

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

**Description of proposal/application:** An application for an 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 project includes construction of a new public road with sidewalks, a 55,532 square foot community open space and stormwater infrastructure. This is a re-issued MDNS with a new appeal date; the proposal has not changed. File #LP-2019-389.

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

**Location of project:** Skagit County Assessor's parcel #39374.

**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, stormwater report, stormwater infiltration feasibility assessment, traffic impact analysis and critical areas assessment, all 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. Comply with Northwest Clean Air Agency Regulations during construction activities;
2. All construction traffic shall use temporary construction access as approved by the Public Works Department;
3. 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
4. Lighting from the site shall be directed and/or shielded so as to not shine at the neighboring residential properties.

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. Written appeals and appeal fees must be submitted by 4:30 p.m.

**Wednesday, February 12, 2020.** Contact the Assistant Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us) to read or ask about the procedures for SEPA appeals.

**Responsible SEPA Official:** Planning Director – City of Sedro-Woolley  
**Contact Person:** Katherine Weir, Assistant Planner  
**Address:** 325 Metcalf Street, Sedro-Woolley, WA 98284

**Date of Issue:** Wednesday, January 29, 2020 **Date of publication:** Wednesday, January 29, 2020

**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 **Wednesday, February 12, 2020**. 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.