

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

For

Administrative Special Use File # **PL19-0642**

Yvette & Derek Neumann

PROJECT DESCRIPTION: Notice is hereby given that on January 2, 2020, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review completed in conjunction with Administrative Special Use Permit application #PL19-0642 requesting approval for a Bed & Breakfast and Art Studio (Home Based-Business Type II). The proposed Art Studio will offer artist workshops with an average class size 6-8 students and on occasion host small art gallery shows (Temporary Events) averaging up to 20 guests. The project site 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: Yvette & Derek Neumann, 8480 Thompson Beach Road, Anacortes, WA 98221.

PROJECT LOCATION: The project is located at 8480 Thompson Beach Road, Skagit County within a portion of Section 09, Township 34N, Range 02 E W.M., situated within Skagit County, Washington (P20183).

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 (SCC) 16.12. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. The applicant shall comply with performance standards pursuant to SCC 14.16.840 (noise, heat/glare/steam, electrical disturbance & vibration standards).
2. The project must be in full compliance of zoning requirements outlined in SCC 14.16.900(2)(c) & (h), *Bed & Breakfast and Temporary Events*.
3. This project must be in full compliance of zoning requirements outlined in SCC 14.16.730(3), *Home-Based Business II*.
4. The project must meet all standards pursuant to SCC 14.36 (public works standards).
5. The project must meet all standards pursuant to Title 12 (Health, welfare and sanitation).
6. Parking associated with this project must meet parking standards pursuant to SCC 14.16.800 and all parking shall be located outside of any public and or private rights of way.
7. The applicant shall comply with Northwest Clean Air Agency requirements.
8. The applicant shall comply with the provisions of SCC 14.32 (Skagit County Stormwater Management Ordinance)
9. The applicant shall comply with Skagit County Fire Code Standards.
10. The applicant shall comply with all relevant provisions of 14.24 (Skagit County Critical Areas Ordinance).

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355.

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: **January 16, 2020.**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Annie Matsumoto-Grah, Associate Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1349

Date: 01-02-20 Signature Annie Matsumoto-Grah
On behalf of Hal Hart
AICP, Planning and Development Services Director

cc: WDOE, Public Works, Fire Marshal, NW Clean Air Agency, Fire Marshal, WSDF&W, Skagit River Systems Coop, Skagit County Health Department, DAHP, Samish Tribe, Swinomish Tribe, Upper Skagit Tribe, , Applicant, Parties of Record, Applicant

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