

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:

For: Ron & Lora Cork

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

Notice is hereby given that Lora Cork applied for both an 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 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**. 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).

Public Comment Period: Written comments must be received no later than **4:30 PM on March 27, 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).

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

SEPA Review: Based on the submitted application and available information, the County anticipates issuing an 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: Administrative Special Use Permit application, 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 an Administrative Special Use Permit application.

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: kericchio@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

CC: 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 Emailed to Applicant: March 12, 2026

Date Transmitted to Skagit Valley Herald: March 10, 2026

Date Published in Skagit Valley Herald: March 12, 2026