

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Skagit County 2025 Periodic Comprehensive Plan and Development Regulations Update.

Development regulation changes include reorganization of the county’s development code to improve its structure and facilitate residential permitting. More information regarding the reorganization is provided within the checklist under questions 8 and 11.

2. Name of applicant:

Skagit County

3. Address and phone number of applicant and contact person:

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4. Date checklist prepared:

April 30, 2025

5. Agency requesting checklist:

Skagit County

6. Proposed timing of schedule (including phasing, if applicable):

The Board of County Commissioners’ consideration of adoption in June 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, the Comprehensive Plan may be amended on an annual basis pursuant to Skagit County Code (SCC) [14.08](#) and the Growth Management Act (GMA). To comply with the Growth Management Act (GMA), the Skagit County conducts a periodic update of its Comprehensive Plan every 10 years pursuant to [RCW 36.70A.130](#). The periodic update for Skagit County is required to be completed by December 31, 2025.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

The proposal is a non-project action. Future actions to the Skagit County comprehensive plan, implementing development regulations, and SEPA environmental review, where required.

In addition to the Comprehensive Plan update, Skagit County is also updating its development regulations for consistency with the proposed Comprehensive Plan amendments, including zoning, subdivision, and critical areas regulations. Code updates are intended to address new legislation which has been adopted since the last periodic update in 2016 and Growth Management Act (GMA) periodic review requirements.

The proposal also includes one Urban Growth Area (UGA) amendment. The City of Anacortes is requesting to expand the Anacortes UGA to incorporate nine (9) city owned parcels totaling 107.24 acres. The city is requesting to add parcels P20029 (20 acres), P60751 (3.04 acres), P60752 (5.74 acres), P60763 (5.74 acres), P60777 (2.86 acres), P19298 (20 acres), P19211 (0.54 acres), P19056 (40 acres) and P32547 (9.32 acres). All these parcels, except for P32547, are currently used exclusively for recreational purposes and will continue to be used in this capacity. The city-owned parcels are all zoned Rural Reserve (RRv), with the exception of P32547, which is zoned Rural Resource – Natural Resource Lands (RRc-NRL). The City is requesting to expand the UGA to incorporate the city owned parcels because the City manages the properties and would eventually like jurisdiction over those areas.

If approved, the properties would be eligible to be annexed into the City of Anacortes city limits. After such time, the properties will be served by the City of Anacortes and can be developed according to city development regulations. County regulations will not apply to these parcels after annexation.

More information regarding the proposed Anacortes Urban Growth Area (UGA) amendment may be found on the project website.

In addition to development regulation changes proposed for consistency with the Comprehensive Plan and GMA changes which have occurred since the last periodic comprehensive plan update in 2016, a reorganization of the county's development code to improve its structure and facilitate residential permitting is being completed. An overview of changes is provided under questions 11.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA DNS for 2016 Periodic Comprehensive Plan update, March 2, 2016
Skagit County Climate Vulnerability Assessment - 2024
Skagit County 2022 Greenhouse Gas Emissions Analysis - 2024
Skagit County Climate Hazards and Policy Opportunities memo -2024
Skagit County Critical Area Ordinance Update -2025
Critical Area Best Available Science (BAS) review report - 2025

A new climate element with GHG reduction and resiliency sub elements has been developed in association with the comprehensive plan update. In addition, goal and policy changes are proposed within different elements of the comprehensive plan, including the Environment Element.

[Important project documents, including environmental information may be found on the Skagit County 2025 Comprehensive Plan Update website.](#)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are pending for governmental approvals of other proposals directly affecting this project. Future development activities may submit applications and would be subject to the plans and regulations in place at the time.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Skagit County Board of County Commissioners will adopt the 2025 Comprehensive Plan and implementing development regulations following recommendations by the Planning Commission and a 60-day review by the Washington Department of Commerce. Public Hearings and corresponding opportunities to provide written and oral comments are being provided as part of public hearings before the Planning Commission and Board of County Commissioners. Skagit County will work to address both public and agency comments.

Information regarding public meetings, hearings, and opportunities to provide both oral and written comments may be found on the [Skagit County website](#).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Skagit County is conducting a periodic review of its Comprehensive Plan consistent with the Growth Management Act (GMA) – RCW 36.70A.130. The proposal includes updates to the Comprehensive Plan as follows:

- Comprehensive Plan’s vision, goals, policies, background information, and appendices.
- Comprehensive Plan’s various chapters with maps, charts and tables including the Housing Element to reflect the updated requirements under the Growth Management Act.
- Housing Element to meet recent state laws addressing affordability of housing at all income levels and to reduce racially disparate impacts. Associated with this are rural residential zoning adjustments.
- A new Climate Element with Greenhouse Gas (GHG) Emissions Reduction and Climate Resilience Sub-Elements.

The County is also updating its development regulations for consistency with the proposed Comprehensive Plan amendments, including zoning, subdivision, and critical areas regulations. This includes:

- Allowance for vehicle charging stations in the NRI, IF-NRL, SF-NRL, URP-OS, OSRSI zones.
- Increase opportunities for housing within LAMIRDs which aligns with rural character and the requirements of RCW 36.70A.070(5).
- Add definitions and allow for indoor emergency shelter, transitional housing, emergency housing, and permanent supportive housing in the appropriate residential and commercial zones.
- Update definitions for consistency with RCW [36.70A.030](#) and [84.36.043\(3\)\(c\)](#) to allow supportive housing types.
- Add tables and Essential Public Facilities list to include behavioral health facilities.
- Update zoning code (SCC 14.16) to allow unit lot subdivision, middle housing (in Rural Village Residential), manufactured home and mobile home parks (in Rural Village Residential), two accessory dwelling units in residential zones that allow for single family detached houses within unincorporated urban growth areas, electric vehicles as an accessory use in appropriate zones.
- Updates in the legislative actions chapter (14.08) to require a countywide analysis of all resource lands prior de-designation and a climate impact analysis prior to urban growth area alterations.
- Allowance for two Accessory Dwelling Units (ADU) in UGAs when public sewer is available.
- Updates to critical areas ordinance based on Best Available Science and to improve clarity for readability and implementation.

In addition to development regulation changes proposed for consistency with the Comprehensive Plan and GMA changes which have occurred since the last periodic comprehensive plan update in 2016, a reorganization of the county's development code to improve its structure and facilitate residential permitting is being completed. Board objectives include:

- Improve readability, usability, and administration of the code by improving the organization of code chapters;
- Align terminology and improve plain language of the code;
- Delete duplicative code language that could result in inconsistencies in interpretation or administration, and to improve maintainability of the code;
- Streamline residential permitting requirements including by reducing the need for variances and streamlining the lot certification process;
- Integrate Administrative Official Interpretations (now known as Director Interpretations under revised SCC 14.06.130 adopted by ordinance O20240005); and

- Minimize code renumbering where possible given the other objectives above.

[Important project documents may be found on the Skagit County 2025 Comprehensive Plan Update website](#). This includes the Draft Comprehensive Plan and related documents.

Draft policy amendments for each element may be located here:

Land Use Element Policy database
Rural Element Policy database
Natural Resource Lands Element Policy database
Environment Element Policy database
Housing Element Policy database
Transportation Element Policy database
Utilities Element Policy database
Capital Facilities Element Policy database
Economic Development Element Policy database
Climate Element Policy database

The proposal also includes one Urban Growth Area (UGA) amendment. The City of Anacortes is requesting to expand the Anacortes UGA to incorporate nine (9) city owned parcels totaling 107.24 acres. The city is requesting to add parcels P20029 (20 acres), P60751 (3.04 acres), P60752 (5.74 acres), P60763 (5.74 acres), P60777 (2.86 acres), P19298 (20 acres), P19211 (0.54 acres), P19056 (40 acres) and P32547 (9.32 acres). All these parcels, except for P32547, are currently used exclusively for recreational purposes and will continue to be used in this capacity. The city-owned parcels are all zoned Rural Reserve (RRv), with the exception of P32547, which is zoned Rural Resource – Natural Resource Lands (RRc-NRL). The City is requesting to expand the UGA to incorporate the city owned parcels because the City manages the properties and would eventually like jurisdiction over those areas.

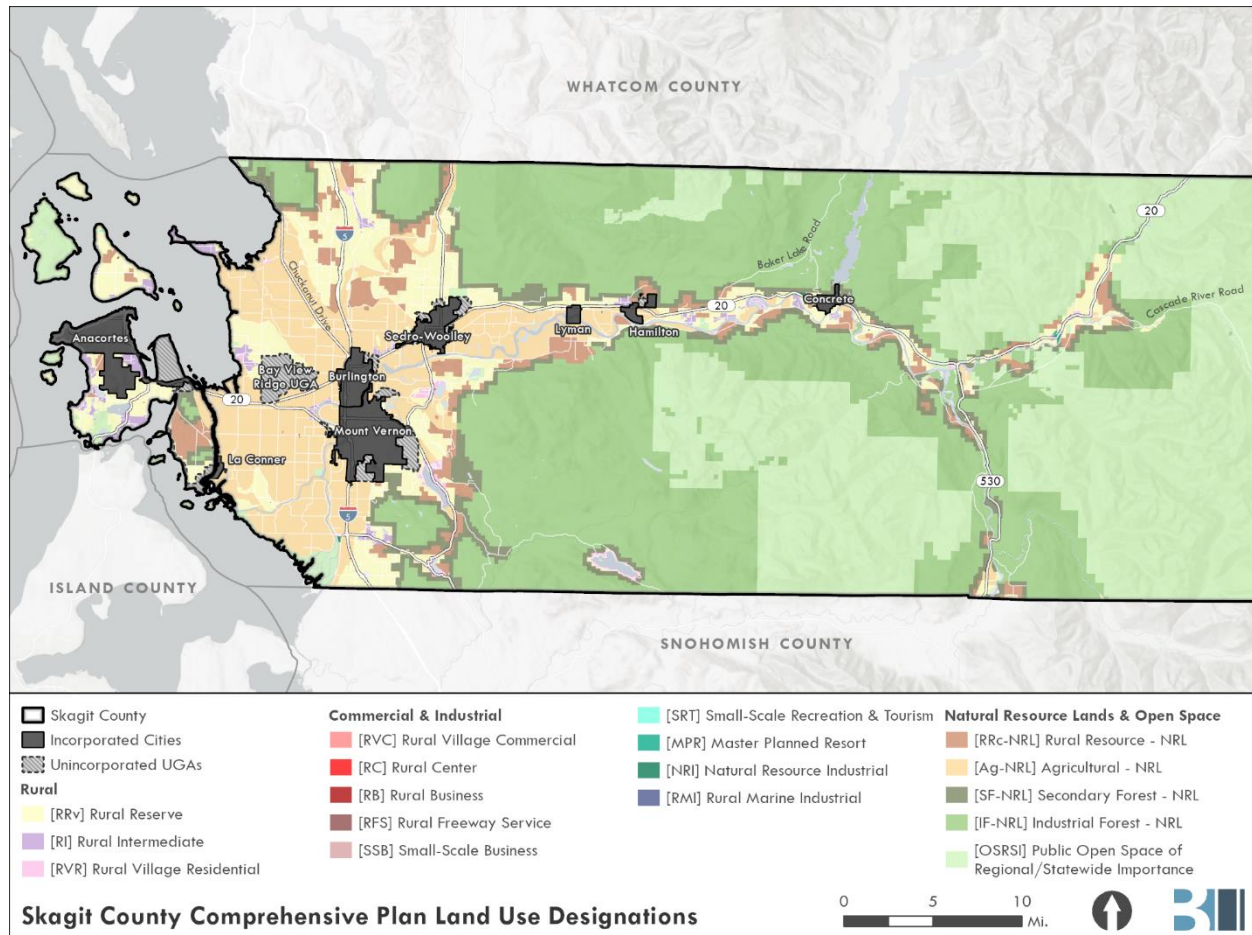
If approved, the properties would be eligible to be annexed into the City of Anacortes city limits. After such time, the properties will be served by the City of Anacortes and can be developed according to city development regulations. County regulations will not apply to these parcels after annexation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Skagit County is in northwest Washington State. It is bounded by Whatcom County to the north, Snohomish County to the south, and Puget Sound to the West. The Comprehensive

Plan Update proposal affects all lands and land uses within unincorporated Skagit County. See Exhibit 1, below for a land use map of the County that highlights geographic boundaries.

Exhibit 1. Skagit County Land Use Map



B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Located on the northwestern portion of Washington State, Skagit County includes 1,735 square miles of land area. Its topography includes mountains, river valleys, and marine shorelines with saltwater beaches (see Skagit County Background in the Comprehensive Plan).

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

There are a variety of topographies in Skagit County ranging from flat lands to very mountainous areas within the Cascade Mountain range.

b. What is the steepest slope on the site (approximate percent slope)?

The topography of Skagit County ranges from sea level to the 9,114-foot Mount Buckner.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Skagit County contains a number of soil series as identified in the Natural Resources Element of the Comprehensive Plan 2025 - 2045 and referenced pursuant to the [Soil Survey of Skagit County Area, Washington, USDA Soil Conservation Service, 1998](#). The predominant soil types in the resource lands include silt loam, silty clay loam, and fine sandy loam.

Skagit County includes agricultural lands. The Comprehensive Plan indicates soil types as shown in Exhibit 2 below. Descriptions of these soil types can be found, by SCS map unit number, in the Soil Survey of Skagit County Area, Washington, USDA Soil Conservation Service, 1998. No land use or zoning changes for areas designated as agricultural lands of long-term commercial significance are proposed in this Periodic Comprehensive Plan Update.

Exhibit 2: Agricultural Land Soils

SCS Map Unit #	Soil Description
Prime Alluvial Soils	
21	Briscot fine sandy loam
87	Larush fine sandy loam
88	Larush silt loam
89	Larush variant silt loam
92	Minkler silt loam
123	Skagit silt loam
96	Mt. Vernon very fine sandy loam
130	Snohomish silt loam
136	Sumas silt loam
157	Wickersham silt loam, 0-8% slopes
Prime Alluvial Soils (if artificially drained)	

10	Bellingham silt loam
11	Bellingham mucky silt loam
34	Cokedale silt loam
97	Mukilteo muck
101	Nookachamps silt loam
102	Norma silt loam
114	Samish silt loam
141	Tacoma silt loam
142	Tacoma silt loam, drained
Prime Alluvial Soils (if protected from flooding)	
56	Field silt loam
57	Field silt loam, protected
98	Mukilteo Variant muck
118	Sedro-Woolley silt loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

This is a non-project action (legislative proposal). Future development projects will be reviewed, as required, for compliance with the SEPA guidelines pursuant to [SCC 16.12](#) as well as County critical area regulations in [SCC 14.24](#). See Skagit County Critical Areas map for the locations of [geologic hazards](#) and [aquifer recharge areas](#).

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, Skagit County is planning for 3,393 new jobs between 2022-2045. New development associated with population and employment increases will require filling, grading, and excavation. Any filling, grading, or excavation will be required to be completed in compliance with Skagit County Code and all applicable state and federal permitting requirements. The total area and quantities for fill are unknown at this time.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

This is a non-project action (legislative proposal). However, future development will be subject to meeting stormwater requirements in [SCC 14.36](#) and critical area requirements in SCC 14.24. As part of the Periodic Comprehensive Plan update, Skagit

County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Impacts from erosion which could occur because of future clearing and construction will be mitigated by application of county stormwater requirements in SCC 14.36. These requirements implement [National Pollutant Discharge Elimination System Permit \(NPDES\)](#) requirements, which is administered by the [Washington State Department of Ecology](#).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Therefore, it is likely that impervious surfaces for asphalt or buildings will increase.

Impacts associated with additional impervious surfaces will be mitigated stormwater requirements in SCC 14.36. In addition, mitigation will occur through lot coverage maximums and the application of environmental regulations, such as critical area and shoreline regulations to protect sensitive areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action (legislative proposal). The County, however, will apply its regulations geologic hazards in SCC 14.24 and stormwater requirements in SCC 14.36 to future development proposals.

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Therefore, it is likely that during construction, operation, and maintenance of projects associated with projected growth, emissions will occur.

Impacts associated with future development will include compliance with the Department of Ecology [air quality](#) requirements. The Northwest Region Clean Air Agency (NWCAA) monitors air quality in Skagit, Island, and Whatcom Counties. NWCAA enforces compliance with federal, state and local air quality rules and regulations. NWCAA programs include: air

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

operating permits for facilities that have the potential for large-scale air emissions; regulations regarding the removal of asbestos; business permits requiring that businesses which emit air pollution must be registered with the agency; funding for diesel and school bus programs that implement the Washington State Clean School Bus Program; education and outreach; outdoor burning restrictions; and occasionally burn bans for indoor burning (woodstoves).

In addition, air quality impacts will be mitigated through implementation of Skagit County's new comprehensive plan. This includes the new Climate Element with Resiliency Sub-Element and Greenhouse Gas Emissions Sub-Element. This element addresses how Skagit County can address natural hazards aggravated by climate change, enhance natural areas for the purposes of hazard protection, enhance community resilience, **reduce greenhouse gas emissions, reduce vehicle miles traveled**, and prioritize reductions that benefit overburdened communities and promote environmental justice. Policies that promote GHG reductions are noted across the whole comprehensive plan by utilizing icons:

This GHG icon appears throughout the Comprehensive Plan and represents policies that are focused on **reducing greenhouse gas emissions and vehicle miles traveled**.



Lastly, emissions from future projects will also be mitigated through Skagit County Code including buffering requirements between industrial and residential uses within the Bayview Ridge UGA pursuant to [SCC 14.16.180](#), requiring air impacts to be mitigated for Essential Public Facilities in [SCC 14.16.600](#).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project action (legislative proposal). However, there are no known offsite sources of emissions which may impact future population and employment growth planned for within Skagit County.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action (legislative proposal). Air quality standards of the Federal Clean Air Act will be applicable for future emissions. Northwest Clean Air Agency will enforce federal, state and local air quality regulations.

In addition, air quality impacts will be mitigated through implementation of Skagit County's new comprehensive plan. This includes the new Climate Element with Resiliency Sub-Element and Greenhouse Gas Emissions Sub-Element. This element addresses how Skagit County can address natural hazards aggravated by climate change, enhance natural areas for the purposes of hazard protection, enhance community resilience, reduce greenhouse gas emissions, reduce vehicle miles traveled, and prioritize reductions that benefit

overburdened communities and promote environmental justice. Policies that promote GHG reductions are noted across the whole comprehensive plan by utilizing icons:

This GHG icon appears throughout the Comprehensive Plan and represents policies that are focused on reducing greenhouse gas emissions and vehicle miles traveled.



3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Skagit County has 598 miles of rivers and streams, 53 lakes and reservoirs, and 228 miles of marine and estuarine shoreline. (The Watershed Company and ICF International, 2011)

Skagit County has numerous year-round and seasonal streams; shorelines adjacent to Skagit Bay, Padilla Bay, Samish Bay, and Rosario Strait; lakes, ponds, wetlands, and estuarine areas. Rivers, streams, and lakes which fall under the Shoreline Master program and shorelines of the state may be found [here](#). Skagit County GIS maps also provide robust data on [streams, lakes, and wetlands](#).

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Therefore, it is likely future growth or infrastructure to support that growth may require work over, in, or adjacent to state shorelines. However, any proposal for development in these areas will be required to comply with the Skagit County Shoreline Master Program, Critical Areas regulations, and all state and federal permitting requirements. In addition, application of these codes would require impacts to be mitigated and project within

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

lands covered by water would not be exempt from SEPA review even where the underlying permit is exempt from SEPA.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045.

Filling and/or dredging of material that would be placed in or removed from surface water or wetlands is not anticipated as part of this proposal. However, if proposed in the future, application of environmental regulations, such as critical area and shoreline regulations along with state and federal regulations, where applicable, would be applied to any proposal. Projects on lands covered by water would not be exempt from SEPA review even where the underlying permit is exempt from SEPA.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

This is a non-project action (legislative proposal). However, no surface water withdrawals or diversions are anticipated because of this proposal.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The Skagit County FEMA Q3 100-Year Floodplain map is available at the following website:

[skagitcounty.net/GIS/Documents/Flood/FEMA Q3 100 Year Floodplain Map.pdf](https://skagitcounty.net/GIS/Documents/Flood/FEMA_Q3_100_Year_Floodplain_Map.pdf)

This indicates FEMA Q3 floodway areas primarily along Skagit River and Sauk River. FEMA Q3 100 year floodplain consists mostly on the west side of the county in areas between La Conner and Mount Vernon. This also includes areas around Burlington, Allen and Edison.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

This is a non-project action (legislative proposal). However, no discharges of waste materials to surface waters are anticipated because of this proposal.

b. Ground:

[Find help answering ground water questions⁷](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Therefore, groundwater withdrawal to support future develop will occur. Most groundwater associated with this project will be for drinking water. However, there may be other purposes for water withdrawn based upon future uses proposed, such as agriculture. Quantities for groundwater withdrawals are not known but future uses will be required to demonstrate both that sufficient and legal water exists as part of county processes to evaluate subdivisions of land or prior to issuance of building permits.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045.

Public sewer is an urban governmental service as may not be provided outside of urban areas except for very limited circumstances. Therefore, it is anticipated that new growth planned for areas outside of urban growth areas, will utilize septic systems. Those systems will be required to be reviewed and approved by Skagit County or the Washington State Department of Health, depending on the type of system.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

This is a non-project action (legislative proposal). However, all new development will be required to meet and mitigate impacts through application of stormwater requirements in Skagit County Code 14.36.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

This is a non-project action (legislative proposal). Any future proposal which could result in waste materials entering ground or surface water would be reviewed to ensure compliance with applicable county, state, and federal permitting requirements.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

This is a non-project action (legislative proposal). However, the proposal does not propose to alter or otherwise affect drainage patterns in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. This is a non-project action (legislative proposal). The County will apply its regulations regarding critical aquifer recharge and stormwater for future development. Development and zoning regulations along with Critical Areas Ordinance (CAO) are included as part of this periodic update non-project action. All new development will be required to meet and mitigate impacts through application of stormwater requirements in Skagit County Code 14.36.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☒ **pasture**
- ☒ **crop or grain**
- ☒ **orchards, vineyards, or other permanent crops.**
- ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☒ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. Therefore, it is likely that vegetation will be removed or altered as part of future development. However, any future impacts will be mitigated through application of county code and state or federal regulations or requirements, where applicable. Under Skagit County code, impacts will be mitigated through the use of Low-impact development techniques in [SCC 14.32.140](#), numerous tree planning requirements in [SCC 14.16](#), and landscaping requirements, including those found in [SCC 14.16.830](#) which is applicable to:

Applicability.

(a) An approved landscape plan is required for any change of use, new or replacement commercial, industrial or institutional building, special use, or subdivision application (as required by SCC Chapter 14.18).

c. List threatened and endangered species known to be on or near the site.

This is a non-project action (legislative proposal).

However, Skagit County is home to threatened and endangered species including:

Species/Habitat	State status	Federal status
Bull Trout		Threatened
Chinook Salmon		Threatened
Chum Salmon		Threatened
Rainbow Trout/Steelhead/Inland Redband		Threatened
Canary Rockfish		Threatened
Oregon Spotted Frog	Endangered	Threatened
Marbled Murrelet	Endangered	Threatened
Short-tailed Albatross		Endangered
Northern Spotted Owl	Endangered	Threatened
Oregon Vesper Sparrow	Endangered	
Gray Whale		Endangered
Orca	Endangered	Endangered
Fisher	Endangered	
Grizzly Bear	Endangered	Threatened
Lynx	Threatened	Threatened
Wolverine		Threatened
Pinto Abalone	Endangered	

The Skagit County Critical Areas Ordinance Update, Best Available Science report provides additional information regarding State and Federal designated Endangered, Threatened, and Sensitive Species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a non-project action (legislative proposal). The County will apply its regulations of fish and wildlife habitat area conservation for any future developments. Under Skagit County code, impacts will be mitigated through the use of Low-impact development techniques in SCC 14.32.140, numerous tree planning requirements in SCC 14.16, and landscaping requirements, including those found in SCC 14.16.830. Existing County Comprehensive Plan and development codes already include plans and policies to manage and preserve habitat and open space, as well as, critical area regulations.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry, Holly, and English ivy are known to be present within Skagit County. Other noxious weeds or invasive species may be present on a case-by-case basis. This is a non-project action (legislative proposal).

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

The Skagit County Comprehensive Plan is a non-project action (legislative proposal). This proposal will affect future residential development in Skagit County through updates to goals, policies, and development regulations. However, this project is a legislative proposal, therefore, a non-project action. Future development will need to undergo its own separate environmental review process, which will require additional identification of birds, and other mammals in the region. A full list of habitats can be seen on the [Priority Habitats and Species \(PHS\) on the web app](#) and <https://geodataservices.wdfw.wa.gov/hp/phs/>

Examples include:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened and endangered species known to be on or near the site.

Skagit County is home to threatened and endangered species, including but not limited to the following:

Species/Habitat	State status	Federal status
Bull Trout		Threatened
Chinook Salmon		Threatened

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Chum Salmon		Threatened
Rainbow Trout/Steelhead/Inland Redband		Threatened
Canary Rockfish		Threatened
Oregon Spotted Frog	Endangered	Threatened
Marbled Murrelet	Endangered	Threatened
Short-tailed Albatross		Endangered
Northern Spotted Owl	Endangered	Threatened
Oregon Vesper Sparrow	Endangered	
Gray Whale		Endangered
Orca	Endangered	Endangered
Fisher	Endangered	
Grizzly Bear	Endangered	Threatened
Lynx	Threatened	Threatened
Wolverine		Threatened
Pinto Abalone	Endangered	

c. Is the site part of a migration route? If so, explain.

Yes, Skagit County is located within the Pacific Flyway and includes salmonid migratory routes.

d. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action (legislative proposal). However, the County will apply its critical area regulations of fish to any future developments in order to mitigate possible project impacts. .

e. List any invasive animal species known to be on or near the site.

Not applicable. This is a non-project action (legislative proposal).

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

None proposed as part of the non-project action (legislative proposal). Site development projects (i.e. new residential or commercial developments) will be reviewed, as necessary, for compliance with the SEPA guidelines pursuant to SCC 16.12 State Environmental Policy Act, and SCC 16.22 Commercial Property Assessed Clean Energy and Resiliency Program (C-PACER).

It is anticipated, however, that electric, natural gas, oil, wood stove, propane, and solar will continue to be utilized to meet energy needs for heating and manufacturing.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action (legislative proposal). However, the project would not affect the potential use of solar energy by future businesses and as part of residential development.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action (legislative proposal). However, future development projects (i.e. new residential or commercial developments) will be reviewed, as necessary, for compliance with the SEPA guidelines pursuant to SCC 16.12: State Environmental Policy Act and [SCC 16.22](#) Commercial Property Assessed Clean Energy and Resiliency Program (C-PACER). In addition, energy conservation measures are being addressed in Skagit County's new comprehensive plan. This includes the new Climate Element with Resiliency Sub-Element and Greenhouse Gas Emissions Sub-Element. This element addresses how Skagit County can address natural hazards aggravated by climate change, enhance natural areas for the purposes of hazard protection, enhance community resilience, reduce greenhouse gas emissions, reduce vehicle miles traveled, and prioritize reductions that benefit overburdened communities and promote environmental justice.

Some of the proposed policies focus on energy conservation include:

Energy Conservation Goal 9A-5 Encourage conservation of energy resources, including the reduction of energy consumption in county facilities by prioritizing the use of renewable energy sources and energy-efficient technologies.

Policy 9A-5.1 Generating energy from non-renewable resources such as natural gas, should be phased out where possible, and the county shall prioritize the transition to renewable energy sources in both new and existing buildings.

Policy 9A-5.2 Energy conservation should conserve energy resources, reduce air pollution, and delay the need for additional electrical power generating facilities. This may be achieved through methods including, but not limited to: education of the public; insulation and weatherization as specified by building codes; and use of renewable energy, conservation, and efficient technologies and practices. The county should conduct culturally responsive public outreach to encourage participation in energy efficiency programs, such as the Community Energy Challenge, to support these efforts.

Policy

Policy 9A-5.3 Encourage Residential, commercial, and industrial development to use energy-efficient, cost-effective, and environmentally sensitive technologies and resources in new construction and retrofits, including prioritizing lower-carbon building materials to reduce embodied carbon. policy

Policy 9A-5.4 The County shall support the prioritization of the use of renewable, low-carbon energy resources, net-zero greenhouse gas emission features in the design, construction, and retrofit of new and existing developments (i.e., residential and commercial structures), such as through programs like C-PACER that provide accessible financing for clean energy projects and Home Repair and Weatherization Programs. policy

Policy 9A-5.5 Encourage commercial and industrial facilities to support the transition to lowcarbon systems, including incorporation of co-generation systems whenever possible. In parallel, support the transition of high-carbon emitting sectors, including oil refining and industrial gas manufacturing, to low-carbon processes or industries.

Policy 9A-5.6 The maximization of renewable energy sources shall be encouraged for the supply of electricity and heat for new and existing buildings and the preservation and weatherization of housing shall be prioritized, particularly in high-density and overburdened communities, to enhance energy resiliency and equity.

Policy 9A-5.7 The county shall work with builders and developers to integrate renewable and energy efficiency resources into building and site design, such as through incentive programs, green building certification programs, and C-PACER financing programs.

In addition, proposed development regulation changes include updated measures to allow electric vehicles as an accessory use in appropriate zones (parks, open space, residential and commercial LAMIRDs).

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

- 1. Describe any known or possible contamination at the site from present or past uses.**

This is a non-project action (legislative proposal). No known or possible contamination to sites associated with this proposal. Any future use will be required to meet all county, state, and federal requirements.

The Washington State Department of Ecology maintains a database of sites of environmental interest, including; State Cleanup sites, Federal Superfund sites,

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Hazardous Waste Generators, Solid Waste Facilities, Underground Storage Tanks; Dairies, and Enforcement, <http://www.ecy.wa.gov/fs/>.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action (legislative proposal). No known hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Four transmission pipelines cross Skagit County carrying natural gas or other hazardous liquids: Kinder Morgan Canada Inc., BP Olympic Pipe Line, Williams Northwest Natural Gas Pipeline, and Cascade Natural Gas Corporation. These are shown in the County's iMap service, <http://www.skagitcounty.net/Maps/iMap/>.

Facilities or sites with potentially hazardous materials, such as underground storage tanks, state cleanup sites, and hazardous waste generators, are compiled by the Washington State Department of Ecology in a searchable database, at <http://www.ecy.wa.gov/fs/>.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This is a non-project action (legislative proposal).

4. Describe special emergency services that might be required.

Not applicable. This is a non-project action (legislative proposal)

5. Proposed measures to reduce or control environmental health hazards, if any.

This is a non-project action (legislative proposal). The County will apply its regulations of Health, Welfare and Sanitation (Title 12) and SEPA (SCC 16.12) for future developments. All future development will also be required to meet any applicable state or federal requirements.

Future site-specific development would be subject to County or Special District Fire codes and regulations, zoning regulations, and State hazardous materials regulations, as well as additional SEPA review on a case-by-case basis.

In addition, Skagit County Code (SCC) 14.16.835 requires consultation with the pipeline area for properties located within 100 feet of a transmission pipeline in unincorporated Skagit County before the County can issue a building permit or approve a land division.

Critical aquifer recharge areas regulations are intended to limit uses with a potential to contaminate groundwater (SCC Chapter 14.24)

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project action (legislative proposal). While there are various noises which occur in Skagit County, none have been identified would affect the implementation of the 2025 comprehensive plan.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action (legislative proposal). However, future development may result in traffic, construction, and operation noises. However, all future development will be required to meet Skagit County noise regulations in [SCC 9.50](#). and WAC 173-60 which is administered by the Washington State Department of Ecology.

3. Proposed measures to reduce or control noise impacts, if any:

Performance standards for noise are administered pursuant to SCC Chapter 9.50 Noise Control. This is a non-project action (legislative proposal).

The County applies an Airport Environs Overlay zone centered on Skagit Regional Airport (SCC Chapter 14.16.210), to promote land uses compatible with the airport within the airport's designated environs. Development within the AEO is subject to building height and land use restrictions and must record title notices and aviation easements.

Skagit County Code includes performance standards for noise for all activities and uses within the county. This includes maximum permissible environmental noise levels emitted to adjacent properties, which are not to exceed levels of the environmental designations for noise abatement (EDNA) as established in 173-60 WAC. (SCC 14.16.840(5))

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Skagit County supports a number of land uses as described in the Land Use, Rural, and Natural Resource Lands Elements of the Comprehensive Plan.

The Skagit County Comprehensive Plan periodic update provides a vision for population, housing, and job growth from 2025-2045, and fulfills requirements of Washington State Growth Management Act (GMA). The County and the cities within the county are projected to add 29,581 new residents, 17,450 new housing units, and 20,529 jobs by 2045 (increase between 2022 and 2045 estimates).

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The Skagit County Comprehensive Plan is focused on growth occurring outside of cities. Each city within the county is completing a separate comprehensive plan update and will issue SEPA separately.

Skagit County is planning for a population increase of 6,115 between 2022-2045. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045.

However, this project is a legislative proposal, therefore, a non-project action. Future development will need to undergo its own separate environmental review process. Possible affects to current land uses on nearby or adjacent properties will be evaluated through application of Skagit County code and state and federal regulations, depending on the proposal. As an example, Skagit County mitigate impacts to adjacent properties by requiring structural setbacks for buildings, limiting building heights, regulating uses which are permitted, conditionally permit or not-permitted, and zoning of land to ensure compatible uses, to name a few.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This is a non-project action (legislative proposal). However, significant areas of Skagit County are designated as agricultural and forest lands of long-term commercial significance. No land use or zoning changes are proposed for land designated agricultural or forest lands of long-term commercial significance as part of this proposal.

- c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

This is a non-project action (legislative proposal). However, growth planned for by this comprehensive plan update is not anticipated to affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting.

- d. Describe any structures on the site.**

This is a non-project action (legislative proposal). Within Skagit County there are a variety of different types of structures.

- e. Will any structures be demolished? If so, what?**

This is a non-project action (legislative proposal). No structures are proposed to be demolished as part of this proposal.

- f. What is the current zoning classification of the site?**

The Skagit County Comprehensive Plan Land Use Designation map and Zoning map is available at the following website:

[Skagit County iMap](#)

g. What is the current comprehensive plan designation of the site?

b. The Skagit County Comprehensive Plan Land Use Designation map and Zoning map is available at the following website:

c. [Skagit County iMap](#)

a. If applicable, what is the current shoreline master program designation of the site?

The Skagit County Shoreline Master Program (August 23, 2022 version as it is being updated) identifies the following seven shoreline environmental designations within unincorporated Skagit County:

- Aquatic
- High Intensity
- Natural
- Rural Conservancy
- Rural Conservancy – Skagit Floodway
- Shoreline Residential, and
- Urban Conservancy

This is a non-project action (legislative proposal).

b. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas in Skagit County include wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. The GMA requires Skagit County to designate and protect critical areas. See [geologic hazards](#) and [aquifer recharge areas](#) maps. Development projects that have the potential to impact a critical area or its buffers are evaluated for compliance with SCC Chapter 14.24, Critical Areas. Any updates to the Critical Areas Ordinance do not change best available science (BAS) or designations. Code amendments include compliance with the Growth Management Act (GMA). This is a non-project action (legislative proposal).

c. Approximately how many people would reside or work in the completed project?

The Skagit County Comprehensive Plan periodic update provides a vision for population, housing, and job growth from 2025-2045, and fulfills requirements of Washington State Growth Management Act (GMA). The County and the cities within the county are projected to add 29,581 new residents, 17,450 new housing units, and 20,529 jobs by 2045 (increase between 2022 and 2045).

The Skagit County Comprehensive Plan is plans for growth occurring outside of cities. Each city within the county is completing a separate comprehensive plan update and will issue SEPA separately.

Skagit County is planning for a population increase of 6,115 between 2022-2045. In addition, the County is planning for 3,393 new jobs between 2022-2045.

See Exhibit 3Error! Reference source not found. and

Exhibit for a breakdown by jurisdiction and geographic area.

Exhibit 3. 2025 Population Allocation

Urban Growth Areas	2022 Population Estimates	2045 Population Allocations	Amount	Percent of Total Growth
Anacortes	17,983	22,971	4,988	16.9%
Burlington	12,111	16,930	4,819	16.3%
Mount Vernon	37,679	46,460	8,781	29.7%
Sedro-Woolley	14,096	18,582	4,486	15.2%
Concrete	949	1,130	181	0.6%
Hamilton	302	302	0	0.0%
La Conner	980	1,191	211	0.7%
Lyman	425	425	0	0.0%
Bayview Ridge	1,694	1,694	0	0.0%
Swinomish	2,565	2,746	199	0.7%
Urban Growth Areas Subtotal	88,784	112,449	23,665	80.0%
Skagit County Rural Areas	42,465	48,381	5,916	20.0%
Total	131,249	160,830	29,581	100.0%

Source: Skagit County Comprehensive Plan 2025-2045

Exhibit 4. 2025 Job Allocations

Urban Growth Areas	2022 Population Estimates	2045 Population Allocations	Amount	Percent of Total Growth
Anacortes	9,503	12,648	3,145	15.3%
Burlington	11,640	17,410	5,770	28.1%
Mount Vernon	18,781	23,559	4,778	23.3%
Sedro-Woolley	4,640	7,040	2,400	11.7%
Concrete	391	506	115	0.6%

Urban Growth Areas	2022 Population Estimates	2045 Population Allocations	Amount	Percent of Total Growth
Hamilton	466	489	23	0.1%
La Conner	1,020	1,905	885	4.3%
Lyman	56	76	20	0.1%
Bayview Ridge	2,962	4,901	1,939	9.4%
Swinomish	1,140	1,579	439	2.1%
Urban Growth Areas Subtotal	50,599	70,113	19,514	95.1%
Skagit County Rural Areas	8,972	9,987	1,015	4.9%
Total	59,571	80,100	20,529	100.0%

Source: Skagit County Comprehensive Plan 2025-2045

d. Approximately how many people would the completed project displace?

This is a non-project action (legislative proposal). Displacement strategies are included in the Comprehensive Plan, however. These include:

Housing Equity Goal 7G Prevent discrimination, address displacement, and mitigate past harm in the development and maintenance of housing.

Policy 7G-1.1 Collaborate with community groups, organizations, non-profits, and businesses to help vulnerable groups obtain and maintain housing.

Policy 7G-1.2 Evaluate the potential for displacement on lands proposed for rezone or redevelopment for public use.

Policy 7G-1.3 Consider the drivers of displacing low-income households and marginalized populations as a result of planning, public investments, redevelopment, and market pressures. Use strategies to mitigate displacement of these communities.

In addition, to protect current residents from potential displacement in rural areas due to rising housing costs, the County intends to provide some new opportunities for affordable housing types in LAMRIDs. This is intended to be addressed through development regulations and then coordinated with local housing organizations for funding and programming. Any changes are designed to align with and support the rural character and planning requirements under RCW 36.70A.070(5).

e. Proposed measures to avoid or reduce displacement impacts, if any.

The Comprehensive Plan update provides strategies to ensure affordable housing development and anti-displacement strategies in Skagit County. See policies in d. above.

f. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal is compatible with existing and projected land uses and plans and meeting GMA planning requirements for Skagit County. Zoning changes are also being proposed to ensure consistency with proposal policy changes.

g. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The Comprehensive Plan update does not propose any changes to existing land use patterns for agricultural and forest lands. Further, natural resource land policies advocate for the protection of agricultural and forest lands and the importance of both within Skagit County.

9. Housing

[Find help answering housing questions](#)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Skagit County, including the cities in the county, anticipate the addition of 17,450 housing units through 2045. See

Exhibit 4 for a full breakdown of units by income level. Cities within Skagit County are planning for approximately 80% of new housing units during the planning period.

In unincorporated areas, Skagit County has a primary responsibility to provide capacity to achieve rural growth. This accounts for 3,490 housing units or 174 new housing units per year on average. For housing at lower incomes, Skagit County has utilized [HAPT Method C](#) to ensure higher density growth is focused in areas where urban governmental services are provided. A land capacity analysis has also been prepared consistent with Growth Management Act requirements in RCW 36.70A and WAC 365-196-325.

Exhibit 4. 2025 Housing Allocations

Urban Growth Areas	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	Total
Anacortes	943	604	422	226	201	546	2,942
Burlington	911	584	408	218	194	528	2,843
Mount Vernon	1,659	1,064	743	398	353	963	5,180
Sedro-Woolley	848	544	380	203	180	491	2,646
Concrete	35	22	15	8	7	20	107
Hamilton	0	0	0	0	0	0	0
La Conner	40	26	18	10	8	22	124
Lyman	0	0	0	0	0	0	0

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

Bayview Ridge	0	0	0	0	0	0	0
Swinomish	38	24	17	9	8	22	118
Urban Growth Areas Subtotal	4,474	2,868	2,003	1,072	951	2,592	13,960
Skagit County Rural Areas	0	0	501	268	238	2,483	3,490
Total	4,474	2,868	2,504	1,340	1,189	5,075	17,450

Source: Skagit County Comprehensive Plan 2025-2045

- b. Allocations for the Swinomish UGA is provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.
- c. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action (legislative proposal). However, the proposal does not propose eliminating any housing units.

- d. **Proposed measures to reduce or control housing impacts, if any:**

The Skagit County Comprehensive Plan Housing Element outlines strategies to provide housing at various income levels to provide affordable housing options for current and future residents. The Comprehensive Plan update also provides anti-displacement strategies.

The Development Regulations include measures to add various housing types. This includes housing options in some LAMIRDs, allowing provisions for various emergency and supporting housing, middle housing, accessory dwelling units, and farmworker housing in the County.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

This is a non-project action (legislative proposal). This project is not proposing to change allowed heights for structures.

- b. **What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action (legislative proposal). However, Skagit County Code does limit building heights in each zone. No views in the immediate vicinity of this proposal are expected to be altered or obstructed as a result of the project. This plan does not modify heights allowed within each zone.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

This is a non-project action (legislative proposal). The County shall apply the Unified Development Code Title 14 and SCC 14.12 SEPA for any future developments. No aesthetic standards are proposed to be changed as part of this project.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action (legislative proposal). However, as part of the Periodic Comprehensive Plan update, Skagit County is planning for a population increase of 6,115 between 2022-2045 within the unincorporated county. In addition, the Skagit County is planning for 3,393 new jobs between 2022-2045. New development could result in light or glare. However, light and glare impacts will be reviewed as part of future SEPA processes or permit processes administered by Skagit County.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action (legislative proposal). However, light or glare from future projects will be evaluated to ensure there are no safety hazards or interfere with views, as applicable under county code.

- c. What existing off-site sources of light or glare may affect your proposal?**

This is a non-project action (legislative proposal). However, no existing off-site sources of light or glare are intended to affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Performance standards for lights and glare are addressed throughout Skagit County Code, Title 14.

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Skagit County is home to an array of recreation opportunities, including but not limited to, parks, trails, camping, water sports, and athletic fields.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

This is a non-project action (legislative proposal). However, not recreational uses are proposed to be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

The Comprehensive Plan Update provides an overview of updated goals and policies in the Urban, Open Space, and Land Use Element. This is a non-project action (legislative proposal). The County will apply regulations SCC 14.40 Open Space Current Use Assessment Applications as appropriate. The County also maintains a [Comprehensive Parks and Open Space Plan](#) that addresses future park needs.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) maintained by DAHP provides data concerning heritage barns, registered historic properties and register districts. This is a non-project action (legislative proposal).

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Skagit County is located in an area traditionally utilized by Southern Coast Salish peoples whose descendants are represented in the present-day by the Upper Skagit, Stillaguamish, Sauk-Suittle Nooksack, Lummi, Samish, and Swinomish Tribes. This is a non-project action (legislative proposal).

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Skagit County encompasses land within the ancestral territory of Indigenous Coast Salish Tribes named under the 1855 Treaty of Point Elliott. The County will continue to coordinate and engage Tribal Governments through plan implementation and additional projects. This is a non-project action (legislative proposal).

Methods used to assess the potential impacts to cultural and historic resources include procedures outlined in SCC 14.22.010 regarding land disturbance and archaeological and historical resources which is enumerated in [SCC 14.22.070](#).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

Skagit County will continue to engage Tribal Governments to identify any losses, changes to, or disturbances to resources, if any. The County is committed to engage, to identify, and prevent any loss. The County will apply SCC 14.22.070, Archaeological and historical resources section for future developments to avoid the destruction of or damage to any site having historic or cultural values. This is a non-project action (legislative proposal).

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The Skagit County GIS Basemap identifies the existing streets and roads within the County and is available at the following website:

<https://skagitcounty.net/Departments/GIS/Main.htm>

This is a non-project action (legislative proposal).

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The County's public transportation needs are served by [Skagit Transit \(SKAT\)](#). This is a non-project action (legislative proposal).

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes. The Skagit County Comprehensive Plan includes an update to the [Transportation Element](#), and [6-year TIP Projects \(2025-2030\)](#). This is a non-project action (legislative proposal).

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

This is a non-project action (legislative proposal). However, water, rail, and air transportation are all utilized in Skagit County.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The Skagit County Comprehensive Plan includes a Transportation Element, which provides an update to the transportation inventory, travel forecasts, Multimodal Level

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

of Service (MMLOS), and transportation needs. A link to the draft comprehensive plan which includes the Transportation Element can be found [here](#).

This is a non-project action (legislative proposal).

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

This is a non-project action (legislative proposal). However, it is not anticipated that this proposal will interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

- g. Proposed measures to reduce or control transportation impacts, if any:**

The Skagit County Comprehensive Plan includes a Transportation Element Technical Appendix, which provides an update to the transportation inventory, travel forecasts, Multimodal Level of Service (MMLOS), and transportation needs. This is a non-project action (legislative proposal).

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The Capital Facilities Element of the Skagit County Comprehensive Plan and Capital Facilities Plan outlines strategies for public services to accommodate growth being planned for out to 2045. This is a non-project action (legislative proposal).

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

The Skagit County Comprehensive Plan includes a Capital Facilities Element which addresses measures to reduce or control direct impacts on public services as a result of new growth. This is a non-project action (legislative proposal).

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

This is a non-project action (legislative proposal). However, all of these utilities are present in Skagit County.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

The Skagit County Comprehensive Plan provides updates to the Utilities Element to meet the needs of projected growth through 2045. This is a non-project action (legislative proposal).

C. Signature

[Find help about who should sign](#)¹⁹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Type name of signee: Robby Eckroth

Position and agency/organization: Senior Planner, Skagit County Planning & Development Services

Date submitted: 05/06/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It is not anticipated that this non-project legislative action will cause these increases to occur. Future development (with individual permit process) consistent with the Comprehensive Plan and implementing zoning code could result in the following impacts:

- Fill and grade proposals, new impervious surfaces, or vegetation removal could result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters.
- Increased vehicle trips could increase air emissions or result in additional noise. As projects identified in the Transportation Element are implemented, an increase in

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

storm water may be generated due to the increases in impervious surfaces from future roadway widening. Short-term, minor increases in noise and exhaust emissions may occur. The impacts may occur with each individually proposed project at the time of project construction.

- Project construction activities may temporarily produce toxic or hazardous substances, generate noise from the use of standard construction equipment, or result in additional exhaust and fugitive dust (on site or along hauling routes or nearby local streets).
- Some commercial or industrial uses may handle hazardous materials, though the International Fire Code and state and federal laws would continue to apply.

Proposed measures to avoid or reduce such increases are:

All development, transportation, and capital projects are subject to applicable federal, state, and local regulations, and subject to mitigation measures if required at the time of development.

Proposed additional measures to avoid or reduce such increases are:

- Storm water detention and water quality facilities, and temporary erosion and sediment controls, will be constructed in accordance with County standards. Noise and exhaust emissions and their impacts will be minimized to the maximum extent practical through compliance with applicable regulations, ensuring equipment is in proper working order, and hours of work. The proposed measures would vary depending on the individual project under construction.
- Mitigation strategies are identified in the County's existing code and regulations, such as, critical area regulations in SCC 14.24, storm water management in SCC 14.32, building and construction code in Title 15.
- Skagit County is including a Climate Element in the Comprehensive Plan update that is anticipated to reduce climate related impacts on the environment including greenhouse gas emissions.
- Future project level approval will be conditioned in accordance with appropriate County review and environmental analysis to be determined at the time of application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project legislative action itself would not affect plant, animal, or fish life. Individual projects listed in the plan would be subjected to SEPA and permit processes.

Future development allowed by the Comprehensive Plan and development regulations could affect plants and animals in the county through land clearing for construction of housing and infrastructure, stormwater runoff, and human disturbance associated with future growth. Environmental resources subject to risk of direct and indirect impacts

include numerous species of plants, animals, and fish (including federal and state designated threatened or endangered species and their habitat).

As projects identified in the Transportation and Capital Facilities Elements are implemented, there may be impacts to roadside vegetation due to widening of existing roadways. Impacts will be analyzed for each individually proposed project at the time of project construction.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development.

In addition to goals and policies of the Comprehensive Plan and development regulations, proposed measures to protect or conserve plants, animals, fish, or marine life include:

- Local, state, and federal environmental regulations such as the Critical Areas Ordinance, storm and surface water regulations, and Shoreline Master Program to apply during individual projects.
- Limit roadway widening to the amount necessary to accommodate the improvements consistent with guidelines and requirements.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not directly deplete energy or natural resources. However, most, if not all future development projects will require energy and/or natural resources. Demands for energy and natural resources will increase along with land use growth and associated development irrespective of the proposal.

- **Proposed measures to protect or conserve energy and natural resources are:**

Projects will be constructed using the most efficient means available, and align with goals and policies in the newly developed Climate Element of the Comprehensive Plan.

Development regulations are proposed to allow electric vehicles as an accessory use in appropriate zones (parks, open space, residential and commercial LAMIRDs).

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

It is not anticipated that any future projects will likely use or affect these types of areas. The Comprehensive Plan includes updates to plans, goals and policies to ensure the protection of environmentally sensitive areas. Population and employment growth would likely increase demand for parks and place additional pressure on environmentally sensitive areas irrespective of the proposed updates. Future development projects may dredge or fill surface waters or wetlands or affect other environmentally sensitive areas or areas designated for government protection. Historic and cultural sites would remain protected

by federal, state, and local regulations and policies. Farmlands, especially the agricultural lands of long-term commercial significance would be protected under the GMA.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development. The Comprehensive Plan Update includes an Environment Element with goals and policies that support key environmental features in Skagit County. Different regulations such as the Critical Areas Ordinance, storm and surface water regulations, and Shoreline Master Program to continue to protect environmentally sensitive areas in the county as development occurs.

The Parks, Recreation, and Open Space Element also includes goals and policies to help ensure a diversified recreational and open space system in Skagit County. The Comprehensive Plan Update also aims to avoid and minimize losses and changes to historic and cultural resources.

All elements of the Comprehensive Plan and their goals and policies are consistent with the requirements of the Growth Management Act, which supports conservation and protection of parks, unique natural areas, threatened or endangered species habitat, historic or cultural sites, and environmentally critical areas. Any capital facilities or transportation projects identified in the Comprehensive Plan will be designed to avoid and reduce impacts wherever possible. Additional measures will be evaluated and proposed during the design phase of each individual project.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

It is not anticipated that any developments or projects would be likely to negatively affect land and shoreline use. The proposed Future Land Use Map designates various resource, rural, commercial and recreational lands. In general, the Comprehensive Plan focuses on new growth mostly in the LAMIRDs. The map does not significantly change the existing land use. No changes to shoreline designations are included in this proposal. Goals and policies are intended to be consistent with designated land uses.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

All development projects are subject to applicable federal, state and local regulations and subject to mitigation measures if required at the time of development. The Comprehensive Plan Update is designed to be consistent with the GMA. The Land Use Element includes goals and policies intended to ensure new development is compatible with existing and future land use, transportation needs and projected growth demands to guide future land development. The Comprehensive Plan would be consistent with the Shoreline Master Program, which would regulate shoreline uses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The updated 6 year TIP and CFP helps identify transportation and capital projects to meet the increased demand on transportation, public services, or utilities with the anticipated growth through 2045.

- **Proposed measures to reduce or respond to such demand(s) are:**

Transportation, fire, sewer and water are subject to concurrency requirements (SCC 14.28) and are reviewed annually and during project review according to applicable state and local regulations.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

As a non-project action, a periodic update to Skagit County's Comprehensive Plan and implementing development regulations, this project brings the County into conformance with the Growth Management Act (GMA) and recent legislation in the State of Washington. No local or federal conflicts are anticipated with this proposal.