

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:
Binding Site Plan Application, File # PLAN2-2026-0011

Notice is hereby given that on March 09, 2026, Sound Development Group, LLC applied for both a **Binding Site Plan and SEPA environmental review (File: PLAN2-2026-0011)** to create 6 lots from the subject parcel. Lots will range in size from approximately 0.61 acres to 1.50 acres. Future commercial/industrial buildings will be built on the respective lots. The subject property is currently vacant with no improvements on it.

Approximately 9,250 CY of topsoil will be removed and stockpiled for re-application; 20,000 CY of onsite cut, 12,000 CY of onsite fill and 10,000 CY of imported materials will be required onsite for the roadway and lot (current and future development).

The subject property is located in the **Anacortes UGA Urban Development Zoning District and in the City of Anacortes Urban Growth Area (UGA)**. The application was determined to be complete for review purposes on April 2, 2026.

Applicant: Sound Development Group, LLC; 1111 Cleveland Avenue, Suite 202; Mount Vernon, WA 98273

Landowner: Padilla Heights Holdings, LLC; P.O. Box 818; Anacortes, WA 98221

Project Location: The subject property is located in unincorporated Skagit County and lies within a portion of Section 03, Township 34 North, Range 02 East, Willamette Meridian. The **subject parcel** is P19787. **Contiguous parcels under the same ownership** are P19786 & P19777.

Public Comment Period: Written comments must be received no later than **4:30 PM on April 17, 2026**. 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). Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above: Critical Area Review, Land Disturbance/Grading Permit, & Building Permit(s).

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: Binding Site Plan application, 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 applications for Binding Site Plans that involve the creation of 8 lots or less per SCC Table 14.06.150-2.

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 of completeness.

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

Date Emailed to Applicant: April 2, 2026

Date Transmitted to Skagit Valley Herald: March 31, 2026

Date Published in Skagit Valley Herald: April 2, 2026

Solicited for Comment: Public Works Department, Fire Marshall's Office, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, Northwest Clean Air Agency, WDOE, WDFW, WDNR, DAHP, SEPA Register, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Coop, Swinomish Indian Nation, Fire District 13; & City of Anacortes Planning Department