



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

**Description of proposal/application:** The City has received an application for a proposed 10-lot, 10-unit residential subdivision at Assessor's Parcel #P137463 (no address currently assigned). The subject property is roughly 2.71 acres in size and is identified as Tract A of Sedro-Woolley Short Plat No. 2025-325, recorded under Auditor's File No. 202512230038. The site consists of generally flat land previously used as pastureland. An existing pole barn is located on the property and will be removed prior to final plat approval. All lots are proposed to be single-family lots of at least 6,000 square feet in size. The project will include a new public roadway off North Fruitdale Road for access to proposed lots 1 – 7 with an ingress/egress utility, and fire turnaround tract to accommodate proposed lots 8-10. The applicant has elected to provide an in-lieu payment to the City's Parks Reserve Fund in lieu of providing residential recreation area within the subdivision. Other improvements will include landscaping, stormwater facilities, utility service and other related infrastructure. Three Category 4 wetlands are present within 200 feet of the project area – two off-site on the adjacent parcel to the east and one on-site at the southeast corner. As designed, the project avoids impacts to the two off-site wetlands and buffer averaging is proposed to mitigate for minor encroachment into the on-site wetland's associated buffer area. **File #LP-2026-048.**

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

**Location of project:** Tract A of Sedro-Woolley Short Plat No. 2025-325 (Assessor's Parcel #P137463)

**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, wetland report and mitigation addendum, stormwater drainage report, geotechnical report, 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 9:00 a.m. to 9:00 p.m. weekends and holidays as required in SWMC 8.16.010;
2. Comply with Northwest Clean Air Agency Regulations during construction activities;
3. 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;
4. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
5. Provide a temporary erosion and sedimentation control plan for approval by the City Engineer;
6. All buffer areas shall be fenced with a highly visible and durable protective barrier during construction to prevent access and protect critical areas;
7. All construction traffic shall use temporary construction access as approved by the Public Works Department;
8. Construction activities 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;
9. 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
10. Lighting from the site shall be directed and/or shielded so as to not shine at the neighboring residential properties; and
11. Install and maintain permanent protected critical area signage along the perimeter of all wetland buffers adjacent to the proposed development. Signage shall be placed at intervals and locations as determined by the Community Development Director to clearly delineate and protect the wetland buffer boundaries in perpetuity.

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 Community Development Department within 14 days from date of publication. Written appeals and appeal fees must be submitted by 4:30 p.m. on **Wednesday, April 8, 2026**. Contact the Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at [nmcgowan@sedro-woolley.gov](mailto:nmcgowan@sedro-woolley.gov) to read or ask about the procedures for SEPA appeals.

**Responsible SEPA Official:** Community Development Director – City of Sedro-Woolley

**Contact Person:** Nicole McGowan, Planner  
**Address:** 325 Metcalf Street, Sedro-Woolley, WA 98284

**Date of Issue:** Wednesday, March 25, 2026

**Signature:** Tom Glover, Community Development Director

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Community Development Department no later than **Wednesday, April 8, 2026**. Written appeals must be submitted, along with the required fee, to the Community Development Department, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, WA, 98284. You should be prepared to make specific factual objections.

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