

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD**

For
BYK Construction, Inc.
File # **BP19-0293**

Notice is hereby given that on April 22, 2019, BYK Construction, Inc., filed a State Environmental Policy Act (SEPA) checklist in conjunction with Grading Permit application #BP19-0293 for the placement of approximately 4,900 cubic yards of material and the excavation of approximately 5,570 cubic yards of material for grading activity to prepare for three proposed residential sites off of Majestic Ridge on a 163 acre site. The project proposal includes upgrading/enlarging three existing ponds (Pond A, B, and D), the construction of a fourth pond (Pond C) (total pond excavation is 1,800 cubic yards), and the private roadway widening from Station 10+00 to Station 37+96 to a width of 20 feet (3,100 cubic yards of fill) from the existing 10 foot width. The proposed project is located within the Rural Reserve (RRv) and Rural Resource – Natural Resource Lands (RRc-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. A letter of completeness was not issued and the application was determined to be complete for review purposes on May 13, 2019.

The project is located west of West Big Lake Boulevard at 18240 Majestic Ridge Lane, Mount Vernon, within a portion of Section 1, Township 33N, Range 4E W.M., situated within Skagit County, Washington. (P16163, P121653, and P16164)

A completed Grading permit, Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits that will be required for this proposal from Skagit County Planning and Development Services include: **Approved future Building Permits**.

A decision on the application will be made within 120 days of the date the application was determined complete, which was 5-13-19. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black **in writing** of his or her interest within Fifteen (15) days of the date of publication of this notice which is 5-16-19. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: **May 31, 2019**
*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)

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Senior Planner – Team Supervisor
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA. 98273
(360) 416-1326

Transmitted to the Skagit Valley Herald and Mailed to applicant 5-14-19

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, DAHP, Upper Skagit Indian Tribe, Samish Indian Nation, Skagit County Critical Areas and Stormwater review teams, Army Corps., Applicant

Please publish: 5-16-19

BYK.brandonb.05.17.19