

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
For
Nick Parker
File # PLAN2-2025-0029**

Project Name: PLAN2-2025-0029 SEPA

Applicant: Nick Parker

Project Location: The proposed project is located at XXXXX Challenger Rd, Concrete, WA 98237 within a portion of Section 12, Township 35, Range 07E, W.M., situated within Skagit County, Washington (parcel 42524).

Project Description: Notice is hereby given that on March 19, 2026, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist. On August 25, 2025 Nick Parker filed applications for SEPA and Land Disturbance to facilitate a WA Department of Natural Resources (DNR)-issued Forest Practice Application in order to construct a Single Family Residence. The subject property is located within the Rural Reserve zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The application was determined complete for review purposes on September 22, 2025.

Lead Agency: Skagit County Planning and Development Services (PDS)

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. The full application for this proposal is on file with Skagit County Planning and Development Services (PDS) and will be reviewed under the provisions of Skagit County Code (SCC). 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. Other permits that may be required to complete the project but are not included in this application include: Septic, Critical Areas, Water, Building, Access, and a WA DNR Forest Practices Application. A public hearing before the Skagit County Hearing Examiner is not required for this project.

1. An Inadvertent Discovery Plan (IDP) must be onsite and followed. 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 owner or designee shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State Department of Archeology and Historic Preservation, affected tribes, and the onsite archaeologist (if available).
2. Parcel P42524 falls within the Skagit River Basin Mitigation Program, which offers limited quantities of water for domestic use not otherwise available due to the Skagit River Instream Flow Rule (WAC 173-503) and subsequent court decisions. To benefit from this program, a

landowner seeking to construct and use a groundwater well for domestic use must first obtain a Proof of Mitigated Water Supply document from Ecology and record it with the Skagit County's Auditor's Office. There is no fee associated with obtaining the Proof of Mitigated Water Supply document, however there is a one-time filing fee with the county. A Proof of Mitigated Water Supply document authorized the landowner to use up to 318 gallons per day (175 gallons per day for indoor use and 143 gallons per day for outdoor use). A remote-read meter measuring water use must be installed and maintained on the groundwater well as part of the mitigation program.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

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: **April 2, 2026**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Erin Langley, Senior Planner

MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.

PHONE: 360-416-1320

Date: 03/12/2026

Signature: Erin Langley

On behalf of Jack Moore

Planning and Development Services Director

cc: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, Ecology, WDFW, WDNR, DAHP, WSDOT, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Cooperative, Swinomish Indian Tribal Community, Army Corps of Engineers, Applicant

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