

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:

For: Skagit Farmhouse, LLC

File Numbers: SEPA: PLAN2-2025-0038 & Building Permit: BP24-0898

Notice is hereby given that on September 24, 2025, Skagit Farmhouse, LLC applied for SEPA environmental review (File # PLAN2-2025-0038) associated with an application for a Commercial Building Permit (File # BP24-0898) for the construction of an approximate 1,500 square-foot single story coffee shop/drive-thru, associated parking, and drive lanes. The proposed coffee shop is proposed to be located on the southeastern corner of the same subject property where Shawn O'Donnell's American Grill and Irish Pub (formerly the Farmhouse Restaurant) is located. SEPA environmental review is required due to the cumulative square footage of the existing and proposed restaurant(s) square footage and off-street parking spaces located on the subject property. The property in question is located in the **Rural Business Zoning District** of unincorporated Skagit County. The SEPA application was deemed complete on October 9, 2025.

Project Location: The subject property is addressed 13724 LaConner Whitney Road, Mount Vernon, Washington; located in a portion of the Southeast Quarter of Section 07; Township 34 North, Range 03 East; Willamette Meridian situated in unincorporated Skagit County, Washington (Parcel P21183).

Applicant/Landowner: Skagit Farmhouse LLC; Shawn O'Donnell; 122 128th Street Southeast, Everett, WA

Public Comment Period: Written comments must be received no later than **4:30 PM on October 23, 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).

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above: Grading Permit, Construction Stormwater Permit, & Commercial Building Permit

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a Mitigated Determination of Non-Significance (MDNS) for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this **may be the only opportunity to comment on the environmental impacts of this proposal**. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: SEPA 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.

Public Hearing: No public hearing is required for SEPA environmental review.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the Skagit County Planning & Development Services Department at the address listed below. Any person desiring to express his or her views or to be notified of the action taken on this application should be in writing within the fifteen (15) day comment period. Questions about this proposal, requests to receive future notices, and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the Skagit County Planning & Development Services Department located at 1800 Continental Place, Mount Vernon, WA 98273. A decision on this application will be made within 100 days from the date the application was deemed complete.

For Project Information: Kevin Cricchio, AICP, Senior Planner; Phone: (360) 416-1423; Email: kcricchio@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WDFW, WDNR, DAHP, SEPA Register, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Coop, Swinomish Indian Nation, WSDOT, Drainage District #19, & Dike District #12

Date Transmitted to Skagit Valley Herald: October 7, 2025

Date Published in Skagit Valley Herald: October 9, 2025

Date Emailed to Applicant: October 7, 2025