

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES  
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

For  
Skagit County Public Works  
File # **PL24-0350**

**PROJECT DESCRIPTION:** Notice is hereby given that on February 11, 2025, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Special Use Permit application #PL24-0350 for Skagit County Public Works, in conjunction with Skagit County Parks and Recreation, who filed a Type 3 Special Use Permit application for the Schoolhouse Park material storage project. The project involves the Public Works Department setting aside a portion of the existing graded parking lot at Schoolhouse Park to allow for the stockpiling of material intended to be used for road improvement and maintenance projects, such as road re-surfacing/chip sealing, which occur approximately every four years. The total quantities of stockpiled material will be approximately 1,400 cubic yards at maximum capacity and will consist primarily of ½” chip rock encompassing an area of approximately 2,850 square feet. The project involves relocating 8 existing parking stalls to the west side of the existing parking lot. Skagit County Code (SCC) 14.16.320(4)(v) lists “*Outdoor storage of processed and unprocessed natural material in quantities greater than 500 cubic yards that do not have a potential health hazard*” as a use allowed with an approved Hearing Examiner Special Use Permit. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps.

**PROPONENT:** Skagit County Public Works, c/o Grace Kane and John Davidson, 1800 Continental Place, Mount Vernon, WA 98273. Skagit County Parks and Recreation, c/o Brian Adams, 1730 Continental Place, Mount Vernon, WA 98273. **PROJECT CONTACT:** Skagit County Public Works, c/o John Davidson, 1800 Continental Place, Mount Vernon, WA 98273.

**PROJECT LOCATION:** The site is located at 5554 Edens Road, Guemes Island, Anacortes, within a portion of Section 1, Township 35N, Range 1E W.M., situated within Skagit County, Washington. (stockpile site P60876. adjacent ownership P31139).

**LEAD AGENCY:** Skagit County Planning and Development Services.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 16.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. The applicant must comply with any Temporary erosion/sedimentation control (TESC) measures, as directed and approved by the Skagit County Planning and Development Services. If applicable, said TESC measures must be in place prior to the proposed placement of materials. The applicant must maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance. Said measures must remain in place until the

- completion of the project.
2. The applicant must comply with Northwest Clean Air Agency (NWCAA) requirements.
  3. The applicant must comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Stormwater Management Ordinance, as it relates to increased runoff resulting from additional impervious surfaces. Best Management practices must be utilized throughout the life of the project.
  4. The applicant must comply with Fire Code Standards.
  5. The applicant must comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).

**The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.**

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with the Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted no later than: **February 27, 2025**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner

MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.

PHONE: (360) 416-1320

Date: 2-11-25

Signature: 

*On behalf of* Jack Moore

Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, Skagit County Water Resources, WSD&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, Upper Skagit Indian Tribe, Samish Indian Nation, Applicant, Parties of Record

Transmitted to for publication: 2-11-25.

**Please Publish: 2-13-25**