

NOTICE OF PUBLIC HEARING

Tuesday, March 24, 2020 at 10:00 AM

Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: Plat of Brickyard Creek, a Planned Residential Development (file#LP-2019-389) & Appeal of the SEPA MDNS for the Plat of Brickyard Creek

Applicant Contact: Tim Woodmansee, PO Box 619, Sedro-Woolley, WA 98284

Project Address: 1200 block of McGarigle Rd, Sedro-Woolley, Assessor's Parcel P39374

Project: A proposed 85-unit Planned Residential Development (PRD) on a vacant 12.7 acre property on McGarigle Rd. 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. File #LP-2019-389. The City received an appeal of a Mitigated Determination of Nonsignificance (MDNS), issued under the State Environmental Policy Act (SEPA). The hearing will take place in two parts. The Hearing Examiner (HE) will first hear the Appellant's MDNS appeal, followed by an open record hearing on the PRD application.

Public Comment: Interested persons may comment on the PRD application, receive notice, participate in future hearings and request a copy of the decision. Written testimony on the PRD application may be submitted to: Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to kweir@ci.sedro-woolley.wa.us **until 9:00 AM of the date of the public hearing.**

Documents are available for review at: The City of Sedro-Woolley Planning Department, Monday through Friday, 8:00 AM to 4:30 PM. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Planning Department at (360) 855-0771. A staff report will be available seven days prior to the hearing.

Hearing Examiner: Applicable law requires the appeal of a threshold determination be consolidated with the hearing of the underlying permit. Thus, the hearing will take place in two parts. The HE will first hear the MDNS appeal, followed by an open record hearing on the PRD application. If the MDNS appeal is granted, no decision on the PRD application will be made until environmental review is completed. If the MDNS appeal is denied, the PRD application will be decided. The public is welcome to observe the appeal hearing, but public comment may only be given during the PRD application portion of the hearing that follows the appeal hearing. The hearing begins at 10:00 AM, **March 24, 2020** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the proposed PRD.

Notice Published: Friday, March 13, 2020