

Skagit County Planning and Development Services (PDS)
Notice of Development Application & Optional Determination of Nonsignificance (DNS)

Application#: PLAN2-2026-0030

Applicants: Terry Evans, Nicholas Denk, Ronald Miller

Application date: 07/01/2026

Completeness date: 07/09/2026

Location: Skagit County Parcel P50217 located along the west side of Prairie Rd, Sedro Woolley, north of 20835 Prairie Rd, south of 20869 Prairie Rd, within the NW ¼ SE ¼ S 28, T 36N, R 4E W.M., 48°34'35.3"N 122°17'49.9"W

Project Description: Proposed 2,890 sf (0.066 acre) of permanent Category II WOTUS wetland fill; 264 sf (0.006 acre) of temporary Category II WOTUS wetland impact; 3,085 sf (0.071 acre) of permanent wetland buffer impact; and 60 sf (0.001 acre) of temporary wetland buffer impact. Proposed compensation is the purchase of 0.154 credits from the Nookachamps Wetland Mitigation Bank in the City of Mount Vernon. For a single family residence.

Required permits not included in application: Critical Areas Evaluation and Mitigation (CAO-2025-0124), Land Disturbance Permit, and state/federal approvals for wetland fill.

Existing Environmental Documents: Critical Areas Report & Mitigation Bank Use Plan for Evans Property, by Hamer Environmental, 5/29/2026

Review: Type 2 – Table SCC 14.06.159-1

State Environmental Policy Act (SEPA): Skagit County PDS expects to issue a DNS for this project. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request

Comments: To comment on or to be notified of the decision on this application you must notify PDS in writing within 15 days of the date of publication of this notice. Failure to respond within the comment period could result in loss of the right to appeal. Skagit County accepts comments online only through www.skagitcounty.net/pdscomments To ensure comments are received and processed properly, comments are not accepted via email. **Written comments must be received by 4:30 pm, August 7, 2026**

Hardcopy comments may be submitted by mail to:

Andrew Wargo

Skagit County Planning and Development Services

1800 Continental Place

Mount Vernon, WA 98273

(360) 416-1320

Date Transmitted to Skagit Valley Herald 7/21/2026

Dates Published in Skagit Valley Herald: 7/23/2026