

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

**For
Kilpatrick Long CaRD Land Division
File #PL17-0123**

PROJECT DESCRIPTION: Ravnik & Associates, on behalf of Thomas Kilpatrick, filed a Long Plat land division application (#PL17-0123) for the creation of nine (9) residential lots, and one (1) open space lot, on a 51.1 acre site using the Conservation and Reserve Development (CaRD) land division process. The proposed residential lots will be approximately 1 acre in size, clustered along the southern portion of the property, and the remaining acreage (approximately 42.08 acres) will be placed in open space designations per the CaRD ordinance. The project proposal includes the widening of existing Union Road, commencing at the north edge of F & S Grade Road and proceeding north approximately 2,600 feet, to a 24-foot wide surface, and the construction of approximately 1,510 linear feet of new 20-foot wide private road to serve all 9 proposed single family residential lots. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended.

PROPONENT: Thomas J. Kilpatrick, 8002 Union Road, Sedro-Woolley, WA 98284 **Project Contact:** Ravnik & Associates, c/o John Ravnik, P.O. Box 361, Burlington, WA 98233.

PROJECT LOCATION: The project is located at 8002 Union Road, Sedro-Woolley, within a portion of Section 10, Township 35N, Range 4 E W.M., situated within Skagit County, Washington. (P36163, P36197, P36142, P36195, P36120 and P36188).

LEAD AGENCY: Skagit County Planning and Development Services.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the mitigated measures as identified below and shall be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 14.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. Temporary erosion/sedimentation control measures, as approved by the Skagit County Department of Public Works, shall be in place prior to the placement of any fill material. The applicant shall maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance. Said measures shall remain in place until completion of the project.
2. The applicant shall comply with Northwest Clean Air Agency requirements.
3. The applicant shall comply with the provisions of Chapter 14.32 of the Skagit County Code, the Skagit County Stormwater Management Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
4. The applicant shall comply with Fire Code Standards.
5. An engineered soils compaction report shall be required for all structures placed on fill material.
6. The applicant shall comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal shall comply with **all** applicable requirements of SCC 14.16 and SCC 14.18. Most notably, SCC 14.16.830 Landscaping, SCC 14.16.840 Performance standards, and SCC 14.16.850

General provisions.

8. This project may be subject to one of Ecology's National Pollutant Discharge Elimination Systems (NPDES) permits. A Construction Stormwater General or Industrial Permit may be required by the Department of Ecology (WSDOE) for this project. Contact the WSDOE Bellingham Field Office at (360) 715- 5200 to determine if an NPDES permit is required.
9. The applicant shall comply with Skagit County Road Standards.
10. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured. Within 24 hours, of the discovery, or as soon thereafter as possible, the developer shall notify the Skagit County Sheriff's office, Skagit County Planning and Development Services, the Washington State Department of Archeology and Historic Preservation and affected tribes. If following consultation with the above parties it is determined that an archaeological and cultural resource assessment is required, the project developer shall retain the services of a professional archaeologist to prepare such an assessment. Project work in the affected area shall only continue when in conformance with applicable state and federal laws.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days from the date of the publication below.

Written comments must be received no later than 4:30 pm on: **October 20, 2017**

Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the "current legal notices" tab. (www.skagitcounty.net/pdscomments)

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with the Skagit County Planning and Development Services for service to the SEPA responsible official within fourteen (14) calendar days after the date of the threshold determination.

Appeals must be submitted no later than: **November 3, 2017**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner – Team Supervisor

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

PHONE: (360) 416-1320

Date: 10-3-17 Signature Brandon Black.

On behalf of Dale Pernula

AICP, Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, Army Corps, Public Utility Dist. #1, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, Applicant, Parties of Record

Please Publish: 10-5-17

Kilpatrick.brandonb.10.06.17