

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

For

Skyfar Long CaRD Preliminary Plat & Special Use Permit Application

File #'s PLAN3-2025-0006 & PLAN3-2025-0008

PROJECT DESCRIPTION: Conservation and Reserve Development (Long CaRD) land division application (PLAN3-2025-0006) for the creation of ten (10) single family residential lots, and one open space lot (Lot #11), on approximately 51.34 acres. The proposed residential lots are anticipated to be 1 acre in size each with the remaining acreage to be placed in an open space designation as either Lot #11 or can be associated with one of the lots within the development. The open space lot will contain separate tracts for access, open space and protected critical areas. Additionally, a Special Use Permit application was filed in conjunction with the land division (#PLAN3-2025-0008) to permit the existing 15,000 square foot shop on site to be converted to a “Community Club/Grange Hall” use. The existing shop is located on proposed Lot #8, encompassing approximately 1.72 acres. The Community Club/Grange Hall, and associated acreage, is anticipated to support indoor uses (e.g., art gallery, meeting space and film screening/studio space, etc.) as well as outdoor recreational facilities for use by future residents and guests. The use of the facility will not be accessible to the general public and will be designated for use only by future residents and guests. The proposed project is located within the Rural Reserve (RRv) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps.

PROPONENT: Benjamin Medina, 28115 59th Avenue Northeast, Arlington, WA 98223. **PROJECT CONTACT:** HLN Engineering PLLC, c/o Heike Nelson, P.O. Box 560, LaConner, WA 98257.

PROJECT LOCATION: The project is located at 16039 Wood Road, Bow, within a portion of Section 23, Township 36N, Range 3E W.M., situated within Skagit County, Washington. (P48120 & P48122)

LEAD AGENCY: Skagit County Planning and Development Services.

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. 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 completion of the project.
2. The applicant must comply with Northwest Clean Air Agency requirements.

3. The applicant must comply with the provisions of Chapter 14.32 of the Skagit County Code (SCC), the Skagit County Stormwater Management Ordinance, as it relates to increased runoff resulting from additional impervious surfaces.
4. The applicant shall 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 14.40 of the Skagit County Code (Skagit County Critical Areas Ordinance).
7. Landscaping, per Skagit County Code 14.78.060(3)(g) and SCC 14.25, shall be installed prior to Final Plat approval.
8. 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) 715- 5200.
9. 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.
10. The project shall be designed and constructed in accordance with the Skagit County Road Standards. The project shall require any public roadway improvements deemed necessary from Skagit County Public Works.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days from the date of the publication below.

Written comments must be received no later than 4:30 pm on: **May 1, 2026**

*Email correspondence **will not be accepted**, however comments may be submitted via the PDS website under the "recent legal notices" tab. (www.skagitcounty.net/pdscomments)*

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 publication of the threshold determination.

Appeals must be submitted no later than: **May 15, 2026**

RESPONSIBLE OFFICIAL: Director of Planning and Development Services

CONTACT PERSON: Brandon Black, Senior Planner – Team Supervisor

MAILING ADDRESS: 1800 Continental Place, Mount Vernon, WA 98273.
PHONE: (360) 416-1320

Date: 4-14-26 Signature Brandon Black .
On behalf of Jack Moore
Planning and Development Services Director

cc: WDOE, Skagit County Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical areas review staff, Skagit County Water Resources, WSDF&W, Skagit River Systems Coop, DAHP, Public Health, Army Corps., Upper Skagit Indian Tribe, Samish Indian Nation, Drainage District #18, Jenna Friebe, Parties of record, Applicant

Please Publish: April 16, 2026