

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION WITH OPTIONAL SEPA DNS:
File Number: SEPA: PLAN2-2026-0019

Notice is hereby given that on May 08, 2026, Ravnik and Associates applied for **SEPA environmental review (PLAN2-2026-0019) to construct four (4) industrial buildings onsite**. Building A will have a footprint area of approximately 18,000 square feet, Building B will have a footprint area of approximately 87,120 square feet, Building C will have a footprint area of approximately 87,120 square feet, and Building D will have a footprint area of approximately 41,300 square feet. Surrounding the new buildings will be new concrete and asphalt improvement areas covering approximately 253,065 square feet to accommodate all drive lanes and parking areas for employees, customers, and semi-truck traffic. Within the site, landscape improvements total approximately 61,193 square feet. The property in question is located in the **Bayview Ridge Heavy Industrial Zoning District and Bay View Ridge UGA** of unincorporated Skagit County. The SEPA application was deemed complete on May 12, 2026.

Project Location: The subject property is addressed 13527 Farm to Market Road, Mount Vernon, Washington; located in a portion of the southwest ¼ of Section 09; Township 34 North, Range 03 East; Willamette Meridian situated in unincorporated Skagit County, Washington (Parcel P21293).

Applicant: Ravnik & Associates; 1633 Lindamood Lane; PO Box 361; Burlington, WA 98233

Landowner: Christine Hayes, Ness Management LLC; 15218 Josh Wilson Road, Burlington, WA 98233

Public Comment Period: Written comments must be received no later than **4:30 PM on October 9, 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: Grading Permit, Construction Stormwater Permit, & Commercial Building Permit(s).

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a Mitigated Determination of Non-Significance (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: SEPA 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 SEPA environmental review.

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 the application was deemed complete.

For Project Information: Kevin Cricchio, AICP, RPP, MCIP, ISA; Senior Planner; Phone: (360) 416-1423; Email: kcricchio@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

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

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