



Skagit County Planning & Development Services

1800 Continental Place • Mount Vernon, WA 98273
Inspections (360) 416-1330 • Office (360) 416-1320 • Fax (360) 416-1340

When to Require a SEPA Checklist Pursuant to Skagit County Code 14.12.000

Question:

What triggers State Environmental Policy Act (SEPA) review and how does SEPA review fit in with the review of the total application?

Answer:

SEPA review is only one portion of the total permit review. SEPA review is triggered when a project exceeds certain established limits, or is not considered CATEGORICALLY EXEMPT, as outlined in the SEPA RULES (WAC 197-11-800). Listed below are the most common activities that trigger SEPA review.

When to require a SEPA checklist.

- **REZONE:** be sure that Supplement D is attached and completed.
- **SPECIAL USE PERMITS:** except Administrative Special Uses for the Temporary Placement of manufactured homes for caretaking purposes (single family construction), and except for changes of use, such as home occupations, where the activity will not change the character of the building or facility in a way that would remove it from an exempt class.
- **SHORELINE PERMITS:** all but variances and exemptions.
- **AMENDMENTS TO ANY CODES/ORDINANCES/PLANS:** which are more than procedural changes.
- **CONSTRUCTION OF MORE THAN 20 DWELLING UNITS:**
- **AGRICULTURAL BUILDINGS OVER 30,000 SQUARE FEET IN AREA.**
- **OFFICE, SCHOOL, COMMERCIAL, RECREATIONAL, SERVICE OR STORAGE BUILDINGS OVER 12,000 SQUARE FEET** with associated parking facilities designed for forty (40) automobiles.
- **CONSTRUCTION OF A PARKING LOT** designed for 40 automobiles
- **FILL AND/OR GRADING 500 OR MORE CUBIC YARDS.**
- **PROPOSED LAND DIVISIONS:** For more than four (4) lots.
- **THE INSTALLATION OR REMOVAL OF IMPERVIOUS UNDERGROUND OR ABOVE GROUND TANKS:** Having a capacity greater than 10,000 gallons, 60,000 gallons on agriculture or industrial lands
- **LANDS COVERED BY WATER:** Work requiring a permit below the ordinary high water mark on lands covered by water.

There may be other situations where an environmental checklist will be required.
The most common ones are listed above.
If you are unsure, please consult Planning and Development Services staff.