

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

For: Willard Aldridge & Jim Jalbert

File Number: PL24-0384

Project Description: The applicant applied for a 5-lot Long CaRD (PL24-0384) type of land division. According to the preliminary plat map drawings, the subject property measures 26.26 gross acres in size when ½ of abutting SR20 is included in the calculation. Five (5) buildable lots are proposed ranging in size from 0.44 acres to 0.58 acres. Additionally, approximately 21.17 acres will be in a common area/tract.

The subject property lies in the **Rural Reserve Zoning District and Comprehensive Plan land use designation**. The subject application was deemed complete on April 10, 2025.

Applicant: Willard Aldridge; 1004 Commercial Ave, PMB No 581, Anacortes, Washington 98221 & Jim Jalbert; P.O. Box 194 Anacortes, Washington 98221

Landowner: Aldridge Family Trust; Willard Delvin Aldridge Jr. Trustee; 1004 Commercial Avenue, PMB No 581, Anacortes, Washington 98221

Project Location: The subject property is addressed as 7006 State Route 20, Anacortes, Washington in a portion of the Northwestern Quarter of Section 8; Township 34 North; Range 02 East; Willamette Meridian, situated in unincorporated Skagit County, Washington. (Parcel # P20165).

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. No track-out of dirt onto county or state roads is permitted. For the duration of construction activities, the applicant shall sweep track out dirt and debris from roadways/right of ways adjacent to the subject property. The applicant/landowner shall coordinate and/or permit this with WSDOT since the subject property abuts SR20.
2. The applicant shall comply with Northwest Clean Air Agency (NWCAA) requirements. Please contact the Northwest Clean Air Agency to determine what permits or requirements are required.
3. The applicant shall comply with the **Skagit County Treasurer's office** including but not limited to:
 - A. Prior to final plat submittal and approval being given, the applicant/landowner shall pay their property taxes in full for the respective year.

4. The applicant shall comply with **Skagit County Public Health Department** requirements including but not limited to:
 - A. SCC 12.05.210 requires that all drainfields and reserve areas for subdivisions be depicted on the plat map. In order to identify those locations, approved soil evaluations are required. Proposed Lot 1, Lot 2, and Lot 5 do not have previously approved soil logs. Revise the lot configuration OR submit a soil/site evaluation septic permit for additional soil logs on the associated lots.
 - B. SCC 12.05.210 requires that all drainfields and reserve areas for subdivisions be depicted on the plat map. Identify the proposed areas on the plat map (not just the soil log locations).
 - C. Sewage Disposal: individual septic systems. Location of the drainfield and reserve areas may require alternative systems to be utilized given the soils described in SW21-0240 (and SEPTIC-2025-XXXX - if additional soils eval is submitted). See Skagit County Public Health for details.
 - D. Per instruction from Monica Negrila Public Health Director, we are assessing correct PH fee for review and approving. Fee must be paid before issuance. Water System Evaluation must be applied for with land division. Submitted purveyor approval was not complete with purveyor signature or information indicating that they can serve the proposed lots. For preliminary plat approval, evidence of adequate water supply to serve the proposed lots in the land division is required per Skagit County Code (SCC) Chapter 12.48 Rules and Regulations that Govern Individual and Public Water Supply, Section 240 (1)-(5). It appears that this proposed plat will be served by City of Anacortes. For final plat approval, City of Anacortes will need to confirm in writing that the existing and proposed new lot(s) will be served with potable water. The new lot(s) will need to have a water line stubbed to the property line for final plat approval and any required easements must be recorded. Plat notes should read - "Water will be supplied from City of Anacortes."
5. The proposal, and site development, shall comply with all applicable requirements of **Skagit County Code** including but not limited to 14.11.200 regulating the **Rural Reserve Zone District**.
6. This project may be subject to one of Ecology's National Pollutant Discharge Elimination Systems (NPDES) permits. A Construction Stormwater General or Industrial Permit may be required by the Department of Ecology (WSDOE) for this project.
7. 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.
 - C. The proposed road is required to be completed prior to final plat. Proposed plat road will require a Land Disturbance Activity (LDA) permit. Proposed plat road will require a drainage report and civil plans prepared by a civil engineer currently licensed in the State of Washington.
 - D. A geotechnical evaluation and report prepared by a currently licensed geotechnical engineer will be required to address land disturbing activity including storm runoff on or near slopes 15 percent or greater.
 - E. Proposed plat road will require a Land Disturbance Activity (LDA) permit. Proposed plat road will require a drainage report and civil plans prepared by a civil engineer currently licensed in the State of

Washington.

F. Plat shall meet all applicable requirements of SCC 14.30 and SCC 14.32

8. Development must comply with **Skagit County's Planning and Development Services Department** including but not limited to:

- A. Prior to final plat submittal or approval, the plat file number (**PL24-0384**) shall be placed on all sheets of the plat.
- B. The final plat needs to have all required Skagit County Treasurer and Auditor Certificates listed on it along with Skagit County approval lines (i.e., Planning Director/Plat Administrator, County Engineer, Health Officer, etc.).
- C. A note shall be added to the face of the final plat that reads:

ZONING INFORMATION:

Underlying Zone: Rural Reserve Zoning District

Gross Acreage: XX.XX Acres (included ½ abutting ROW) & Square Footage

Net Acreage: XX.XX Acres & Square Footage

Minimum Lot Size: 10 Acres (Unless Created through a CaRD land division)

- 9. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured. Within 24 hours of the discovery, or as soon thereafter as possible, the developer shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State Department of Archeology and Historic Preservation and affected tribes. If following consultation with the above parties it is determined that an archaeological and cultural resource assessment is required, the project developer shall retain the services of a professional archaeologist to prepare such an assessment. Project work in the affected area shall only continue when in conformance with applicable state and federal laws.
- 10. Development shall comply with all requirements of the **Skagit County Fire Marshal's office** including but not limited to:
 - A. The private road serving the lots shall comply with Skagit County driveway standards. Any gate installed on access roads shall have Knox key switch for automatic gate or Knox padlock for manual gate.
 - B. NFPA 13D fire sprinklers will be required in all residential structures due to access grade and lack of fire hydrants that comply with 2021 International Fire Code Section 507.5.1 and Appendix B and C.
 - C. A note shall be added to the final plat map stating that NFPA 13D fire sprinklers will be required in all residential structures.
 - D. The property is served by a municipal water service which would require that a minimum fire flow 1,000 gallons per minute be available and not less than 500 gallons per minute for dwellings protected by NFPA 13D sprinklers. It also requires that fire hydrants be located at 500-foot spacing in the development.

These requirements are identified in 2021 International Fire Code Appendix B and Appendix C. A fire supply storage tank may be installed to provide fire flow if water-main installation is not practical.

11. Development shall comply with all requirements of the **Skagit County Public Works Department** including but not limited to:
 - A. Private Road must meet Skagit County Private Road Standards Figure B-1. If the private road does not meet Skagit County Road Standards, then a deviation to Skagit County Road Standards must be reviewed and approved prior final plat approval.
 - B. Road name must be approved prior final plat approval.
 - C. A Road maintenance agreement must be in place prior final plat approval.
 - D. WSDOT Access approval is required prior to final plat submittal/approval.
12. Development shall comply with **Washington State Department of Transportation (WSDOT)** including but not limited to:
 - A. An access connection permit is required. Easements shall be in place for all parcels, as each parcel will need legal easement rights to use the shared access connection.
13. The applicant shall comply with **Chapter 14.24 of the Skagit County Code regulating Critical Areas** including but not limited to:
 - A. Clearly show all PCAE boundaries on the face of the plat map. Remove references to OS-PA within PCAEs. Show permanent buffer edge marker locations. Include all required info from SCC 14.24.090(2) & (5).

Public Hearing: The subject application will be reviewed as a Level 3 review per SCC 14.06.150-1 and 14.06.150-2. A public hearing before the Hearing Examiner is required per Skagit County Code 14.06.150-1 and 14.06.150-2. A Notice of Hearing will be issued once a date and time have been established. A public hearing before the Skagit County Hearing Examiner will be scheduled in the future in the Board of County Commissioners Hearing Room located at 1800 Continental Place, Mount Vernon, Washington, for the purpose of determining whether the Hearing Examiner should approve, modify and approve, or deny the application as soon as all reviews are completed. Public notification of the hearing will be made consistent with Skagit County Code 14.06.360.

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 April 25, 2025.

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 no later than: **September 17, 2026**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Kevin Cricchio, AICP, RRP, MCIP, ISA; Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273

PHONE: (360) 416-1423

Date Issued: September 3, 2026

Signature: Kevin Cricchio, AICP, RPP, MCIP, ISA; Senior Planner

(On behalf of Jack Moore, Director of Planning & Development Services)

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WDFW, WDNR, DAHP, WSDOT, SEPA Register, Skagit PUD, Samish Indian Nation, Upper Skagit Indian Tribe, & Skagit River Systems Coop

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