

NOTICE OF APPLICATION AND SEPA COMMENT PERIOD CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT

Description of proposal/application: The city has received a Conditional Use Permit (CUP) application for a proposal to expand the existing Skagit Self Storage Facility. The project includes new driveways, an additional access road, landscaping and roughly 95 thousand square feet of new fully enclosed storage facilities, some of which will be large enough to accommodate recreational vehicles and boats. The undeveloped 5-acre site that the expansion is proposed on is located on the north side of State Route 20, behind Skagit Self Storage. File #CUP-2020-032.

Proponent: Skagit Self Storage
ATTN: Lance Campbell
1320 East Moore Street
Sedro-Woolley, WA 98284

Exhibit D to the Hearing Examiner Staff Report

Location of project, including street address if any: 1320 East Moore St

Environmental Review: The optional DNS process in WAC 197-11-355 is being used. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The City of Sedro-Woolley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The MDNS will likely include the following conditions and any other conditions that may be necessary to address concerns raised during this comment period:

1. Shield vehicle lights and any other exterior lighting from the residential properties;
2. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan;
3. Comply with Northwest Clean Air Agency Regulations during construction activities;
4. Any water discharged to the City stormwater system as a result of this project must be approved by and comply with conditions of the Public Works Department;
5. Provide a temporary erosion and sedimentation control plan for approval by the city engineer; and
6. All construction traffic shall use temporary construction access as approved by the Public Works Department.

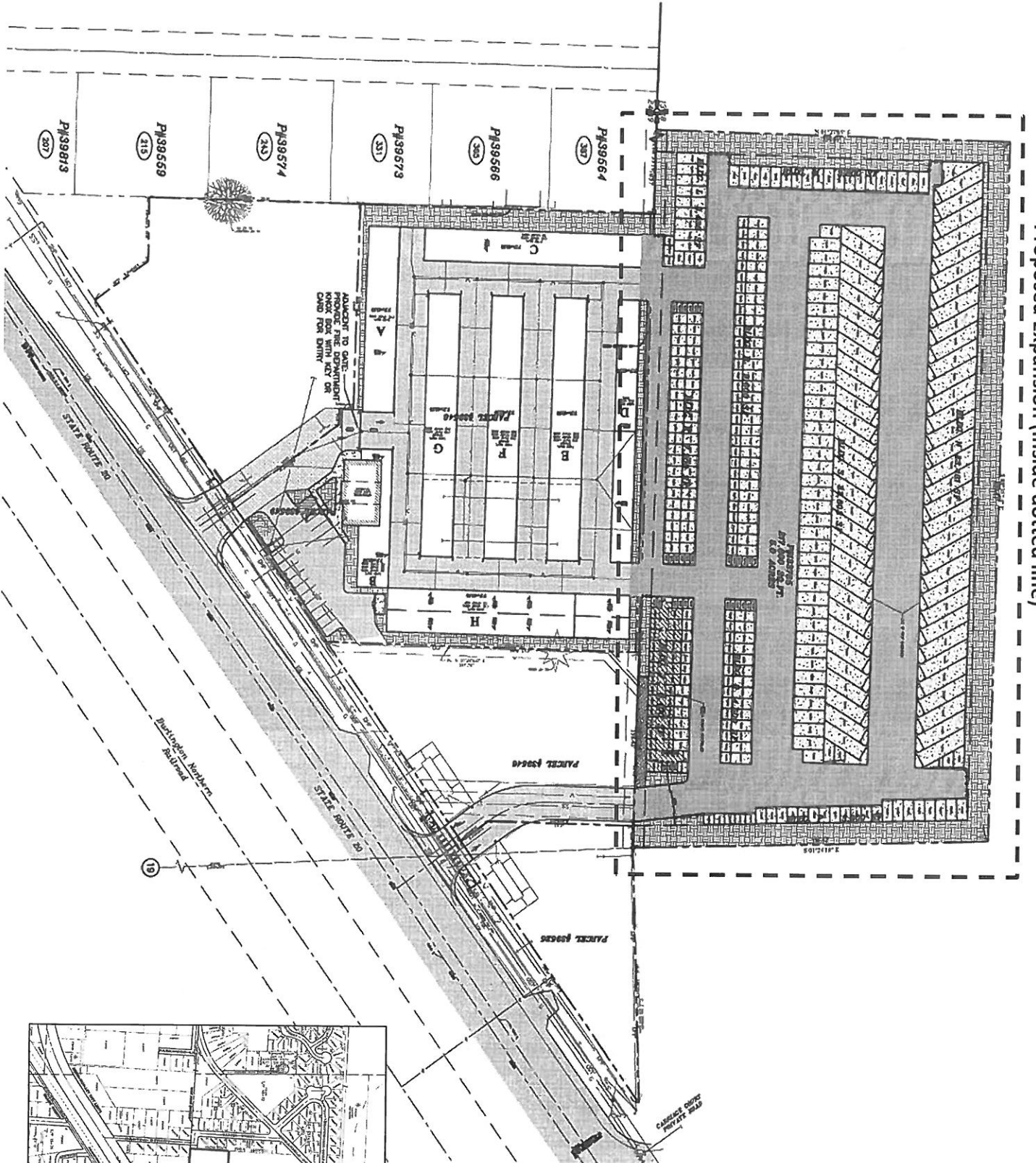
Documents are available for review at: The City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 4:30 PM. Environmental documents available include a SEPA checklist. For more information, contact Katherine Weir at the Sedro-Woolley Planning Department at (360) 855-3206 or by email: kweir@ci.sedro-woolley.wa.us.

Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the anticipated SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. March 13, 2020** and should be submitted to the City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be mailed or personally delivered and should be as specific as possible. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Katherine Weir, Assistant Planner
City of Sedro-Woolley Planning Department

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Proposed Expansion (inside dotted line)



Vicinity Map

