

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION:
SKAGIT PUD, SPECIAL USE PERMIT, PLAN3-2026-0009

Notice is hereby given that on August 28, 2026, Skagit County's Planning & Development Services Department received an application for a Hearing Examiner Special Use Permit from Skagit PUD for the construction of a **1.6-million-gallon storage tank** to service the Public Utility District No. 1 of Skagit County Water Treatment Plant and Panorama zone residences. The tank will be constructed from concrete and the diameter will be approximately 87 feet with an overall height of 42 feet. The project includes approximately 8,500 LF of new 8-inch and 14-inch HDPE pipelines. Approximately four (4) acres of forest land will be converted to non-forest use. The site was clearcut in the early 1990s and has not been maintained by forestry standards. The subject property lies in the Public Open Space of Regional /Statewide Importance Zoning District of Skagit County. The subject application was deemed **complete on September 1, 2026**.

Applicant & Landowner: Public Utility District No. 1 of Skagit County, c/o Wendy LaRocque, 1415 Freeway Drive, Mount Vernon, Washington 98273

Project Location: The proposed Project is located near Old Day Creek Road, to the west and south of Judy Reservoir. The site is outside the City of Sedro-Woolley, Washington, in unincorporated Skagit County, within a portion of Sections 4 and 5, Township 34 North, Range 05 East, Willamette Meridian.

The completed project will be accessed via Janicki Road. Subject Parcel Number(s) involved are: P30031, P30032, P30034, & P30015. The subject proposal has several addresses including but not limited to 12115 and 12061 Morford Road, Sedro Woolley, WA.

Public Comment Period: Written comments must be received no later than **4:30 PM on October 2, 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; Building Permit; Land Disturbance Activity Permit/Grading Permit; & Class IV – General Forest Practice Application for Conversion

SEPA Review: SEPA environmental review is already done. Public Utility District No. 1 of Skagit County acted as the lead agency and issued a Determination of Non-Significance (DNS) on March 26, 2021. A SEPA addendum was issued on September 14, 2026.

Existing Environmental Documents: Special Use Permit application, Site Plan, and other application materials are on file with Skagit County Planning & Development Services. This information is available to the public on request.

Public Hearing: 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.

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 of hearings 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 170 days from the date of completeness.

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

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