



**NOTICE OF
APPLICATION
AND SEPA
COMMENT PERIOD
CITY OF
SEDRO-WOOLLEY
COMMUNITY
DEVELOPMENT
DEPARTMENT**

Description of proposal/application: The City has received a preliminary binding site plan application to subdivide an approximately 22-acre, industrial zoned property located at 201 East Jones Road (Assessor's Parcel #P90024) into three (3) large industrial lots. Inclusive of easement area, proposed Lot 1 is 2.24 acres (97,779 sq. ft.) in size, proposed Lot 2 is 4 acres (174,418 sq. ft.) in size, and proposed Lot 3 is 13.78 acres (600,188 sq. ft.) in size. A wetland and fish and wildlife habitat assessment report included with application materials indicate the presence of critical areas on site; Brickyard Creek, a Type 3 fish-bearing stream, is located at the northwest corner of the property, and two (2) Category III wetlands are located at the southern half of the property. The proposal includes the designation of a protected critical area tract and easements to protect these critical areas and their associated buffers. Also proposed is a temporary right-of-way easement for the future extension of Patrick Street, which currently terminates south of the property, northward to East Jones Road, as well as a connection to Rowland Road, which currently terminates west of the property. This application is limited to land division only; no development is proposed at this time. **File #BSP-2026-180.**

Proponent: BYK Construction Inc.
ATTN: Madison Bowman
PO Box 619
Sedro-Woolley, WA 98284

Location of project:
201 East Jones Road,
Sedro-Woolley, WA
98284 (Assessor's Parcel
#P90024)

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 determination of non-significance (DNS) for this project.

Documents are available for review at: The City of Sedro-Woolley Community Development 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, a wetland and fish and wildlife habitat assessment report and addendum, and a geologic report. For more information, contact Nicole McGowan, Planner at (360) 855-0771 or by email: nmcgowan@sedro-woolley.gov

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. October 2, 2026**, and should be submitted to the City of Sedro-Woolley Community Development Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be mailed or emailed, include contact information, and should be as specific as possible. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Nicole McGowan, Planner
City of Sedro-Woolley
Community Development
Department

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