

# C-5 Appeal Documents - NOA & SEPA Comment Period

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

**Description of proposal/application:** The city has received an application for a proposed 85-unit Planned Residential Development (PRD) on a vacant 12.7 acre property on McGarigle Road. The proposed PRD will be age-restricted to 55 years and older. The property is zoned Residential 7 and allows for a variety of lot sizes under the PRD provisions in the Sedro-Woolley Municipal Code (SWMC). The proposed lots range from 3,675 to 14,090 square feet in size. The project includes construction of a new public road with sidewalks, a 55,532 square foot community open space, and stormwater infrastructure. File #LP-2019-389.

**Proponent:** BYK Construction Inc.  
ATTN: Tim Woodmansee  
PO Box 619  
Sedro-Woolley, WA 98284

**Location of project, including street address if any:** Skagit County Assessor's parcel #39374 located on the south side of McGarigle Road roughly across from the east end of Independence Boulevard, Sedro-Woolley, WA 98284.

**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. 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. 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;
4. Provide a temporary erosion and sedimentation control plan for approval by the city engineer;
5. Lighting from the site shall be directed and/or shielded so as to not shine at the neighboring residential properties;
6. All construction traffic shall use temporary construction access as approved by the Public Works Department;
7. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology;
8. Contribute police mitigation 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; and
9. 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.

**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 5:00 PM. Environmental documents available include a SEPA checklist, stormwater report, stormwater infiltration feasibility assessment, traffic impact analysis and critical areas assessment. 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](mailto: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. December 2, 2019** 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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