



# PLANNING AND DEVELOPMENT SERVICES

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## RE: PROCESS FOR WAIVER OF SIX-YEAR MORATORIUM

Dear Applicant:

This information is to assist you in applying for a waiver from the Six-Year Moratorium. For the complete process please refer to **SCC 14.24.110**, County Regulation of Forest Practices for the Protection of Critical Areas. You will need to submit at a minimum the following information to Skagit County Planning and Development Services for review:

1. A complete and signed Waiver of Moratorium for a Single Family Home or Development with a processing fee of **\$1,000**. Please list all tax account and parcel (P) numbers of land parcels included in the application.
2. A completed and signed Critical Areas Checklist with a processing fee of **\$150**.
3. An Assessor's parcel map with the parcel marked.
4. A site Assessment that determines the level of impacts if any to County regulated critical areas and associated buffers that have occurred due to logging and any associated conversion activity.
5. If permits are pending from agencies other than Skagit County for work on this site, copies of those applications must be included.
6. A site plan, to a standard engineering scale, on paper 8 ½" x 11" or 11" x 17" (all black and white, no color coding) showing:
  - a) North arrow
  - b) The boundaries of your contiguous ownership, including all tax parcel boundary lines;
  - c) The boundaries of existing forested areas;
  - d) The limits of existing disturbance on the site;
  - e) The limits of proposed disturbance on the site;
  - f) The boundaries of all critical areas and buffers on site per Chapter 14.24 SCC (including streams, wetlands, flood hazard areas, geologically hazardous areas, and fish and wildlife habitat conservation areas);
  - g) Tops and toes of all slopes of 30 percent or greater (indicate percent of grade);
  - h) All existing and proposed roads;
  - i) All existing and proposed access points;
  - j) All existing or proposed structures on the site;
  - k) All existing or proposed septic systems, wells, sewers, or water lines;
  - l) A conceptual drainage plan showing natural storm flow direction and plans for handling increased drainage flows, along with location and type of erosion and sediment control measures;
  - m) All existing or proposed easements, including access and utilities.

1. If, based on the prepared site assessment and comments received, the Planning Director (for single-family residences) or Hearing Examiner (for waivers subject to public hearings) determines that recovery of the critical area(s) and associated buffers can be achieved within 6 years, then a mitigation plan shall be prepared and implemented consistent with the CAO and the waiver shall be lifted. If, however, critical areas and their buffers cannot be restored within a 6-year period to a level of critical area function comparable to what it was prior to the logging activity, the request for a waiver of the moratorium shall be denied and the County shall not accept applications for development permits for a duration of 6 years unless compensatory mitigation can be performed as approved by the County. For purposes of this Section, compensatory mitigation shall mean compliance with SCC 14.24.240(10), for wetlands; there are no compensatory mitigation options for fish and wildlife habitat conservation areas (SCC 14.24.500), including riparian areas, and none for geologically hazardous areas (SCC 14.24.400)-- the landowner must meet the mitigation standards under SCC 14.24.530 and/or SCC 14.24.430 in order to be eligible for the waiver.