

## Leah Forbes

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**From:** Luerkens, Chris (ECY) <CLUE461@ECY.WA.GOV>  
**Sent:** Friday, March 27, 2026 2:04 PM  
**To:** Leah Forbes  
**Subject:** RE: Notice of Application PLAN3-2026-0002

Hi Leah,

Thanks for sharing this notice regarding development of a shop and driveway on a currently undeveloped property. I took a relatively quick look at the project and it appears that no direct wetlands impacts are proposed. However all of the development will occur within wetland buffers which cover most of the site. Based on the limited information that I had to review, I have the following items for your consideration regarding this proposal.

- 1) The proposal is for a 50' by 80' shop. This mitigation plan includes several figures that show wetland buffer impacts limited to the driveway and shop. While the driveway and shop may be the primary elements of the proposal, I'm concerned that it may not be reasonable to expect that development can be limited to the areas shown on the site plan. Some examples of additional potential impacts that may need to be accounted for prior to development:
  - a. The site plan does not show any area around the shop that will be impacted. It does not seem reasonable to expect that no area outside of the 50' by 80' shop footprint will be impacted during construction. Additionally it seems necessary to expect that the landowner will need to maintain a perimeter area around the exterior of the shop for maintenance and access. I have seen some jurisdictions include a 10 foot building setback around structures that would be shown as impacted and mitigated for as a buffer impact.
  - b. The site plan does not show any parking or turnaround areas in the driveway?
    - It would seem that there would be an area in front of the shop to allow vehicles to back trailers into the shop or other vehicles. This seems like it could require a fairly large pad in front of the shop.
    - I would assume that outside parking would be needed and desired.
    - Will a turnaround area need to be established for emergency vehicles?
  - c. If any utilities or septic will be installed, then any associated impacts should also be identified.
- 2) Is it likely that a residence will be added to the site in the future? If yes, then it could be worth considering if this is the preferred site layout to minimize future wetland and buffer impacts, or future permitting challenges.

Hope this makes sense and I'd be happy to talk through these concerns if that would be helpful.

**Chris Luerkens** | Shorelands & Wetlands Permit Specialist | [Department of Ecology](#) | cell: 360-410-4807  
[chris.luerkens@ecy.wa.gov](mailto:chris.luerkens@ecy.wa.gov)

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**From:** Leah Forbes  
**Sent:** Tuesday, March 17, 2026 7:29 AM  
**To:** Luerkens, Chris (ECY) ; 'Bridget Moran' ; erin.m.campbell@usace.army.mil  
**Cc:** Josephine Jefferson (jjefferson@swinomish.nsn.us) ; Jackie Ferry (jferry@samishtribe.nsn.us)  
**Subject:** Notice of Application PLAN3-2026-0002

External Email

Hello,

You are receiving this Notice of Application pursuant to SCC14.24.150(5). The proposal is to construct a new 50' x 80' shop and driveway access. As proposed, the project will not have any direct wetland impact but will impact the standard 110-foot buffers for on and offsite wetlands. The site is located at 18281 Valentine Road on Pleasant Ridge (parcel P15425).

Please let me know if you have any questions or comments. The formal comment period will end on April 3, 2026, at 4:30pm.

Leah Forbes, AICP  
*Senior Planner*  
*Skagit County Planning & Development Services*  
*Direct Line 360.416.1337*  
*Main Number 360.416.1320*  
*Pronouns: she/her*

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