



Planning & Development Services

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STATE ENVIRONMENTAL POLICY ACT Determination of Non-Significance (DNS)

Description of Proposal: The applicants, Miles Sand and Gravel and John Rasar seek to designate five parcels—P109100, P109099, P109098, P34222, and P34223—within the Mineral Resource Overlay (MRO). The parcels are all owned by John Rasar except for P34223 which is owned by Miles Sand and Gravel. Collectively, the parcels encompass approximately 13.93 acres and are zoned Rural Resource – Natural Resource Lands (RRc-NRL). The subject properties are located roughly 3,000 feet west of Interstate 5 and approximately 2.5 miles northwest of the Burlington city limits. They lie directly west of an existing Miles Sand and Gravel mineral extraction site and the current Mineral Resource Overlay boundary and are accessed by Allen Road, the route currently used for mineral hauling. The parcels are also directly north of the BNSF rail line.

The petitioner is requesting to designate the subject parcels within the Mineral Resource Overlay for future potential mineral extraction opportunities. Mining operations require approval of a Hearing Examiner Special Use Permit and are subject to the requirements of SCC 14.52 – Special Use Permits for Mining. If the MRO designation request is approved, the applicant would be required to obtain approval of a Hearing Examiner Special Use Permit and would be subject to environmental review under the State Environmental Policy Act (SEPA).

Proponent: Miles Sand and Gravel and John Rasar

Location of Proposal: 17684 Allen Road, Skagit County, WA, Parcel Numbers P109100, P109099, P109098, P34222, and P34223,
NE Quarter of Section 13, Township 35 N, Range 03 E

Lead Agency: Skagit County Planning & Development Services

Threshold Determination: Skagit County has determined that this non-project proposal 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 completed environmental checklists and other information on file with the lead agency. This information is available to the public on request and at www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm

This determination of non-significance is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted by 4:30 pm, August 20th, 2026.**

Appeals process: Pursuant to SCC 16.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the proposal, based on written comments submitted on the DNS by the deadline noted above.

Comments: Comments are accepted digitally or on paper, please include (1) your full name, (2) your mailing address, and (3) the proposal name in the subject line. Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us. Include your comments in the body of your email message rather than as attachments. Please direct any comments concerning this threshold determination to:

Robby Eckroth, AICP – Senior Planner
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273
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SEPA Responsible Official: Jack Moore, Director/Administrative Official,
Skagit County Planning & Development Services

Date of Decision: July 16, 2026

Signature 

Jack Moore, Director/Administrative Official
Skagit County Planning & Development Services

Publication Date: July 16, 2026

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