

NOTICE OF APPLICATION AND SEPA COMMENT PERIOD CITY OF SEDRO-WOOLLEY PLANNING DEPARTMENT

Description of proposal/application: The city has received a Conditional Use Permit (CUP) application for a proposal to expand an existing multi-family residential use by constructing five new 3,224 sq. ft. 4-unit buildings along with the required parking, infrastructure and landscaping. The site is zoned industrial and currently has 13 multi-family units. The new and existing buildings will have a total of 25,147 sq. ft., and 33 units. A conditional use permit was previously been issued for the proposal in 2017; that CUP has expired. File #CUP-2020-352.

Proponent: Ginger Pennington
137 Fair Way
Chelan, WA 98816

Location of project, including street address if any: 1402 Third Street, Sedro-Woolley, WA 98284 including Skagit County Assessor parcels P130474, P113969, P75934 and P130475.

Environmental Review: The optional DNS process in WAC 197-11-355 is being used. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The City of Sedro-Woolley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The MDNS will likely include the following conditions and any other conditions that may be necessary to address concerns raised during this comment period:

1. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
2. Comply with Northwest Clean Air Agency Regulations during construction activities;
3. Provide a temporary erosion and sedimentation control plan for approval by the city engineer;
4. Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
5. Contribute police impact 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;
6. All construction traffic shall use temporary construction access as approved by the Public Works Department; and
7. 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.

Documents are available for review at: The City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 4:30 PM. Environmental documents available include a SEPA checklist. For more information, contact John Coleman, Planning Director at Sedro-Woolley Planning Department at (360) 855-0771 or by email: jcoleman@ci.sedro-woolley.wa.us.

Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the anticipated SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. July 21, 2021** and should be submitted to the City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be mailed or emailed and should be as specific as possible. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

John Coleman, Planning Director
City of Sedro-Woolley Planning Department

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EXHIBIT I