

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND OPTIONAL SEPA COMMENT PERIOD
For
Skagit Golf and Country Club
File # **PLAN2-2025-0005**

Notice is hereby given that on February 25, 2025, Sound Development Group, c/o Tammy Zempel, on behalf of Skagit Golf and Country Club (SG&CC), filed an independent State Environmental Policy Act (SEPA) checklist (#PLAN2-2025-0005) for review of the “New Turf Grass Center” project. The project proposes to remove 3,931 square feet of the existing maintenance shed (currently at 5,253 square feet), along with several existing smaller accessory structures, and construct a new 10,500 square foot maintenance structure. Additionally, the project proposes a new 480 square foot covered washdown area and a future 1,200 square foot covered storage area. The overall project will result in approximately 8,249 square feet of additional total square footage of all SG&CC structures on site for a total of approximately 27,348 cumulative square feet. The project includes the excavation of approximately 2,400 cubic yards of material and the placement of approximately 500 cubic yards of material. The proposed project is located within the Bayview Ridge Residential (BR-R) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps. A letter of completeness was not issued and the SEPA checklist was determined to be complete for review purposes on March 14, 2025.

The proposed project is located at 12352 Eleventh Tee Lane, Burlington, within a portion of Section 2, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P21018).

A complete Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits required for this proposal from Skagit County Planning and Development Services include, at a minimum: Approved Building and Grading Permits (#’s BLDC-2024-2024-0011 and LDA-2024-0019).

A decision on the application will be made within 100 days of the date the application was determined complete, which was 3-14-25. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 3-20-25. Failure to respond within the comment period could result in loss of the right to appeal. The file can be electronically viewed by contacting Planning and Development Services at PDS@skagit.wa.us or at the Continental Place address and phone number listed below.

Written comments must be received no later than 4:30 pm on: **April 4, 2025.**

Email correspondence **will not be accepted**; however, comments may be submitted via the PDS website under the “recent legal notices” tab. (www.skagitcounty.net/pdscomments)

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Senior Planner
Skagit County Planning and Development Services

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Mount Vernon, WA. 98273
(360) 416-1326

Transmitted to the Skagit Valley Herald and Mailed to applicant 3-18-25.

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, WSD&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, Port of Skagit, Drainage Dist. #12, #14, and #19, Jenna Friebel, BP Olympic Pipeline, Trans Mountain Pipeline, Applicant

Please publish: 3-20-25