



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

Description of proposal/application: The City has received a Conditional Use Permit (CUP) application for a proposed manufactured home community consisting of 26 manufactured homes lots and one existing single-family residence (Assessor's Parcel #P64982). The existing single-family residence is proposed to be subdivided from the parent parcel into a 30,051 square foot lot (Permit No. SP-2025-363). The 26 manufactured home lots range in size from 5,522 to 8,559 square feet. The proposed development will be served by a privately maintained looped access road that gains access from Railroad Avenue in two locations. Frontage improvements to public right-of-way and extension of municipal sewer are required. Future necessary approvals from the City of Sedro-Woolley include, but are not limited to, Binding Site Plan, Excavation & Grading Permit (including civil design approval), Access Permit, Right-of-Way Permit, approval for use of unopened right-of-way, manufactured home permits, stormwater design approval, and critical areas review. A category 3 wetland and embankment with slopes up to 35% are present on the southwest portion of the property. The subject site also partially lies within Flood Zone C, per the FEMA flood panel 530151-0255D, dated September 29, 1989. **File #CUP-2026-104.**

Proponent:
Sound Development Group, LLC
ATTN: Tammy Zempel
1111 Cleveland Avenue,
Suite 202
Mount Vernon, WA 98273

Location of project, including street address if any: Assessor's Parcel #P64982, currently addressed as 1501 Hoehn Road

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 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. Provide a temporary erosion and sedimentation control plan for approval by the city engineer;
5. All construction traffic shall use temporary construction access as approved by the Public Works Department;
6. Lighting from the site shall be directed and/or shielded so as not to shine directly at neighboring properties;
7. 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
8. Construction activities shall comply with all applicable local, state, and federal regulations, including Sedro-Woolley Municipal Code Chapter 13.36 Stormwater Management Standards; Chapter 13.40 Stormwater Facilities Maintenance; Title 15 Buildings & Construction; Title 17 Zoning; Sedro-Woolley Public Works Design Standards, and the Sedro-Woolley Comprehensive Plan.

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, excluding holidays. Environmental documents available include a SEPA Checklist. For more information, contact Ashton Sandoval Oaks at the Sedro-Woolley Community Development Department at (360) 855-0771 ext. 1033 or by email: ASandovalOaks@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. May 7 2026**, and should be submitted to the City of Sedro-Woolley Community Development Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be emailed, mailed, or personally delivered, should 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.

Ashton Sandoval Oaks,
AICP Candidate, Assistant
Planner,
City of Sedro-Woolley
Community Development
Dept.

**Published
April 23, 2026
SVH-736360**