RLY & W OF CO RD EXC S DT 14 384FT THOF & EXC RT#4-001-01 02
TO CO R D

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P36925

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

Applicant: Duane Scholten

Request /File No: Nos. PL21-0623 and PL21-0638

Location: Located at 9534 Green Road, on property situated within Skagit County, Washington, identified as tax assessor parcel number P36925; and minimally described as:

DR 14: THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, EXCEPT THE SOUTH 384 FEET THEREOF, AND EXCEPT THE NORTH 30 FEET THEREOF FOR COUNTY ROAD KNOWN AS THE COOK ROAD, AND THAT PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD ALONG THE EAST LINE THEREOF KNOWN AS GREEN ROAD.

Land Use Designation: Rural Business

SEPA Determination: The County acted as lead agency and analyzed the environmental impacts of the proposal, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The County determined that, with mitigation measures, the proposal would not have a probable significant adverse impact on the environment. Accordingly, the County issued a Mitigated Determination of Nonsignificance (MDNS) on April 12, 2022, with an appeal deadline of April 28, 2022. The MDNS was not appealed.

Public Hearing: The Skagit County Hearing Examiner held an open record hearing on the application on June 8, 2022, as required by SCC 14.06.160(1)(b).

Summary of Decision: The request for a special use permit and 15-year phasing plan to allow the construction of a 16,000 square foot building that would be used for parts storage and maintenance/repair activities associated with an existing commercial business on-site, and for the future construction

of a 15,000 square foot building on-site, on an approximately 3.47-acre property, located at 9534 Green Road, is **APPROVED**.

The related request for variances from the setback requirements of SCC 14.16.150(5)(a), to reduce the required front setback for the proposed 16,000 square foot building from 55 feet to 45 feet, and to reduce the required rear setback for the proposed building from 35 feet to 25 feet, and to reduce the required rear setback of an existing 20-foot by 40-foot unfinished wood-framed accessory structure located at the northwest corner of the existing business building from 35 feet to approximately 20 feet, is also **APPROVED**.

Decision Date: July 26, 2022

Appeal: As provided in SCC 14.06.120(9), the decision of the Hearing Examiner after the open record hearing shall be final, unless appealed to the Board of County Commissioners by filing a written Notice of Appeal with Planning and Development Services within 14 days after the date of the Hearing Examiner decision, or decision on reconsideration, if applicable. The appeal fee must accompany the Notice of Appeal, and the Notice of Appeal is not considered filed unless the appeal fee accompanies it.

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