

CITY OF SEDRO-WOOLLEY
SEPA Notice of Threshold Determination
Mitigated Determination of Non-significance (MDNS)

Description of proposal/application: A Conditional Use Permit (CUP) application for a proposal to expand an existing multi-family residential use by constructing five new 3,224 sq. ft. 4-unit buildings along with the required parking, infrastructure and landscaping. The site is zoned industrial and currently has 13 multi-family units. The new and existing buildings will have a total of 25,147 sq. ft., and 33 units. A conditional use permit was previously been issued for the proposal in 2017; that CUP has expired. File #CUP-2020-352.

Proponent: Ginger Pennington
137 Fair Way
Chelan, WA 98816

Location of project: 1402 Third Street, Sedro-Woolley, WA 98284 including Skagit County Assessor parcels P130474, P113969, P75934 and P130475

Environmental Review: The City of Sedro-Woolley, 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 based upon the following mitigation being provided by the applicant:

1. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
2. Comply with Northwest Clean Air Agency Regulations during construction activities;
3. Provide a temporary erosion and sedimentation control plan for approval by the city engineer;
4. Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
5. Contribute police impact fees of \$505.76 per unit as per the residential unit fee calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;
6. All construction traffic shall use temporary construction access as approved by the Public Works Department; and
7. 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.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication.

EXHIBIT J

Written appeals and appeal fees must be submitted by 4:30 p.m. **Tuesday, October 12, 2021.** Contact the Assistant Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at nmcgowan@sedro-woolley.gov to read or ask about the procedures for SEPA appeals.

Responsible SEPA Official: Planning Director – City of Sedro-Woolley

Contact Person: Nicole McGowan, Assistant Planner

Address: 325 Metcalf Street, Sedro-Woolley, WA 98284

Date of Issue and Publication: Tuesday, September 28, 2021

Signature:



John Coleman, Planning Director

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department no later than **Tuesday, October 12, 2021.** Written appeals must be submitted, along with the required fee, to the Planning Department, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, WA, 98284. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.