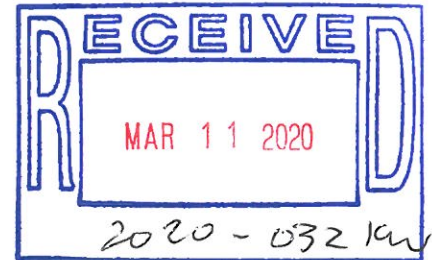




Exhibit J
to the Hearing Examiner
Staff Report

March 11, 2020

Katherine Weir
City of Sedro-Woolley Planning Department
325 Metcalf Street
Sedro-Woolley, WA 98284



Re: Skagit Self Storage Expansion File #CUP-2020-032

Dear Katherine Weir:

Thank you for the opportunity to provide comments on the Skagit Self Storage Expansion Project. The property to the direct North of this Site is owned by Brickyard Park LLC and is in the current process of obtaining preliminary plat approval with the City of Sedro-Woolley. The project consists of 85 new single-family dwelling units with a number of lots that will abut to this proposed Skagit Self Storage Expansion Project. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this project, BYK Construction Inc. and Brickyard Park LLC have the following comments:

We request that the project be reviewed with the impact potential to the residential homes in mind. The Sedro-Woolley Municipal Code 17.50.120 Screening requirements should be reviewed well by City planning staff keeping in mind that the intent of the code is reduce impact to the neighboring residential zone. We would ask that the City planning staff require a mix of evergreen trees as well as deciduous trees to create screening through all 12 months of the year.

We request that the applicant along with the City planning staff review the site layout and come up with a site layout that has the taller proposed buildings in the center of the project and either the low to mid height buildings to the North border. Please find attached as Exhibit A an example of the screening and layout that would meet these requests.

We request that all lighting be shielded from the residential properties.

With these comments comes our support for the project as we believe development in the City of Sedro-Woolley is great for the community if planned correctly. Thank you for considering these comments. If you have any questions or would like to respond to these comments, please contact Tim Woodmansee at (360) 421-1221 or by email at tim@bykconstruction.com

Thanks

A handwritten signature in black ink, appearing to read 'Tim Woodmansee', with a long, sweeping underline.

Tim Woodmansee

