

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

**Description of proposal/application:** The city has received a Conditional Use Permit (CUP) application for a proposal to build an auxiliary storage building behind an existing commercial building at 620 SR 20. The proposed new 9,025 square foot storage building will replace an existing storage building at the site and will serve the existing commercial use and other cultural uses for the Upper Skagit Indian Tribe. File #CUP-2020-125.

**Proponent:** Upper Skagit Indian Tribe  
ATTN: Bob Hayden  
25944 Community Plaza Way  
Sedro-Woolley, WA 98284

<b>Exhibit E</b> <b>To the Hearing</b> <b>Examiner staff report</b>
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**Location of project:** 640 SR 20, Sedro-Woolley, WA


**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 and other information 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. Shield vehicle lights and any other exterior lighting from the surrounding residential properties;
2. 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;
3. Comply with Northwest Clean Air Agency Regulations during construction activities;
4. 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; and
5. Provide a temporary erosion and sedimentation control plan for approval by the city engineer.

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. **Tuesday, September 1, 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 and Publication:** Tuesday, August 18, 2020

**Signature:**   
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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 **Tuesday, September 1, 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.