



**NOTICE OF  
PUBLIC HEARING**

**Friday, July 10, 2026,  
at 10:00AM**

**Virtual Online Meeting  
via Zoom Webinar**

**Application:** CUP-2026-104, "Railroad Avenue Mobile Home Park"

**Applicant Contact:** Sound Development Group, LLC, ATTN: Tammy Zempel, 1111 Cleveland Ave, STE 202, Mount Vernon, WA 98273

**Project Address:** Assessor's Parcel #P137495, Formerly addressed as 1501 Hoehn Rd

**Project:** The City has received a Conditional Use Permit (CUP) application for a proposed manufactured home community consisting of 26 manufactured home lots and one existing single-family residence (Assessor's Parcel #P64982). The existing single-family residence has been subdivided from the parent parcel into a 30,051 square foot lot (Permit No. SP-2025-363, Auditor's File No. 202603260056). The 26 manufactured home lots range in size from 5,522 to 8,197 square feet. The proposed development will be served by a privately maintained looped access road (Hopke Loop) that gains access from Railroad Avenue in two locations. Two category 3 wetlands are present within 200 feet of the project area. The first one is located on-site along the southwest portion of the property, whereas the other is located off-site near the southeast corner. An embankment with slopes up to 35% is also present along the southern portion of the property. The subject site also partially lies within Flood Zone C, Flood Zone B, and Flood Zone A10 per the FEMA flood panel 530151-0255D, dated September 29, 1989.

**File #CUP-2026-104.**

**Public Comment:** Interested persons may comment on the application, receive notice and participate in any hearings and request a copy of the decision. Written testimony may be submitted to: City of Sedro-Woolley Planning Division, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to [ASandovalOaks@Sedro-Woolley.gov](mailto:ASandovalOaks@Sedro-Woolley.gov) **until 9:30 AM of the date of the public hearing.**

**Documents are available for review at:** The City of Sedro-Woolley Planning Division, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, Monday through Friday, 8:00 AM to 4:30 PM, excluding holidays. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Assistant Planner, Ashton Sandoval Oaks, at (360) 855-0771 ext. 1033. A staff report will be available ten days prior to the hearing.

**Hearing Examiner:** The Hearing Examiner will hold an open record public hearing on the proposal at 10:00 AM, Friday, July 10, 2026, via Zoom Webinar. **There is no physical location for the hearing.** Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a decision whether to approve, approve with conditions, or deny a conditional use permit for the proposal. For information on how to join the remote meeting, visit the Planning Division Hearing Examiner page on the City of [Sedro-Woolley website. https://www.sedro-woolley.gov/departments/planning/hearing\\_examiner.php](https://www.sedro-woolley.gov/departments/planning/hearing_examiner.php)

**Published  
June 30, 2026  
SVH-757039**