

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DECISION
For
Brett Rickert
File # PLAN2-2025-0033

Project Name: PLAN2-2025-0033 Critical Areas Buffer Reduction Variance 25%-50%

Applicant: Brett Rickert

Project Location: The proposed project is located at 8743 Omdahl Lane, Bow, WA 98232 within the SE Quarter, Section 14, Township 35, Range 03, W.M., situated within Skagit County, Washington (p34286).

Project Description: Notice is hereby given that on July 28, 2026, Skagit County Planning and Development Services approved the Critical Areas Buffer Reduction Variance. On September 5, 2025 Brett Rickert filed a Critical Area Buffer Reduction Variance 25% - 50% application to reduce the standard Stream Buffer to allow for construction a replacement single family residence. The subject property is located within the Agricultural-Natural Resource Lands zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The application was determined complete for review purposes on October 15, 2025.

Lead Agency: Skagit County Planning and Development Services (PDS)

This decision was made after review of a completed Fish & Wildlife Habitat Site Assessment and Mitigation Plan and other information on file with the lead agency. The full application for this proposal is on file with Skagit County Planning and Development Services (PDS) and was reviewed under the provisions of Skagit County Code (SCC). This information is available to the public on request. Other permits that may be required to complete the project but are not included in this application include: Septic, Water, and Building. A public hearing before the Skagit County Hearing Examiner is not required for this project.

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

Appeals must be submitted no later than August 20, 2026

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Erin Langley, Senior Planner

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Date: 07/28/2026 Signature: Erin Langley
On behalf of Jack Moore
Planning and Development Services Director

Date Transmitted to Skagit Valley Herald: August 4, 2026

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