

**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

re: The Appeal of Notice of Violation
Decision by Skagit County Public Health on
2/26/25 by **Tulip Time, LLC**

Health APL 25-0001

STIPULATED DISMISSAL

The Hearing Examiner having received in writing, and agreed to orally on the record on the date of the final hearing, a stipulation of the parties seeking a dismissal, while preserving certain rights and making other covenants, and pursuant to SCRE §12(C)(iv), the Hearing Examiner orders:

ORDER

A. Stipulations The parties have stipulated to the following at an open record hearing on this day:

- *The appellant shall have a licensed on-site septic designer develop an on-site septic design which meets WAC 246-272A and SCC 12.05, pursuant to the Washington Administrative Code and Skagit County Code provisions in effect as of the date of the Notice of Violation of February 26, 2025.*
- *The design must be submitted as a SEPTIC permit and the permit fees must be paid for by September 10, 2026.*
- *Any upgrades identified in the approved septic design must be installed within 30 days of permit issuance.*
- *An as-built record drawing for the permitted installation must be completed and submitted to Public Health within 30 days of the final construction inspection.*

Once the above conditions are met, then the civil penalties will be reduced to an assessment of 7 days (\$1,750).

If the above conditions are not met, then the existing civil penalties will not be reduced. Additional enforcement action will continue which may include additional civil penalties and other enforcement action.

The parties reserve all objections and rights under the applicable county code and Washington Administrative Code.

B. Dismissal Predicated upon the above stipulations, this matter is dismissed, after the admission of 36 exhibits, as follows:

1. Tulip Time Pump Report, dated May 21, 2024
2. Tulip Time NOD, dated July 24, 2024
3. Tulip Time Pump Report, dated August 20, 2024
4. Tulip Time Pump Report, dated September 10, 2024
5. Tulip Time Follow up Report, dated October 23, 2024
6. 2nd Letter – Notice of Violation, dated February 26, 2025
7. 3rd Letter – Notice of Fine Accumulation, dated May 2, 2025
8. Tulip Time HO Appeal, dated May 27, 2025
9. Tulip Time 12637 Pulver Rd Appeal HO – Staff Report, dated August 26, 2025
10. Tulip Time 12637 Pulver HO Decision, dated August 28, 2025
11. HO Decision–Tulip Time–Pulver Appeal. w/ Cert. Letter dated August 28, 2025
12. Board of Health Appeal, dated December 5, 2025
13. Tulip Time Pulver BOH appeal Form, dated September 18, 2025
14. Tulip Time LLC Property Status Updates, dated September 18, 2025
15. Health Dept. Motion for a Pre-Hearing Conf., dated November 20, 2025
16. Procedural Order in Response to Party Filing, dated November 21, 2025
17. Parties Stipulation in Response to The Hearing , dated November 25, 2025
 - a. Examiner’s Procedural Order of November 21, 2025
18. 2023 Aerial Photograph, dated December 9, 2025
19. Department’s Pre-Hearing Memorandum, dated December 9, 2025
20. Appellant’s Pre-hearing Memorandum , dated December 9, 2025
21. 1st Post Conference Order dated December 9, 2025
22. 2nd Post Conference Order, dated January 16, 2026
23. Agreed Stipulation for continuance, dated February 27, 2026
24. Department’s 2nd Pre-Hearing Memorandum, dated February 20, 2025
25. Continuance Order Tulip Time BOH, dated February 26, 2026
26. 3rd Post Conference Order Tulip Time BOH, dated April 10, 2026
27. Appellant’s Hearing Brief, dated June 12, 2026
28. Responsive Brief, dated June 29, 2026
29. Appellant Reply Brief, dated June 29, 2026
30. Appellant Tulip Times Motion for Continuance, dated July 2, 2026

- 31. Order on Appellant Motion Tulip Town, dated July 7, 2026
- 32. Notice of Appearance – Pedersen, dated July 7, 2026
- 33. Tulip Time LLC's Supp Memo, dated July 7, 2026
- 34. Tulip Time LLC - Reply on Motion to Cont., dated July 7, 2026
- 35. Tulip Time LLC – 2nd Supplement Memo Conf., dated July 8, 2026
- 36. Parties' Stipulation Language, *filed* 7/10/26

SO ORDERED this 10th day of July 2026.



Rajeev D. Majumdar
Skagit County Hearing Examiner