

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

For

State Environmental Policy Act (SEPA) Permit # SEPA-2026-0001 & LDA-2025-0032

Notice is hereby given that on June 29, 2026, Joshua Spaulding and Roger Hoesterey, on behalf of R & L NW LLC, submitted a State Environmental Policy Act (SEPA) Checklist (Permit No. SEPA-2026-0001) for review. The associated Land Disturbing Activity Permit (Permit No. LDA-2025-0032) is being reviewed concurrently. The proposal is for the construction of two access driveways between Buchanan Street and Pringle Street. The southern driveway, accessed from Buchanan Street, will be approximately 20 feet wide and 420 feet in length and will include a turnout and a fire apparatus turnaround. The northern driveway, accessed from Pringle Street, will be approximately 20 feet wide and 50 feet in length.

The project site is located within the Rural Village Residential (RVR) zoning and Comprehensive Plan and designation, as identified in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, as thereafter amended. A separate Letter of Completeness was issued for this SEPA review. The application was determined to be complete for review purposes on July 02, 2026.

Project Location: The project site is located between Buchanan Street and Pringle Street in the Clear Lake area of unincorporated Skagit County, Washington, at 23159 Buchanan Street, Mount Vernon, WA 98273. The property is located within the southwest quarter of Section 1, Township 34 North, Range 4 East, W.M., and consists of Parcels P74874, P74875, P75064, P75065, and P75067.

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 that may be required for this proposal from Skagit County Planning and Development Services include Approved Lot Certification Permit, Land Division and Land Disturbance Activity Permit.

A decision on the application will be made within 100 days of the date the application was determined to be complete, which was July 02, 2026. A public hearing before the Skagit County Hearing Examiner is not required for this project.

Public Comment Period: Any person wishing to comment on or be notified of the action taken on this application shall notify the Planning and Development Services Department in writing fifteen (15) days of the date of publication of this notice. **Written comments must be received no later than 4:30 p.m. on July 31, 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).

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a 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.

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cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, Water Resources, Public Health, WSDF&W, Skagit River Systems Coop, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, Lummi Nation, Swinomish Tribe, Army Corp, Fire District 04, Contact, Applicant.

Date Transmitted to Skagit Valley Herald: July 15, 2026

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