

Skagit County Planning and Development Services (PDS)
Notice of Development Application & Optional Determination of Non - Significance (DNS)

Special Use Permit Application Numbers: PLAN3-2026-0007 (Major Public Use with a State Environmental Policy Act (SEPA) Checklist), PLAN3-2026-0008 (Urban Reserve Development Permit – URDP), and PLAN2-2026-0032 (Minor Utility Development).

Project Description: On July 23, 2026, Stephanie Rude of Ravnik & Associates, Inc., on behalf of Skagit County Fire District #8, submitted the above applications. The applications were determined to be procedurally complete on September 17, 2026. The applicant proposes to construct a new Fire District # 8 fire station on a 3.47-acre parcel. The initial development includes an approximately 19,100-square-foot fire station with a 3,000-square-foot second-floor mezzanine; approximately 48,376 square feet of asphalt and concrete improvements; and associated gravel, landscaping, utilities, and other site improvements. Future improvements identified as part of the proposal include an approximately 4,000-square-foot expansion of the fire station and an approximately 6,000-square-foot maintenance building. The development also includes a connection to the City's existing sanitary sewer system through approximately 998 linear feet of force main, as well as extensions of water and other utilities to serve the site.

Project Location: The project is located at 24632 Fair Lane, Sedro Woolley, WA 98284, on Lot D of Skagit County Short Plat PL03-0168 [AF#200510280082], within the northeast quarter of Section 19, Township 35N, Range 05E W.M. The property is zoned Urban Reserve Residential (URR) and is located within the City of Sedro-Woolley Urban Growth Area in Skagit County, Washington (P123564).

Required Project Permits/Approvals: The following permits/approvals may be required in addition to the above applications: Building Permit and Land Disturbance Activity Permit.

SEPA Review: Based on the submitted application and available information, the County anticipates issuing a DNS for this proposal, and the optional DNS process 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: A 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 upon 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. The purpose of the hearing will be to determine whether the Hearing Examiner should approve, modify and approve, or deny the application once all reviews are completed. Public notification of the hearing will be provided consistent with Skagit County Code 14.06.150(3).

Public Comment Period: To comment on or receive notice of the decision on this application, you must submit written comments to PDS within 15 days of the date of publication of this notice. To become a party of record, written comments must include a USPS mailing address. Failure to respond within the comment period could result in loss of the right to appeal. Comments may be submitted online through www.skagitcounty.net/pdscomments. To ensure comments are received and processed properly, comments are not accepted by email. **Written comments must be received by 4:30 PM on October 9, 2026.**

Hardcopy comments may be submitted by mail to:

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