

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

For: Matthew & Kortney Phillips

File Number: PL23-0329

PROJECT DESCRIPTION: Administrative Special Use Permit (PL23-0329) to allow for the operation of a “Limited Dog Kennel” on the subject property. The dogs will be housed in the existing large agricultural building that is located behind the existing single-family residence located onsite. The subject property is located in the Rural Resource-Natural Resource Lands (RRc-NRL) Zoning District. Limited Dog Kennels are permitted in the underlying zone with an approved Administrative Special Use Permit per SCC 14.16.430(3)(f).

APPLICANT/LANDOWNER: Matthew & Kortney Phillips; 30142 Walberg Road, Sedro Woolley, Washington 98284

PROJECT LOCATION: The subject property is addressed as 30142 Walberg Road, Sedro Woolley, Washington in a portion of the Northwest ¼ of Section 30; Township 35 North; Range 06 East; Willamette Meridian, situated in unincorporated Skagit County, Washington (Parcel #: P101637).

LEAD AGENCY: Skagit County Planning and Development Services Department

The lead agency for this proposal has determined that with appropriate mitigation this project 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.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures in Skagit County Code, Skagit County’s Comprehensive Plan adopted under RCW 36.70A, and in other applicable local, state, or federal laws and rules, provide adequate analysis of and mitigation for the specific adverse environmental impacts of the project action to which the requirements apply. 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 16.12 and RCW 43.21. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

1. Limited Kennels must comply with, at a minimum, Skagit County Code (SCC) 14.16.900(2)(i) regulating Limited Kennels in unincorporated Skagit County. Additionally, Limited Kennels shall not exceed 25 dogs or cats over 16 weeks of age on site at any one time. At no time shall there be more than 50 dogs or cats of any age on site. No dogs or cats shall be commercially boarded at a Limited Kennel. A Limited Kennel may have animals kept during daytime and overnight hours and may also include additional related services including but not limited to selling, training, grooming, and daily care.
2. Development must comply with all requirements of Skagit County’s Public Works Department including but not limited to:
 - A. Commercial Access permit will be required for access off Walberg Road. Access will need to be constructed and have a final inspection prior Building Permit Final.
3. Development must comply with any applicable requirements of SCC 14.22, 14.32 and 14.34

regulating stormwater in unincorporated Skagit County.

4. The proposal must comply with the Fire Code (IFC) requirements.
5. Development must comply with Skagit County's Planning and Development Services Department including but not limited to:
 - A. Critical Areas review was approved for this project area with file PL06-0643. Future development and/or proposed grazing within the forested area onsite will require additional critical areas review.
6. The proposal must comply with the Performance standards within Skagit County Code 14.16.840.
7. Development must comply with the Skagit County Fire Marshall's office including but not limited to:
 - A. Driveway access according to the Skagit County Road Standards for commercial use.
 - B. Annual fire life safety inspections are required for the proposal and can be coordinated with the Fire Marshal Office.
 - C. Install fire extinguishers to meet the IFC 906.1 Standards.
8. The applicant/landowner must comply with all recommendations of the noise study dated January 2, 2024, that was prepared by SSA Acoustics.
9. Development must comply with the Skagit County's Building Department including but not limited to:
 - A. A Building Permit will be required to address all "floor layout" requirements, enclosures size, egress pathway ,etc.

The Lead Agency previously issued a comment period for this proposal under the Optional DNS process outlined under WAC 197-11-355. The **comment period ended on September 15, 2023.**

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/received no later than: **4:30 PM, February 14, 2024**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Kevin Cricchio, AICP, ISA, Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273
PHONE: (360) 416-1423

Date Issued: February 1, 2024

Signature: Kevin Cricchio, AICP, ISA, Senior Planner
(On behalf of Jack Moore, Director of Planning & Development Services)

CC: Public Works Department, Fire Marshall, Stormwater Review, Critical Area Review, Water Resources Review, Public Health, NW Clean Air Agency, WDOE, WDFW, WDNR, DAHP, SEPA Register, Samish Indian Nation, Upper Skagit Indian Tribe, Skagit River Systems Coop, Swinomish Indian Nation

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