

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

**For: Ron & Lora Cork**

**File: Administrative Special Use Permit PLAN2-2025-0030  
& SEPA environmental review PLAN2-2026-0009**

**PROJECT DESCRIPTION:**

Administrative Special Use Permit (PLAN2-2025-0030) and SEPA environmental review (PLAN2-2026-0009) to permit a temporary event venue/use for reunions, meetings, weddings, etc. on the subject property. The proposed venue location is an open space grassy area of the 72 acre, partially wooded property where an existing retention pond will serve as the backdrop. Benched ceremony seating with a capacity to accommodate approximately 90 people is proposed on a slight hillside area facing the pond. Three buildings exist: a covered patio, covered barbeque area, and a partially enclosed covered storage building. The enclosed area within the storage building is proposed to have a catering preparation area with a small sink for hand washing, an office with a private bathroom, and 3 public use ADA bathrooms. The Administrative Special Use Permit application was deemed complete February 17, 2026, while the application for SEPA environmental review was deemed complete March 12, 2026.

**APPLICANT/LANDOWNER:**

Ron & Lora Cork, 12775 Wayward Way, Sedro Woolley, WA 98284

**PROJECT LOCATION:**

The subject property is addressed as 12777 Wayward Way, Sedro Woolley, Washington 98284 located in a portion of Section 06, Township 34 North, Range 05 East, Willamette Meridian, in unincorporated Skagit County (Parcel #: P125930).

**ZONING DISTRICT:**

The subject property lies mostly in the **Rural Resource Natural Resource Lands Zoning District** with a tiny portion of the northwest corner lying in the **Rural Reserve Zoning District**.

**REQUIRED PROJECT PERMITS/APPROVALS:**

The following permits/approvals may be required in addition to the above: Commercial Building Permit, Grading Permit,

**EXISTING ENVIRONMENTAL DOCUMENTS:**

SEPA environmental checklist & Site Plan; This information is available to the public on request.

**LEAD AGENCY:**

Skagit County Planning and Development Services Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (C). This decision was made after review of a completed environmental checklist and

other information on file with the lead agency. This information is available to the public on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 16.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

**MITIGATION MEASURES:**

1. Development must comply with all requirements of Skagit County's Public Works Department including but not limited to:
  - A. The applicant/landowner must comply with all recommendations/conclusions of the Traffic Impact Analysis (TIA) report dated May 29, 2026, that was prepared by DN Traffic Consultants, Inc.
2. Development must comply with any applicable requirements of SCC 14.22, 14.32 and 14.34 regulating stormwater in unincorporated Skagit County. Development must comply with the Skagit County Stormwater requirements including but not limited to:
  - A. Any land disturbing activity and/or any new or replaced hard surfaces shall be subject to the requirements of SCC 14.30 and 14.32.
  - B. All applicable source and operational BMPs (best management practices) shall be utilized.
3. Development must comply with Skagit County's Planning and Development Services Department including but not limited to:
  - A. The subject property is served by Skagit PUD for potable water.
  - B. CAO done with plat. Proposed uses are located outside of PCAE per site plan.
4. Development must comply with the Skagit County Fire Marshall's office including but not limited to:
  - A. Existing road is acceptable as long as no guest parking is allowed beyond the designated parking area. Any future enclosure of the building will require NFPA13 fire sprinklers and fire alarm.
5. Development must comply with the Skagit County Public Health Department including but not limited to:
  - A. Water System Evaluation done with WATER-2025-0126 for a PUD. Public water system requirements met.
  - B. Associated septic permit ( SEPTIC-2025-0235 ) must be finalized prior to a request for final inspection for occupancy of this building. The final of the septic permit requires a septic system as-built to be provided. No occupancy of this building will be approved without the finalized septic permit

**The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355. The comment period ended on March 27, 2026.**

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with the Skagit County Planning and Development Services for service to the SEPA

responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted/received no later than: **4:30 PM, July 2, 2026**

**RESPONSIBLE OFFICIAL:** Director of Planning and Development Services

**CONTACT PERSON:** Kevin Cricchio, AICP, ISA, Senior Planner

**MAILING ADDRESS:** 1800 Continental Place, Mount Vernon, WA 98273

**PHONE:** (360) 416-1423

**Date Issued:** **June 18, 2026** **Signature:** **Kevin Cricchio, AICP, RPP, MCIP, ISA, Senior Planner**  
(On behalf of Jack Moore, Planning Director)

**AGENCIES & DEPARTMENTS SOLICITED:**

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 #4

**Date Transmitted to Skagit Valley Herald:** **June 16, 2026**

**Please Publish in Skagit Valley Herald:** **June 18, 2026**