

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

Description of proposal/application: A proposal for a 64 lot, 68 unit subdivision development. The project is located south of F&S Grade Road and connects through to Cook Road. The property has two existing homes that will be replaced. Four 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 is proposed to be carried out over three phases and includes the construction of new public roads with sidewalks, open space tracts, riparian corridor enhancements and stormwater infrastructure. A portion of the new north-south road is a planned arterial road that will connect Cook Rd through to F&S Grade Rd in the future. The arterial is a part of the City's transportation plan; the arterial will not yet connect all the way through to F&S Grade Rd as a part of this project. File #LP-2021-067.

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

Location of project: Between Cook Rd & F&S Grade Rd, Parcels P37250, P37251, P37253 & P37256

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. 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.

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. **Wednesday, September 8,**

2021. Contact the Planning Director at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at jcoleman@sedro-woolley.gov to read or ask about the procedures for SEPA appeals.

Responsible SEPA Official: Planning Director – City of Sedro-Woolley

Contact Person: John Coleman, Planning Director

Address: 325 Metcalf Street, Sedro-Woolley, WA 98284

Date of Issue: Wednesday, August 25, 2021 **Date of publication:** Wednesday, August 25, 2021

Signature:



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 **Wednesday, September 8, 2021**. 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.