



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

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 will be subdivided from the parent parcel into a 30,051 square foot lot (Permit No. SP-2025-363, pending recordation of final plat). 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, use of unopened right-of-way, manufactured home permits, stormwater design and critical areas review. Two category 3 wetlands are present within 200 feet of the project area – one is on-site along the southwest portion of the property, the other is off-site at 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.

Proponent: Sound Development Group, LLC
ATTN: Tammy Zempel
1111 Cleveland Avenue,
Suite 202
Mount Vernon, WA 98273
Location of project: 1501
Hoehn Road (Assessor's
Parcel #P64982)

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 other information on file with the lead agency and after conducting a site visit. 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 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;
8. Construction activities shall comply with all applicable 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 2016 Sedro-Woolley Comprehensive Plan;
9. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
10. At the time of fill and grade permit application, the applicant shall submit a stormwater site plan and stormwater report, subject to Engineering Department review and approval. Stormwater infrastructure shall be designed in accordance with the current Department of Ecology Stormwater Manual and shall be designed to prevent runoff from impacting adjacent properties. For any on-site infiltration, an on-site soils analysis shall be submitted at the time of fill and grade permit application, detailing infiltration and treatment characteristics of the soils.
11. Install fencing and protected critical area signage along the wetland buffer edge on-site, subject to the approval of the Community Development Director;
12. Removal of invasive vegetation shall be conducted by mechanical means only. Removal by use of chemicals, including but not limited to glyphosate, is explicitly prohibited;
13. Provide screening around the entire perimeter of the mobile home park, excluding critical areas, in accordance with SWMC 17.50.120 (C);
14. At the time of fill and grade permit application, depict the boundaries of the 100-year floodplain on civil plans;
15. At least ten days prior to the public hearing required for CUP-2026-104, submit a floodplain development permit application for all structures proposed within the 100-year floodplain. Approval of a floodplain development permit shall be required prior to construction or installation of any structure located within the 100-year floodplain; and
16. Per SWMC 17.65.430 (A)(8), a minimum buffer with a width of thirty feet shall be established from the top, toe, and all edges of all landslide hazard areas. Vegetation in the buffer area shall be maintained in accordance with the approved buffer mitigation plan. Any modifications to the buffer requirement shall be based on the report and recommendations of the professional geologist under supervision of a licensed professional engineer, as approved by the city. The buffer may be reduced to a minimum of ten feet when supported by a geotechnical report and the applicant has demonstrated to the director that the reduction will adequately protect the proposed development, adjacent developments and uses, and the subject critical area. Determination of the required buffer shall be made by the City Engineer based upon the findings of the approved geotechnical report.

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 the date of publication. Written appeals and appeal fees must be submitted by **4:30 p.m. Tuesday, June 2, 2026**. Contact the Assistant Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at ASandovalOaks@Sedro-Woolley.gov to read or ask about the procedures for SEPA appeals.

Responsible SEPA Official: Tom Glover, Community Development Director – City of Sedro-Woolley
Contact Person: Ashton Sandoval Oaks, Assistant Planner
Address: 325 Metcalf Street, Sedro-Woolley, WA 98284
Date of Issue: Tuesday, May 19, 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 4:30 p.m. Tuesday, June 2, 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. Contact the Community Development Department to read or ask about the procedures for SEPA appeals.

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