

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

For

Alan Mesman, File # **PLAN3-2025-0005**

PROJECT DESCRIPTION: Notice is hereby given that on April 14, 2026, Skagit County Planning and Development Services approved the independent State Environmental Policy Act (SEPA) checklist (#PLAN3-2025-0005) for a preliminary plat for a 5-lot Conservation and Reserve Development (CARD) land division and accompanying (SEPA) checklist. The proposal is for the creation of five (5) single family residential lots of approximately 1 acre in size each, with the remainder in open space on a total of approximately 138.5 acres.

The project site is located on parcels P23061, P111028, P23053, P23054 and P23055 (13658 Chilberg Lane) within a portion of Section 32, Township 34 N, Range 03 E, W.M., lying south of Chilberg Road and west of Valentine Road, in Skagit County, Washington. The project is located within the Agricultural-Natural Resource Lands (Ag-NRL) and Rural Reserve (RRV) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended.

PROPONENT: Alan Mesman, 13658 Chilberg Lane, Mount Vernon, WA 98273
PROJECT CONTACT: Sound Development Group, 1111 Cleveland Ave, Ste 202, Mount Vernon, WA 98273
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, critical areas checklist, and other information on file with the lead agency. This information is available to the public on request.

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 by addressing those criteria as set forth in 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 publication date of this threshold determination.

Appeals must be submitted by: **April 30, 2026.**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services
CONTACT PERSON: Daniel Hasenoehrl, Associate Planner
MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1347

Date: 04/14/2026 Signature *Daniel Hasenoehrl*.
On behalf of Jack Moore
Planning and Development Services Director

cc: WDOE, NW Clean Air Agency, WSDF&W, Skagit River Systems Coop, DAHP, EFSEC, Upper Skagit Indian Tribe, Samish Indian Nation, Lummi Nation, Swinomish Indian Tribal Community, WSDOT, Dike District #9, Drain Districts 22 and 15, and Applicant

Transmitted to the Skagit Valley Herald and Mailed to the applicant: 04-14-2026.
Please Publish: 04/16/2026