

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

Description of proposal/application: The City has received an application for a proposed 65 lot, 70 unit development on F&S Grade Road that access through to Cook Road. The parcel has two existing homes that will be replaced. Five of the lots are proposed to be duplex lots, and the remaining lots will be single family residential. The approximately 19.6 acre property is zoned Residential 7 and is bisected by Brickyard Creek. The project includes construction of new public roads with sidewalks, open space tracts, and stormwater infrastructure as well as an arterial road that will connect F&S Grade Road through to Cook Road. The through road proposed between F&S Grade Road and Cook Road is a part of the City's transportation plan and the layout is subject to change. Changes in the road location through the application process may result in slight changes in the layout and number of lots for the proposed subdivision but no change to the cumulative impacts of the proposal. The project is proposed to be carried out over three phases. File #LP-2021-067.

Proponent: Bucko Survivors Trust
ATTNT: Sarah Bucko
13315 Overton Street
Portland, OR 97229

Location of project, including street address if any: Between Cook Road and F&S Grade Rd, Parcels # P37250, P37251, P37253 and P37256.

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:

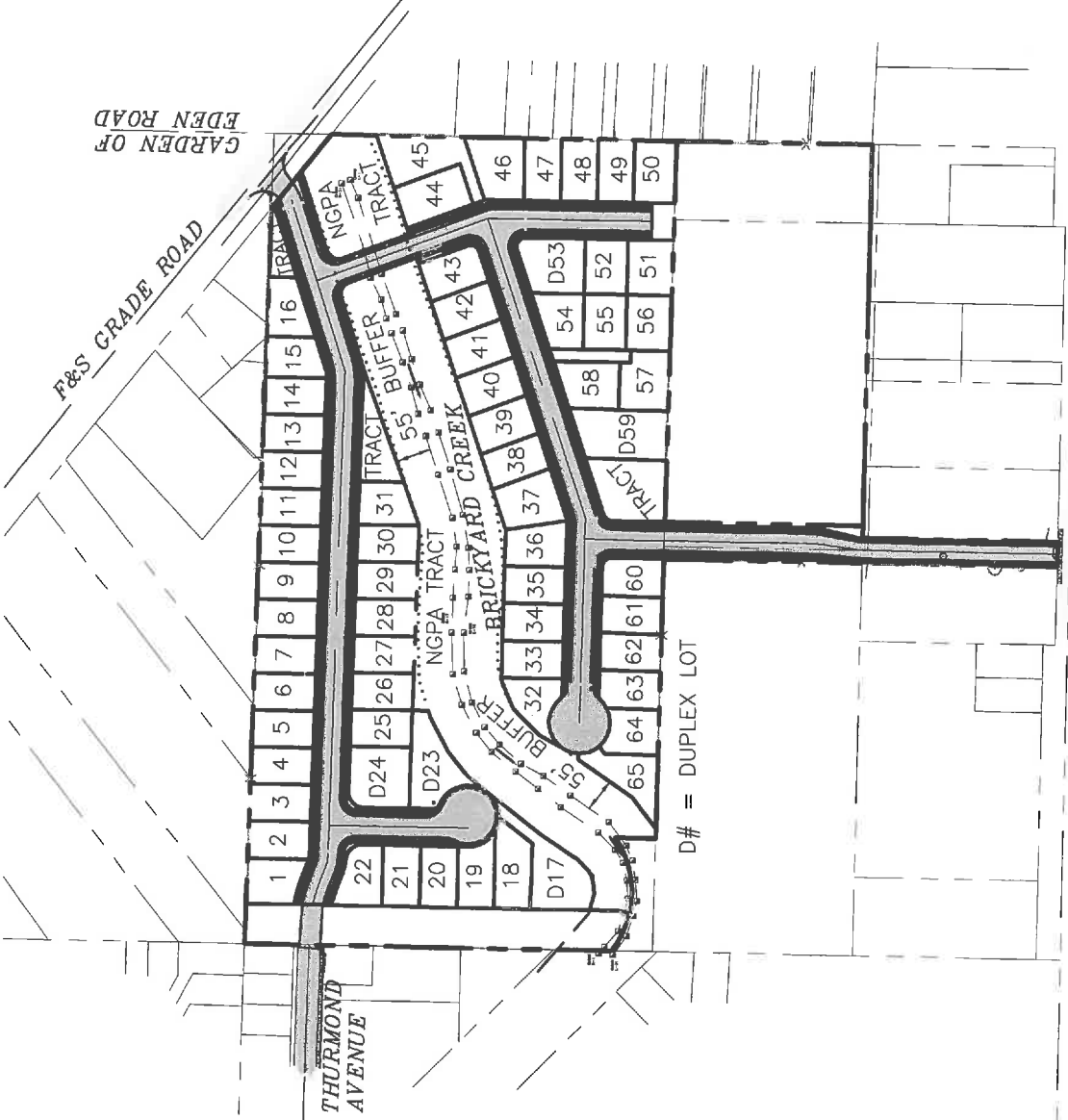
1. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
2. Comply with Northwest Clean Air Agency Regulations during construction activities;
3. Provide mitigation for project related impacts to critical areas and buffers in accordance with Chapter 17.65 SWMC;
4. All construction traffic shall use temporary construction access as approved by the Public Works Department;
5. Contribute police mitigation 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; and
6. Lighting from the site shall be directed and/or shielded so as to not shine at the neighboring residential properties.

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 5:00 PM. Environmental documents available include a SEPA checklist, preliminary drainage report, traffic impact report and a critical areas assessment report and mitigation plan. City hall is currently closed to the public. For more information, contact Katherine Weir at the Sedro-Woolley Planning Department at (360) 855-3206 or by email: kweir@ci.sedro-woolley.wa.us.

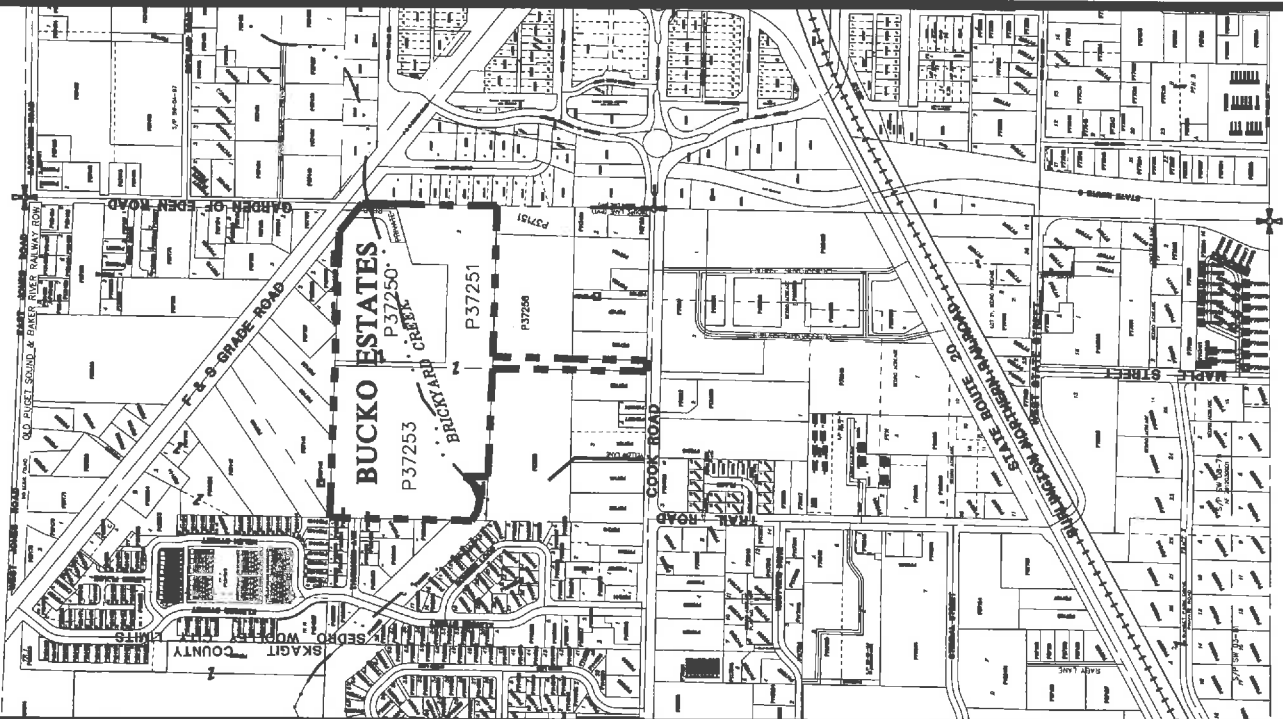
Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the anticipated SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. March 12, 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.**

Katherine Weir, Assistant Planner
City of Sedro-Woolley Planning Department

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BUCKO ESTATES
65 LOT LONG PLAT



VICINITY MAP