

# **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](mailto: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



## **Notice regarding the consolidated hearing for the SEPA MDNS appeal / open record public hearing for the Plat of Brickyard Creek, File # 2019-389.**

In an effort to help slow the spread of the novel coronavirus and promote public health, the City of Sedro-Woolley has closed the doors of city hall to the public. To ensure that the hearing for the Brickyard Creek PRD SEPA Appeal / PRD open record public hearing can proceed as scheduled and accommodate public participation, the city is taking the following steps:

- The hearing is still scheduled for Tuesday, March 24, 2020 at 10:00 AM.
- The city is providing opportunity for an online meeting through the GoToMeeting online meeting platform.
- You may access the meeting remotely from your computer, tablet or smartphone at <https://global.gotomeeting.com/join/565443389>. Or, you may also access the meeting remotely using your phone by calling: **(872) 240-3212**.
- When accessing remotely, you will be asked to enter this **Access Code: 565-443-389**.
- The meeting materials are posted on the Hearing Examiner page of the city website. The remote meeting is audio only. Please use the meeting materials on the Hearing Examiner page.
- This Notice is posted on the COVID-19 page of the city website and on the doors of city hall.
- The appellants and applicant are encouraged to participate remotely for the appeal portion of the hearing. The public comment period of the PRD open record public hearing portion of the hearing will also be performed using the call-in meeting platform; the public is encouraged to participate remotely for this portion of the meeting as well. Staff will be present in the hearing chamber to operate the technology for the meeting. The Hearing Examiner will have the option to participate remotely or from the hearing chamber.
- The appellants and applicant may also submit written comments in lieu of calling-in for the appeal portion of the hearing. Similarly, the public may submit written comments in lieu of calling-in for the PRD open record public hearing portion of the hearing. Those written comments must be submitted by email to the Clerk to the Hearing Examiner (Katherine Weir at [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us)) by 9:00AM March 24 – this is the same time that is published on the Notice of Public Hearing).

We apologize for the inconvenience of this meeting format. The nation is in the midst of a public health crisis that has disrupted almost every facet of public life. We are doing everything in our power to accommodate the needs of the public, the appellants and the applicant while protecting the health and safety of everyone involved. Thank you for your patience.