



# Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

## STATE ENVIRONMENTAL POLICY ACT Determination of Non-Significance (DNS)

**Description of Proposal:** Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulation amendments under consideration through the 2024 Docket. This DNS does not include the petition for (LR24-01) Washington State Parks Deception Pass Comprehensive Plan & Zoning Map amendment which is being reviewed through a separate SEPA environmental review process. This DNS includes the following petitions:

- **LR24-02 Bayview Ridge Light Industrial Zone Buffer and Landscaping Amendments:** This petition requests to amend SCC 14.16.180(7) by reducing the buffering requirement between loading areas in the Bayview Ridge Light Industrial (BR-LI) zone and residential zoned land. Additionally, it requests to amend SCC 14.16.830(f), the landscaping requirements for industrial development in Bayview Ridge abutting residential zoned land.
- **LR24-04 Airport Environs Overlay Amendments:** The petition requests the Planning & Development Services Department update SCC 14.16.210 – Airport Environs Overlay (AEO). The update would improve awareness of the Skagit Regional Airport and address airport compatibility of future development in the airport vicinity by adding a disclosure requirement upon transfer of real property by sale, exchange, gift, real estate contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or any other means. The petition also requests to amend SCC 14.16.210(3)(c)(ii)&(v) which regulates exhaust plumes and electronic interference as a compatibility requirement in the AEO. These amendments come from the latest guidance from the Federal Aviation Administration (FAA) Airport Advisory Circular 150-5190 (4)(b) and WSDOT Airport and Compatible Land-Use Program Guidebook.
- **C24-1 Countywide Planning Policies Update:** This petition would amend the Countywide Planning Policies to direct the Board of County Commissioners to disband the Boundary Review Board by June 30, 2025.
- **C24-2 Fencing Zoning Code Section:** This petition seeks to create a new section in SCC 14.16 to consolidate and reference all fencing regulations in the chapter that pertain to fences. The new section will also add restrictions to razor wire and barbed wire fencing.
- **C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment:** This petition would remove storage of unlicensed and/or inoperable vehicles as an Administrative Special Use or Hearing Examiner Special Use from every zoning district in Skagit County. The petition creates a Vehicle Storage Facility use to accommodate storage of a licensed and operable vehicles in addition to unlicensed and/or inoperable vehicles. Vehicle storage facilities would be an allowed use in the Rural Freeway Service (RFS) and Urban Reserve Commercial-Industrial (URC-I) zones.
- **C24-4 General Code Language Clean Up:** This petition contains proposed amendments to SCC 14.16 – Zoning and SCC 14.18 – Land Divisions, to fix inconsistencies and grammar in the code. This year's general code language clean up includes two amendments:
  - Correct the height limit restriction of the Guemes Island Overlay in SCC 14.16.360(7)(b)(i) to only apply to proposed development in flood hazard areas.
  - Eliminate duplicate language in SCC 14.18.300(1)-(4) which pertains to CaRD land divisions.

**Proponent:** Skagit County

**Location of Proposal:** Applies to areas within the unincorporated areas of Skagit County, WA.

**Lead Agency:** Skagit County Planning & Development Services.

**Threshold Determination:** Skagit County has determined that this non-project proposal 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 completed environmental checklists and other information on file with the lead agency. This information is available to the public on request and at

[www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm](http://www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm)

This determination of non-significance is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted by 4:30 pm, October 31, 2024.**

**Appeals process:** Pursuant to SCC 16.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the proposal, based on written comments submitted on the DNS by the deadline noted above.

**Comments:** Comments are accepted digitally or on paper, please include (1) your full name, (2) your mailing address, and (3) the proposal name in the subject line. Email comments are preferred and must be sent to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us). Include your comments in the body of your email message rather than as attachments. Please direct any comments concerning this threshold determination to:

Robby Eckroth, AICP – Senior Planner  
Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, Washington 98273  
(360) 416-1328

**SEPA Responsible Official:** Jack Moore, Director/Administrative Official,  
Skagit County Planning & Development Services

**Date of Decision:** October 3, 2024

**Signature**   
Jack Moore, Director/Administrative Official  
Skagit County Planning & Development Services

**Publication Date:** October 3, 2024

**Distribution:**

WA State Department of Archaeology and Historic Preservation via email  
Stephanie Jolivette, [stephanie.jolivette@dahp.wa.gov](mailto:stephanie.jolivette@dahp.wa.gov), [SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)

SEPA Unit, WA State Department of Ecology, Olympia via online portal

WA State Department of Fish and Wildlife  
Alex Richard via email - [R4Nplanning@dfw.wa.gov](mailto:R4Nplanning@dfw.wa.gov)

WA State Department of Natural Resources via email  
Rochelle Goss, [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)  
Brenda Werden, [Brenda.werden@dnr.wa.gov](mailto:Brenda.werden@dnr.wa.gov)

SEPA Unit, WA State Department of Transportation, Burlington via email  
Roland Storme, [stormer@wsdot.wa.gov](mailto:stormer@wsdot.wa.gov)

Samish Indian Nation  
Jon Barrett, [jbarret@samishtribe.nsn.us](mailto:jbarret@samishtribe.nsn.us)

Sauk-Suiattle Tribal Council  
Norma Joseph, [njoseph@sauk-suiattle.com](mailto:njoseph@sauk-suiattle.com)

Stillaguamish Tribe of Indians  
Kerry Lyste, [klyste@stillaguamish.com](mailto:klyste@stillaguamish.com)

Swinomish Tribal Community  
Amy Trainer, [atrain@swinomish.nsn.com](mailto:atrain@swinomish.nsn.com)

Upper Skagit Tribal Council  
Jennifer Washington, [jenniferw@upperskagit.com](mailto:jenniferw@upperskagit.com)

Skagit River Systems Cooperative  
Nora Kammer, [nkammer@skagitcoop.org](mailto:nkammer@skagitcoop.org)

City of Anacortes  
John Coleman, [johnc@cityofanacortes.org](mailto:johnc@cityofanacortes.org)  
Libby Grage, [libbyb@cityofanacortes.org](mailto:libbyb@cityofanacortes.org)

City of Burlington  
Brad Johnson, [bradmj@burlingtonwa.gov](mailto:bradmj@burlingtonwa.gov)

City of Mount Vernon  
Stacie Pratschner, [staciep@mountvernonwa.gov](mailto:staciep@mountvernonwa.gov)

City of Sedro-Woolley  
Thomas Glover, [tglover@ci.sedro-woolley.wa.us](mailto:tglover@ci.sedro-woolley.wa.us)  
Nicole McGowan, [nmcgowan@ci.sedro-woolley.wa.us](mailto:nmcgowan@ci.sedro-woolley.wa.us)

Town of Concrete  
Kevin Cricchio, [townplanner@concretewa.gov](mailto:townplanner@concretewa.gov)

Town of Hamilton  
Beth Easterday, [clerk.treasurer@townofhamiltonwa.com](mailto:clerk.treasurer@townofhamiltonwa.com)

Town of La Conner  
Michael Davolio, [planner@townoflaconner.org](mailto:planner@townoflaconner.org)

Town of Lyman  
Debbie Boyd, [townoflyman@msn.com](mailto:townoflyman@msn.com)

Skagit County Drainage and Irrigation District Consortium  
Jenna Friebe, [jfriebe@skagitdidc.org](mailto:jfriebe@skagitdidc.org)

Parks and Recreation Commission  
Randy Kline, [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov)

Port of Skagit County  
Heather Rogerson, [heatherr@portofskagit.com](mailto:heatherr@portofskagit.com)

Applicant(s)