

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
And NOTICE OF DECISION
For
Skagit Golf and Country Club
File # **PLAN2-2025-0005**

PROJECT DESCRIPTION: Notice is hereby given that on May 12, 2025, Skagit County Planning and Development Services approved the State Environmental Policy Act (SEPA) checklist review #PLAN2-2025-0005 for review of the “New Turf Grass Center” project. The project proposes to remove 3,931 square feet of the existing maintenance shed (currently at 5,253 square feet), along with several existing smaller accessory structures, and construct a new 10,500 square foot maintenance structure. Additionally, the project proposes a new 480 square foot covered washdown area and a future 1,200 square foot covered storage area. The overall project will result in approximately 8,249 square feet of additional total square footage of all SG&CC structures on site for a total of approximately 27,348 cumulative square feet. The project includes the excavation of approximately 2,400 cubic yards of material and the placement of approximately 500 cubic yards of material. The proposed project is located within the Bayview Ridge Residential (BR-R) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps.

PROPOSER: Skagit Golf and Country Club, 16701 Country Club Drive, Burlington, WA 98233.
PROJECT CONTACT: Sound Development Group, c/o Tammy Zempel, 1111 Cleveland Ave, Suite 202, Mount Vernon, WA 98273. **ARCHITECT:** Underwood & Associates, LLC., c/o Jeremy McNett, 1005 4th Street, Anacortes, WA 98221.

PROJECT LOCATION: The proposed project is located at 12352 Eleventh Tee Lane, Burlington, within a portion of Section 2, Township 34N, Range 3E W.M., situated within Skagit County, Washington. (P21018).

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 must be deemed conditions of approval of the land use and/or permit pursuant to Skagit County Code 16.12. 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 Planning and Development Services, must be in place prior to the placement of any fill material. The applicant must maintain all temporary erosion/sedimentation control measures in accordance with the Skagit County Stormwater Management Ordinance. Said measures must remain in place until the completion of the project.
2. The applicant must comply with Northwest Clean Air Agency (NWCAA) requirements.
3. The applicant must 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. Best Management practices shall be utilized throughout the life of the project.
4. The applicant must comply with Fire Code Standards.
5. An engineered soils compaction report must be required for all structures placed on fill material.

6. The applicant must comply with all relevant provisions of 14.24 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. The proposal, and site development, must comply with all applicable requirements of SCC 14.16, and specifically SCC 14.16.340 (BR-R), SCC 14.16.210 (Airport Environs), SCC 14.16.215 (Bayview Ridge UGA), SCC 14.16.800 (Parking), and SCC 14.16.830 (Landscaping).
8. The proposed development falls within the Airport Environs Overlay (AEO) Zone 6 and requires compliance with Skagit County Code 14.16.210(3)(a)(i) and 14.16.210(3)(b). Noise Disclosure and Avigation Easement documents have not yet been recorded for this parcel. The applicant must coordinate with the Port of Skagit for preparation of the required documents and provide recorded copies to PDS prior to the issuance of the development permits associated with this project.
9. Pursuant to SCC 14.16.210(3)(c)(iii), stormwater management features, including stormwater detention or retention ponds, must be designed in accordance with the WSDOT Airport Stormwater Guidance manual.
10. For all structures within the AEO, if the highest point of the proposed structure will exceed the FAA Aeronautical Review Contour Heights for the site, FAA Form 7460-1 is required prior to construction. It appears that the review contours at this location range from 35' to 45', with the current proposed building height of 28'. As such, the Port determined that the FAA review was not necessary based on the existing design height. If design of the project height changes, consultation with the Port will be required.
11. If rooftop solar panels are a future proposed feature of this building. Per Skagit County Code 14.16.210(3)(c)(iv), (A) Solar panels can have varying degrees of reflectivity depending on the type of solar technology used. Reflectivity can cause glint and glare to pilots, which can cause a brief loss of vision constituting a hazard to air navigation; (B) Solar panels must be constructed with an anti-reflective layer to reduce glare. The Port request the opportunity to review and comment upon future solar design.
12. Connection to the City of Burlington sanitary sewer system must comply with City of Burlington sewer system design, construction, and approval requirements. Prior to issuing any building or grading permits, plans depicting any sewer connections, extensions, or related infrastructure shall be submitted to the City of Burlington for review and approval. The sewer plans shall demonstrate compliance with all applicable City of Burlington requirements.
13. Prior to approving any final occupancy certificate or final building inspections the following shall be completed: (a) All completed sewer work shall be inspected and approved by the City of Burlington; and (b) "As-built" drawings depicting the completed sewer work shall be prepared by a professional deemed acceptable to the City who is responsible for the design drawings and shall be submitted to the City of Burlington for review and approval.
14. All applicable City of Burlington fees shall be paid in accordance with the City's adopted fee schedule and code requirements.
15. Construction and development to the site shall comply with SCC 14.16.835 (Pipeline Safety). The project area is within 100 feet of a hazardous liquid or natural gas transmission pipeline. Per SCC 14.16.835 (2) and (3), the applicant must record a title notice (Title Notice) with the County Auditor, provide visual awareness of the easement boundary to the contractor (Boundary Markers), and comply with the State call-before-you-dig laws.
16. 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) 927- 4900 or (206) 594-0000.
17. 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.

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: **May 29, 2025**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Brandon Black, Senior Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1320

Date: 5-13-25 Signature: Brandon Black.
On behalf of Jack Moore
Planning and Development Services Director

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, WSD&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, Port of Skagit, Drainage Dist. #12, #14, and #19, Jenna Friebe, Applicant Parties of Record

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