

Next Ord: 1501-05  
Next Res: 711-05

## MISSION STATEMENT

The mission of the Sedro-Woolley City government is to provide selected services that are not traditionally offered by the private sector. This will be achieved through providing the highest quality services we can within the resources with which we're provided; involving residents in all aspects of planning and operations; serving as a clearinghouse for public information; and operating facilities which meet the legitimate, identified concerns of the residents of and visitors to our community.

We believe in being community-centered, consistently contributing to the quality of life in our area and as fully deserving of the public's trust through the consistent expression of positive values and acceptance of accountability for producing meaningful results.

## CITY COUNCIL AGENDA

January 26, 2005

7:00 PM

Sedro-Woolley Community Center  
703 Pacific Street

1. Call to Order
2. Pledge of Allegiance
3. Consent Calendar

NOTE: Agenda items on the Consent Calendar are considered routine in nature and may be adopted by the Council by a single motion, unless any Councilmember or a member of the audience wishes an item to be removed. The Council on the regular agenda will consider any item so removed after the Consent Calendar.

- a. Minutes from Previous Meeting
  - b. Finance
    - Claim Vouchers #53431 to #53484 for \$146,858.07 & #53485 to #53595 for \$93,737.70
    - Payroll Warrants #34917 to #35005 for \$124,160.27
  - c. Waiver of Fees - Community Center - SW Cooperative Preschool - March 19, 2005
  - d. Waiver of Fees - Riverfront Park - Valley Baptist Church - March 27, 2005
  - e. Misc. Annual Contracts/Agreements
  - f. Waiver of Fees - Community Center - The Forum - February 24, 2005
4. Public Comment (Please limit your comments to 3-5 minutes)

### PUBLIC HEARINGS

### OLD BUSINESS

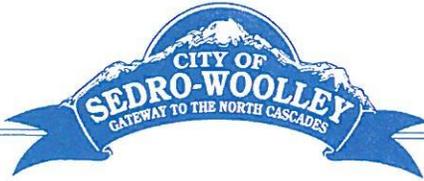
5. Utility Tax Ordinance

### NEW BUSINESS

6. Willow Way Preliminary Plat Application No. 2576

### COMMITTEE REPORTS AND REPORTS FROM OFFICERS

### EXECUTIVE SESSION



CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 1-3

DATE: January 26, 2005  
TO: Mayor Dillon and City Council  
FROM: Patsy Nelson, Clerk-Treasurer  
SUBJECT: 1) CALL TO ORDER; 2) PLEDGE OF ALLEGIANCE; 3) CONSENT  
CALENDAR

1. CALL TO ORDER - The Mayor will call the January 26, 2005 Regular Meeting to Order. The Clerk-Treasurer will note those in attendance and those absent.

\_\_\_ Ward 1 Councilmember Ted Meamber  
\_\_\_ Ward 2 Councilmember Tony Splane  
\_\_\_ Ward 3 Councilmember Tom Storrs  
\_\_\_ Ward 4 Councilmember Pat Colgan  
\_\_\_ Ward 5 Councilmember Hugh Galbraith  
\_\_\_ Ward 6 Councilmember Rick Lemley  
\_\_\_ At-Large Councilmember Mike Anderson

2. PLEDGE OF ALLEGIANCE - The Mayor will lead the City Council and citizens in the Pledge of Allegiance to the United States of America.
3. CONSENT CALENDAR - Mayor will ask for Council approval of Consent Calendar items.

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 32

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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
January 12, 2005 – 7:00 P.M. – Community Center

The Meeting was called to order at 7:00 P.M.

Pledge of Allegiance

ROLL CALL: Present: Mayor Dillon, Councilmembers: Meamber, Splane, Storrs, Colgan, Galbraith, Lemley and Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planner Lahr, Police Chief Wood and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #53218 to #53430 for \$632,294.91
  - Payroll Warrants #34729 to #34824 for \$130,658.14
  - Payroll Warrants #34825 to #34916 for \$179,445.89
- Waiver of Fees – Community Center – Cub Scout Pack 4067 – February 5, 2005
- Waiver of Fees – Riverfront – Cub Scouts
- Waiver of Fees – Community Center – Old Time Fiddlers – December 3, 2005
- Waiver of Fees – Community Center – SW Little League – Misc. Jan/Feb Dates
- Request for Out of State Travel – Fire Department
- Interlocal Agreement – Skagit County and SWFD for Confined Space Training
- Intergovernmental Cooperative Purchasing Agreement Revision – State of Washington
- Contract – Earth Tech
- Request to Surplus Part of Garbage Truck
- Appointments to Sedro-Woolley Planning Commission
- Interlocal Agreement – SR20 Bicycle/Pedestrian Trail Project with Skagit County
- Amendment #1 to Skagit County Interlocal RE: SR20/F&S Intersection
- Spillman Public Safety System Order Supplement
- Extension of Ernest Money Agreement on Trail Road

Councilmember Meamber questioned the Earth Tech Contract. Debbie Allen, Wastewater Treatment Plant Forman explained the circumstances behind the contract which was due to emergency repairs.

Councilmember Anderson addressed the use of local engineering firms.

Councilmember Splane questioned the Interlocal Agreement – SR20 Bicycle/Pedestrian Trail Project with Skagit County, he inquired about the costs of the trail and where the money was coming from.

Mayor Dillon explained the interlocal agreement was a result of the grant funding received. Dillon noted that with the use of federal funds the project needs to be monitored by certified agencies of which Skagit County has the certification. There is no cost for them to monitor the funds for the City.

Councilmember Storrs moved to approve the consent calendar items A through P. Seconded by Councilmember Splane. Motion carried.

Councilmember Anderson requested clarification on the Interlocal agreement for the SR20 Bicycle/Pedestrian Trail Project with Skagit County.

Engineer Blair stated the agreement allows Skagit County to act as the Certifying Agency (CA). He explained with the use of federal funding there is certain criteria to be followed and you need to be a pre-qualified CA, which the County is and the City is not. Therefore the agreement is to place them as CA to oversee the funding.

Councilmember Anderson questioned the timing of the project.

Engineer Blair reviewed the criteria of the grant funds which is for design work only. Blair also noted strict environmental issues that will need to be followed due to the federal funding.

Further discussion ensued to include construction agreements with the County, jurisdiction responsibility, requirements of federal funding and wetlands.

#### Public Comment

Julie Anderson – 900 W. State Route 20, addressed the Council regarding the SR20 Bicycle/Pedestrian Trail. She offered to spearhead a community group to complete the project. She noted the trail has been in the plans for over 10 years and believes it to be the time to see the project through. She also expressed her concern was with the portion of the trail along SR20.

Stan Pawlowicz – Sedro-Woolley, spoke of the land between State Street to Rhodes Road being wetlands. He also addressed the Bingham park area and the proposed road.

Louis Requa – 806 Metcalf, presented some history and addressed problems in completion of the SR20 Trail. He noted the basic problem is there is no gap between the

State and Railroad right of way. Requa also spoke of a contact with Burlington Northern Railroad that he would pass on to the City.

Engineer Blair noted the City has been working with Burlington Northern with some progress. He also noted that there had been some confusion between the City and County as to construction.

## **PUBLIC HEARINGS**

### Resolution – Extension of Interim Moratorium on New Subdivisions Served by Township and Metcalf Streets Sewer

Attorney Hayden reviewed the proposed resolution for the moratorium which needs to be reviewed every six months. He discussed the necessary reasons for implementation of the Moratorium.

Engineer Blair noted the proposed ordinance is an extension of a previous ordinance. He stated that there has been some progress with some emergency repairs which has allowed the moratorium area to be reduced.

Mayor Dillon opened the public hearing at 7:32 P.M.

Mayor Dillon reviewed a letter received from Daniel R. Madlung requesting the removal of the moratorium on subdivisions serviced by the Metcalf Street Sewer Main. The letter was placed into the record.

Louis Requa – Skagit Surveyors & Engineers, 806 Metcalf St., addressed the Council and noted his puzzlement between what is being reported in the media and past history. He also addressed a portion of Madlung's request that if the moratorium cannot be lifted, projects still be allowed to move forward to a certain point. Requa reviewed portions of the 1994 Sewer Comprehensive Plan which addresses a capital improvement plan and funding plan that lists the area within the moratorium. Requa requested consideration that the moratorium include that a project can move forward and be ready for public hearing at the time the moratorium is lifted. Requa stated that had the comp plan been followed the moratorium would not be necessary.

Debbie Allen – 433 Talcott, representing the City sewer department, addressed the Council in response to Requa's concerns and comments. She noted the Comp plan is taken very seriously by the department. She reviewed the improvement list and noted that the priority was the treatment plant. The City was operating a treatment plant that had equipment designed for 20 years and they were on year 25. In the comp plan it called for the treatment plant to be designed in two phases. She noted the Council agreed that it was in the best interest of the City to fund the whole treatment plant at the same time. The project was also moved out of the flood plain and when finished the cost of the treatment plant was 6.5 million. The financing package was for 5.6 million. She noted there has also been an additional 2 million spent on capital project in the treatment plant.

She reviewed other projects that have been moving forward and they have tried to concentrate on blending fixing old with moving forward and building new. Allen stated she believes they are making progress, good things are happening and the focus is being diverted to the bad.

Mayor Dillon closed the public hearing at 7.51 P.M.

Engineer Blair reviewed the status of the affected areas for completion. He noted much is dependent on coming up with the financing.

Discussion was held on breaking the development application up into component parts. Attorney Hayden reviewed the land use rules that make it difficult to do.

Councilmember Storrs moved to approve Resolution #710-05 A Resolution of the City of Sedro-Woolley Entering Findings of Fact in Support of a Moratorium on Subdivisions in Certain Areas Served by the Township Street and Metcalf Street Sewer Mains for a Period of Six Months and Requiring New Applications to be Accompanied by Confirmation from the Public Works Director That Line Capacity is Available, As Enacted by Ordinance No. 1494-04. Councilmember Colgan seconded. Motion carried.

## **OLD BUSINESS**

### Stanislaw/Janicki Annexation

Planner Lahr reviewed the progress on the Stanislaw/Janicki annexation request. She noted the next step would be to adopt the ordinance recognizing the agreement that was executed between the City and Skagit County for road and stormwater improvements. As part of the annexation, once the ordinance becomes effective those changes to the map will be made at the County level. At the state level an in-depth census still needs to be performed. That will take place within the next month. Lahr also addressed an upcoming agreement between the City and Fire District 8 in connection with the annexation.

Discussion was held regarding the inclusion of Carter Road, notification, public hearing, agreement with the County regarding road and stormwater improvements and funding for improvements.

Councilmember Anderson moved to pass Ordinance #1497-05 An Ordinance of the City of Sedro-Woolley, Washington, Annexing Real Property Contiguous to the Eastern Portion of the City, and Adopting a Proposed Land Use Zoning Regulation for the Real Property, and Subjecting the Property To its Pro-Rata Share of City Indebtedness. Seconded by Councilmember Splane.

Roll Call Vote: Councilmember Meamber – Yes, Splane – Yes, Storrs – Yes, Colgan – Yes, Galbraith – Yes, Lemley – Yes and Anderson – Yes. Motion carried.

## **NEW BUSINESS**

### Ordinance – Refinancing of Public Safety Bonds

Clerk/Treasurer Nelson presented background information regarding the possible refinancing of Public Safety bonds. She noted Seattle-Northwest Securities and Preston Gates & Ellis handled the original bonds and have expressed interest in handling the refinancing of the bonds should Council choose to move forward. Nelson stated the proposal is in an effort to save the taxpayers money. She introduced Nancy Neraas of Preston Gates & Ellis to review the proposed ordinance with Council.

Nancy Neraas – Preston Gates & Ellis, reviewed the proposed ordinance for the bond refunding. Neraas entertained questions from the Council to include the going interest rate, time limit for the ordinance, existing rate and volatility of the market.

Councilmember Lemley moved to adopt Ordinance No. 1498-05 An Ordinance of the City of Sedro-Woolley, Washington, Authorizing the Issuance and Sale of Unlimited Tax General Obligation Refunding Bonds of the City in the Aggregate Principal Amount of Not to Exceed \$1,700,000 to Refund Certain Outstanding Unlimited Tax General Obligation Bonds of the City; Authorizing the Appointment of an Escrow Agent and the Execution of an Escrow Agreement; Providing the Form and Terms of the Refunding Bonds; and Authorizing the Mayor to Negotiate the Final Terms and Sale of the Bonds. Seconded by Councilmember Colgan.

Roll Call Vote: Councilmember Anderson – Yes, Lemley – Yes, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes and Meamber – Yes. Motion carried.

### Ordinance – Utility Tax

Mayor Dillon presented background information on the proposed ordinance for Utility Tax on solid waste services and cell phone services.

Attorney Hayden noted as a formality the sewer was also incorporated into the ordinance because sewer and garbage tax are billed together. It is appropriate to have the same ordinance govern all the city run utility taxes. He stated there is no change in rate or scope of coverage for the sewer tax. It is just a housekeeping matter.

Council discussion ensued to include tax on recyclables, recycling collection, cell phone tax and cell phone users.

Councilmember Storrs moved to approve Ordinance No. 1499-05 An Ordinance of the City of Sedro-Woolley, Washington, Adopting and Modifying the Utility Tax on Solid Waste Collection Services, Sanitary Sewer and Telephone Services (including cell

phones) within Sedro-Woolley and Procedures for the Implementation Thereof and Providing for Civil and Criminal Penalties. Councilmember Lemley seconded.

Roll Call Vote: Councilmember Meamber – No, Splane –No, Storrs – Yes, Colgan – No, Galbraith – No, Lemley – Yes and Anderson – No. Motion denied (5-2).

Councilmember Anderson moved to approve Ordinance No. 1499-05 An Ordinance of the City of Sedro-Woolley, Washington, Adopting and Modifying the Utility Tax on Solid Waste Collection Services (excluding recycling), Sanitary Sewer and Telephone Services (not including cell phones) within Sedro-Woolley and Procedures for the Implementation Thereof and Providing for Civil and Criminal Penalties. Seconded by Councilmember Meamber.

Roll Call Vote: Councilmember Anderson – Yes, Lemley – No, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes, and Meamber – Yes. Motion carried. (6-1, Councilmember Lemley opposed).

#### Ordinance – 2005 Salary Ordinance

Clerk/Treasurer Nelson reviewed the proposed salary ordinance for the year 2005. She noted that most of the salaries are dictated by agreements with collective bargaining units or individual contracts that have been approved by Council.

Councilmember Storrs moved to approve Ordinance No. 1500-05 An Ordinance Establishing the Salaries and Wages for Elected Officials, Union (Guild) and Non-Union Employees of the City of Sedro-Woolley, Washington, for the Fiscal Year Beginning January 1, 2005. Seconded by Councilmember Meamber.

Roll Call Vote: Councilmember Anderson – Yes, Lemley – Yes, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes, and Meamber – Yes. Motion carried.

### **COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

Mayor Dillon – announced the Council committee assignments. Mayor Dillon thanked the members of the Volunteer Fire Department for their help with the Christmas lights on the downtown buildings along with the Street Department. She also thanked City Staff for their participation with the Santa Breakfast, Joanne Lazon in her capacity of the Chair person for the Christmas Parade and thanked the Parks Department for their work in shoveling the snow and ice from various areas during the recent bad weather.

Councilmember Meamber – addressed comments regarding the wetlands along Highway 20.

Councilmember Storrs – thanked the responsible party for the Public Works Department Achievements notice given to the Councilmembers.

Councilmember Colgan – requested monitoring of the progress as sewer lines are upgraded and completed. He suggested something in the Engineering office for people to check.

Councilmember Anderson – requested Council worksession be held in a different location.

Councilmember Meamber – requested a “no right turn” to be placed at the stop light at Highway 9 onto Highway 20. Meamber noted this has been discussed in a Council worksession.

Engineer Blair stated the request has been forwarded to the Department of Transportation.

Councilmember Anderson – requested placement of a designated left turn light to be placed at Highway 20 and Trail Road.

Stan Pawlowicz – Bennett Street, discussed problems with the intersection at Third Street near the High School. He again discussed the wetlands and the trail.

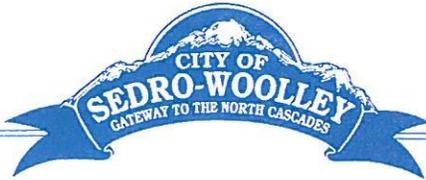
Police Chief Wood – updated the Council on the progress within the Department to include installation of mobile data terminals, various applications for state grants for digital cameras, amber alert policy and procedures, all computers are now online with e-mail and internet, settlement of the collective bargaining agreement with support staff, completion of the initial rewrite of the operating manual, general order documentation, acquisition of a stop stick (tire deflating device), civil service rule update, future plans for updating the police capital facilities plan, department meeting schedule, DARE program and community outreach.

Engineer Blair – reported on the loss of a grant from Skagit County for the area within the mill area along Curtis Street.

Councilmember Splane moved to adjourn. Seconded by Councilmember Anderson. Motion carried.

The meeting adjourned at 9:05 P.M.





CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 36

DATE: January 26, 2005  
TO: Mayor Dillon and City Council  
FROM: Patsy Nelson, Clerk-Treasurer  
SUBJECT: FINANCE - VOUCHERS

Attached you will find the Claim Vouchers and Payroll Warrants proposed for payment for the period ending January 26, 2005.

Motion to approve Claim Vouchers #53431 to #53484 in the amount of \$146,858.07.

Motion to approve Claim Vouchers #53485 to #53595 in the amount of \$93,737.70.

Motion to approve Payroll Warrants #34917 to #35005 in the amount of \$124,160.27.

If you have any comments, questions or concerns, please contact me for information during the working day at 855-1661. This will allow me to look up the invoices that are stored in our office.

CITY OF SEDRO-WOOLLEY  
 BGTRAN WARRANT REGISTER  
 11/31/04 10:38

ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53431	SKAGIT COUNTY AUDITOR	MISC-FILING FEES/LIEN EXP	SWR	266.00
		MISC-FILING FEES/LIEN EXP	SAN	247.00
		WARRANT TOTAL		513.00
53432	ACTION COMMUNICATIONS INC	SMALL TOOLS & MINOR EQUIP	FD	2,561.92
		WARRANT TOTAL		2,561.92
53433	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	CS	30.70
		AUTO FUEL	PD	569.21
		AUTO FUEL/DIESEL	FD	197.71
		AUTO FUEL/DIESEL	ST	214.80
		AUTO FUEL/DIESEL	SWR	45.28
		AUTO FUEL/DIESEL	SAN	955.50
		WARRANT TOTAL		2,013.20
53434	B & B SHREDDING, LLC	OFFICE/OPERATING SUPPLIES	PD	60.00
		WARRANT TOTAL		60.00
53435	BANK OF AMERICA	MISCELLANEOUS	FIN	357.46
		WARRANT TOTAL		357.46
53436	BAY CITY SUPPLY	OPERATING SUPPLIES	SWR	16.50
		WARRANT TOTAL		16.50
53437	BOULDER PARK, INC	MAINT - SOLIDS HANDLING	SWR	7,112.07
		WARRANT TOTAL		7,112.07
53438	B.N. & S.F. RY. CO. (THE)	OTHER IMPROVEMENTS	SWR	1,190.55
		WARRANT TOTAL		1,190.55
53439	CFL ENTERPRISES	OPERATING SUPPLIES	SWR	29.13
		WARRANT TOTAL		29.13
53440	SKAGIT WEEKLY NEWS GROUP	PRINTING/PUBLICATIONS	PD	93.87
		WARRANT TOTAL		93.87
53441	EDASC	E. D. A. S. C.	DEV	1,000.00
		WARRANT TOTAL		1,000.00
53442	EDGE ANALYTICAL, INC.	PROFESSIONAL SERVICES	SWR	185.00
		PROFESSIONAL SERVICES	SWR	158.00
		WARRANT TOTAL		343.00
53443	FIRST AMERICAN TITLE	PROF SVS-ENGINEERING	SWR	248.17
		PROF SVS-ENGINEERING	SWR	248.17
		PROF SVS-ENGINEERING	SWR	248.17
		WARRANT TOTAL		744.51
53444	GLASSMAN NORTH INC.	REPAIRS/MAINTENANCE	PK	19.42
		WARRANT TOTAL		19.42
53445	HOLLAND HEALTH SERV. INC.	RETIRED MEDICAL	PD	210.52

CITY OF SEDRO-WOOLLEY  
 BGTRAN WARRANT REGISTER  
 11/31/04 10:38

ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		210.52
53446	L N CURTIS & SONS	REPAIRS/MAINT-EQUIP	FD	499.67
		WARRANT TOTAL		499.67
53447	LOGGERS AND CONTRACTORS	SMALL TOOLS/MINOR EQUIP	ST	73.37
		OPERATING SUPPLIES	ST	373.55
		WARRANT TOTAL		446.92
53448	MCCLOUGHLIN & EARDLEY CORP	SMALL TOOLS & MINOR EQUIP	FD	157.50
		WARRANT TOTAL		157.50
53449	NORTHWEST CASCADE INC.	OPERATING SUPPLIES	PK	62.70
		WARRANT TOTAL		62.70
53450	OFFICE DEPOT	MAINTENANCE OF LINES	SWR	123.64
		OFFICE SUPPLIES	SWR	182.87
		WARRANT TOTAL		306.51
53451	OFFICE SYSTEMS	OPERATING RENTALS/LEASES	FIN	356.07
		WARRANT TOTAL		356.07
53452	REICHARDT & EBE ENG, INC	PROF SVS-ENGINEERING	SWR	3,226.33
		PROF SVS-ENGINEERING	SWR	7,024.50
		PROF SVS-ENGINEERING	SWR	3,295.00
		PROF SVS-ENGINEERING	SWR	9,299.00
		PROF SVS-ENGINEERING	SWR	5,074.91
		PROF SVS-ENGINEERING	SWR	971.66
		PROF SVS-ENGINEERING	SWR	599.29
		WARRANT TOTAL		29,490.69
53453	RITE 2U	PROFESSIONAL SERVICES	FIN	463.98
		PROFESSIONAL SERVICES	PLN	306.95
		PROFESSIONAL SERVICES	ENG	348.65
		PROFESSIONAL SERVICES	PD	735.45
		PROFESSIONAL SERVICES	FD	695.97
		PROFESSIONAL SERVICES	SWR	1,313.76
		WARRANT TOTAL		3,864.76
53454	RITA STREET APPLIANCE	REPAIRS/MAINT-BUILDING	SAN	194.22
		WARRANT TOTAL		194.22
53455	RONK BROTHERS, INC.	REPAIRS/MAINT-BUILDING	SAN	820.22
		WARRANT TOTAL		820.22
53456	ROMAC INDUSTRIAL PARTS	OPERATING SUPPLIES	ST	934.50
		WARRANT TOTAL		934.50
53457	SEDRO-WOOLLEY AUTO PARTS	OPERATING SUPPLIES	SWR	38.52
		WARRANT TOTAL		38.52
53458	SEDRO-WOOLLEY SCHOOL DIST	SCHOOL GMA IMPACT FEES		4,020.00

CITY OF SEDRO-WOOLLEY  
 BGTRAN WARRANT REGISTER  
 11/31/04 10:38

ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		SCHOOL GMA IMPACT FEES		6,030.00
		WARRANT TOTAL		10,050.00
53459	SEVEN SISTERS, INC.	MAINT OF PUMPING EQUIP	SWR	445.01
		WARRANT TOTAL		445.01
53460	SK. CO. COM ACTION AGENCY	SKAGIT COUNCIL ON ALCOHOL	ALC	242.28
		WARRANT TOTAL		242.28
53461	SKAGIT CO. DIST. COURT	PROFESSIONAL SERVICES	JUD	1,382.55
		WARRANT TOTAL		1,382.55
53462	SKAGIT CO. PUBLIC WORKS	SOLID WASTE DISPOSAL	SAN	35,323.84
		WARRANT TOTAL		35,323.84
53463	SKAGIT COUNTY SHERIFF	PRISONERS	PD	10.66
		PRISONERS	PD	307.47
		WARRANT TOTAL		318.13
53464	SKAGIT CO. TRAINING	TUITION/REGISTRATION	FD	1,975.00
		WARRANT TOTAL		1,975.00
53465	SKAGIT DOMESTIC VIOLENCE	SKAGIT CO DOMESTIC VIOLENCE DV		809.50
		WARRANT TOTAL		809.50
53466	SKAGIT READY MIX, INC.	MISCELLANEOUS	S-C	367.40
		WARRANT TOTAL		367.40
53467	SKAGIT VALLEY PUBLISHING	ADVERTISING	HOT	350.00
		WARRANT TOTAL		350.00
53468	SPARKLE SHOP LAUNDRIES	UNIFORMS/ACCESSORIES	PD	13.49
		UNIFORMS/ACCESSORIES	PD	533.52
		WARRANT TOTAL		547.01
53469	SUMMIT LAW GROUP	NEGOTIATIONS	FIN	2,404.00
		WARRANT TOTAL		2,404.00
53470	SUMMIT GIS	PROFESSIONAL SERVICES	PLN	70.00
		PROFESSIONAL SERVICES	SWR	595.00
		WARRANT TOTAL		665.00
53471	THUNDERBIRD LUBRICATIONS	AUTO FUEL/DIESEL	ST	109.92
		WARRANT TOTAL		109.92
53472	TRANSPD GROUP INC (THE)	PROFESSIONAL SERVICES	AST	3,110.62
		WARRANT TOTAL		3,110.62
53473	TRAIL ROAD SHELL	REPAIR/MAINT-EQUIP & BLDG	CEM	53.30
		REPAIR/MAINT-EQUIP & BLDG	CEM	31.78
		WARRANT TOTAL		85.08

CITY OF SEDRO-WOOLLEY  
 BGTRAN WARRANT REGISTER  
 11/31/04 10:38

ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53474	UNITED LABORATORIES	OPERATING SUPPLIES	RV	226.61
		WARRANT TOTAL		226.61
53475	USA BLUE BOOK	PORTABLE EQUIPMENT	SWR	2,479.50
		WARRANT TOTAL		2,479.50
53476	UTIL UNDERGROUND LOC CTR	OPERATING SUPPLIES	SWR	27.50
		WARRANT TOTAL		27.50
53477	VALLEY ELECTRIC CO, INC	MAINT OF GENERAL EQUIP	SWR	388.44
		WARRANT TOTAL		388.44
53478	WAKEMAN, SCOTT	PROF SERVICES-HANDY MAN	CS	457.50
		WARRANT TOTAL		457.50
53479	WA STATE DEPT OF L & I	OVERTIME	JUD	1.25
		INDUSTRIAL INSURANCE	PD	119.15
		INDUSTRIAL INSURANCE	SAN	5.02
		WARRANT TOTAL		125.42
53480	WA ST DEPT OF PROF LICEN	INTERGOV SVC-GUN PERMITS	PD	72.00
		WARRANT TOTAL		72.00
53481	WA STATE DEPT OF REVENUE	OFFICE EQUIPMENT	PLN	158.00
		OFFICE EQUIPMENT	ENG	227.69
		OFFICE/OPERATING SUPPLIES	PD	17.02
		PRINTING/PUBLICATIONS	PD	29.87
		OPERATING SUPPLIES	PD	12.04
		OPERATING SUPPLIES	FD	5.17
		SMALL TOOLS & MINOR EQUIP	FD	68.67
		POSTAGE	FD	10.43
		REPAIRS/MAINT-EQUIP	FD	8.84
		MISCELLANEOUS	FD	4.59
		OFFICE EQUIPMENT	INSP	158.00
		REPAIR/MAINT-TRAIN	PK	41.63
		TAXES AND ASSESSMENTS	PK	99.99
		TAXES AND ASSESSMENTS	CEM	350.49
		OPERATING SUPPLIES	ST	7.86
		SMALL TOOLS/MINOR EQUIP	ST	31.18
		OPERATING SUPPLIES	ST	42.14
		SUPPLIES	LIB	30.85
		TAXES AND ASSESSMENTS	LIB	30.96
		BOOKS, PERIOD, RECORDS	LIB	9.39
		MISCELLANEOUS	S-C	56.75
		MAINTENANCE OF LINES	SWR	123.65
		OPERATING SUPPLIES	SWR	24.96
		TAXES AND ASSESSMENTS	SWR	9,133.99
		SMALL TOOLS & MINOR EQUIP	SAN	52.54
		MISC-DUES/SUBS & TUITN/REG	SAN	2.76
		TAXES & ASSESSMENTS	SAN	13,198.50
		WARRANT TOTAL		23,937.96

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ARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
53482	WA STATE DEPT OF REVENUE	RENTS, LEASES, CONCESSIONS	396.77
		WARRANT TOTAL	396.77
53483	WASTE MANAGEMENT OF SKGT	RECYCLING FEE - HOUSEHOLD	6,779.48
		WARRANT TOTAL	6,779.48
53484	WOOD'S LOGGING SUPPLY INC	POSTAGE	7.86
		POSTAGE	7.41
		SMALL TOOLS/MINOR EQUIP	11.87
		SAFETY EQUIPMENT	77.69
		REPAIRS/MAINT-EQUIP	3.80
		MAINT OF PUMPING EQUIP	157.75
		MAINT OF PUMPING EQUIP	77.74
		WARRANT TOTAL	344.12
		GRAND TOTAL	146,858.07

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DEPARTMENT	AMOUNT
001 000 000	396.77
001 000 012	1,383.80
001 000 014	3,581.51
001 000 018	488.20
001 000 019	534.95
001 000 020	584.20
001 000 021	2,784.27
001 000 022	6,192.88
001 000 024	158.00
001 000 051	1,000.00
001 000 062	1,051.78
FUND TOTAL	18,156.36
101 000 076	450.35
FUND TOTAL	450.35
102 000 036	435.57
FUND TOTAL	435.57
103 000 042	1,880.68
FUND TOTAL	1,880.68
104 000 042	3,110.62
FUND TOTAL	3,110.62
105 000 072	71.20
FUND TOTAL	71.20
108 000 019	350.00
FUND TOTAL	350.00
331 000 082	424.15
FUND TOTAL	424.15
401 000 035	54,350.06
FUND TOTAL	54,350.06
412 000 037	57,579.08
FUND TOTAL	57,579.08
621 000 000	10,050.00
FUND TOTAL	10,050.00
UNDIST.	.00
TOTAL	146,858.07





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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53485	ALL-PHASE ELECTRIC	OPERATING SUPPLIES	CS	9.94
		WARRANT TOTAL		9.94
53486	ALLIANCE OFFICE PRODUCTS	SUPPLIES	JUD	93.42
		SUPPLIES	JUD	5.81
		SUPPLIES	JUD	149.68
		SUPPLIES	JUD	34.54
		SUPPLIES	FIN	138.76
		OFFICE SUPPLIES	SAN	23.95
		WARRANT TOTAL		446.16
53487	ALPINE FIRE & SAFETY	SAFETY EQUIPMENT	CEM	187.80
		OPERATING SUPPLIES	SAN	56.70
		WARRANT TOTAL		244.50
53488	LLOYD H. RUSSELL	REPAIRS	FD	207.16
		WARRANT TOTAL		207.16
53489	AMERICAN PLANNING ASSOC	MISC-	PLN	45.00
		WARRANT TOTAL		45.00
53490	APPLICATION SOFTWARE	PROFESSIONAL SERVICES	FIN	2,257.00
		PROFESSIONAL SERVICES	PLN	110.00
		PROFESSIONAL SERVICES	ENG	110.00
		PROFESSIONAL SERVICES	INSP	110.00
		PROFESSIONAL SERVICES	SWR	220.00
		PROFESSIONAL SERVICES	SAN	220.00
		WARRANT TOTAL		3,027.00
53491	AWC	ASSOC OF WA CITIES DUES	FIN	4,838.18
		WARRANT TOTAL		4,838.18
53492	AWC DRUG & ALCOHOL	PROFESSIONAL SERVICES	PK	100.00
		MISCELLANEOUS	CEM	50.00
		PROFESSIONAL SERVICES	ST	250.00
		PROFESSIONAL SERVICES	SWR	350.00
		PROFESSIONAL SERVICES	SAN	200.00
		WARRANT TOTAL		950.00
53493	ASSOCIATION OF WA CITIES	RETIRED MEDICAL	PD	6,207.20
		WARRANT TOTAL		6,207.20
53494	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	CS	26.52
		AUTO FUEL/DIESEL	PK	124.11
		WARRANT TOTAL		150.63
53495	AT & T	TELEPHONE	JUD	5.01
		TELEPHONE	FIN	20.69
		TELEPHONE	LGL	28.84
		TELEPHONE	PLN	6.27
		TELEPHONE	ENG	.63
		TELEPHONE	INSP	2.51

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		TELEPHONE	SWR	9.70
		WARRANT TOTAL		73.65
53496	AVAYA INC.	TELEPHONE	JUD	68.28
		TELEPHONE	FIN	170.70
		TELEPHONE	PLN	34.14
		TELEPHONE	ENG	34.14
		TELEPHONE	INSP	34.14
		WARRANT TOTAL		341.40
53497	BANK OF NEW YORK	BOND INTEREST-G/O BONDS		303.50
		WARRANT TOTAL		303.50
53498	BARNETT IMPLEMENT CO. INC	OPERATING SUPPLIES	CEM	74.38
		WARRANT TOTAL		74.38
53499	B & B SHREDDING, LLC	PROFESSIONAL SERVICES	JUD	60.00
		WARRANT TOTAL		60.00
53500	BAY CITY SUPPLY	OFFICE/OPERATING SUPPLIES	PD	56.79
		OPERATING SUPPLIES	FD	56.79
		OPERATING SUPPLIES	CEM	90.64
		OPERATING SUPPLIES	SWR	96.88
		OPERATING SUPPLIES	SAN	211.12
		WARRANT TOTAL		512.22
53501	BEN-KO-MATIC	REPAIRS/MAINTENANCE	ST	370.33
		WARRANT TOTAL		370.33
53502	BLARG! ONLINE SVC. INC.	TELEPHONE	FD	19.95
		WARRANT TOTAL		19.95
53503	BLUMENTHAL UNIFORM & EQUIP	UNIFORMS/ACCESSORIES	PD	117.99
		WARRANT TOTAL		117.99
53504	BMC WELDING	REPAIRS/MAINT-EQUIP	SAN	4,036.03
		WARRANT TOTAL		4,036.03
53505	BOARD FOR VOLUNTEER	RESERVES/EXTRA HELP	PD	195.00
		PENSION-VOLUNTEER FIREMEN	FD	1,440.00
		WARRANT TOTAL		1,635.00
53506	BROWN & COLE STORES	OFFICE/OPERATING SUPPLIES	PD	3.87
		WARRANT TOTAL		3.87
53507	CASCADE NATURAL GAS CORP.	PUBLIC UTILITIES	CS	698.72
		PUBLIC UTILITIES	FD	2,056.42
		PUBLIC UTILITIES-COMM CTR	PK	185.75
		PUBLIC UTILITIES-SR CTR	PK	577.46
		PUBLIC UTILITIES-FOOD BANK	PK	96.25
		PUBLIC UTILITIES - HHS	PK	112.34
		PUBLIC UTILITIES	PK	436.19

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		PUBLIC UTILITIES	ST	114.35
		PUBLIC UTILITIES	LIB	275.27
		PUBLIC UTILITIES	SAN	519.22
		WARRANT TOTAL		5,071.97
53508	CEAW	DUES/SUBSCRIPTIONS	ENG	20.00
		WARRANT TOTAL		20.00
53509	CFL ENTERPRISES	UNIFORMS/ACCESSORIES	PD	51.49
		WARRANT TOTAL		51.49
53510	CENTRAL WELDING SUPPLY	OPERATING SUPPLIES	SAN	169.25
		OPERATING SUPPLIES	SAN	13.49
		WARRANT TOTAL		182.74
53511	CINTAS CORPORATION #460	UNIFORMS	FD	49.36
		UNIFORMS	FD	49.36
		UNIFORMS	FD	49.36
		WARRANT TOTAL		148.08
53512	CITIES INSURANCE ASSOC.	REPAIRS/MAINT-EQUIP	FD	289.72
		MISC-JUDGMENT & DAMAGES	ST	275.43
		WARRANT TOTAL		565.15
53513	COLLINS OFFICE SUPPLY, INC	SUPPLIES	FIN	68.75
		OFFICE/OPERATING SUPPLIES	PD	32.31
		WARRANT TOTAL		101.06
53514	COOK PAGING (WA)	TELEPHONE	FD	6.18
		WARRANT TOTAL		6.18
53515	COUNTRY DISCOVERIES	BOOKS, PERIOD, RECORDS	LIB	19.97
		WARRANT TOTAL		19.97
53516	SKAGIT WEEKLY NEWS GROUP	OPERATING SUPPLIES	SAN	101.43
		WARRANT TOTAL		101.43
53517	CRYSTAL SPRINGS	SUPPLIES	LGS	13.98
		SUPPLIES	JUD	1.75
		OPERATING SUPPLIES	CS	24.20
		OPERATING SUPPLIES	FD	29.20
		OPERATING SUPPLIES	CEM	7.74
		OPERATING SUPPLIES	ST	6.24
		OPERATING SUPPLIES	SWR	43.52
		WARRANT TOTAL		126.63
53518	DANKA OFFICE IMAGING	OPERATING SUPPLIES	SAN	343.80
		WARRANT TOTAL		343.80
53519	DAY WIRELESS SYSTEMS INC	REPAIR/MAINTENANCE	PD	351.19
		WARRANT TOTAL		351.19

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53520	DEPARTMENT OF LICENSING	EQUIPMENT & VEHICLES	SWR	440.75
		WARRANT TOTAL		440.75
53521	E & E LUMBER	BUILDINGS & STRUCTURES	FD	60.10
		BUILDINGS & STRUCTURES	FD	130.85
		OPERATING SUPPLIES	RV	23.82
		OPERATING SUPPLIES	PK	12.17
		OPERATING SUPPLIES	PK	20.96
		OPERATING SUPPLIES	PK	7.73
		OPERATING SUPPLIES	ST	84.95
		OPERATING SUPPLIES	ST	29.07
		SAFETY EQUIPMENT	ST	37.76
		SAFETY EQUIPMENT	ST	20.95
		REPAIRS/MAINTENANCE	ST	4.53
		REPAIR/MAINT SIDEWALK (REET)	ST	17.18
		REPAIR/MAINT SIDEWALK (REET)	ST	61.11
		OPERATING SUPPLIES	ST	35.55
		OPERATING SUPPLIES	ST	5.70
		MISCELLANEOUS	S-C	25.64
		MISCELLANEOUS	S-C	107.94
		MISCELLANEOUS	S-C	76.20
		MISCELLANEOUS	S-C	96.46
		OPERATING SUPPLIES	SWR	16.60
		OPERATING SUPPLIES	SWR	68.68
		OPERATING SUPPLIES	SWR	43.15
		IMPROVEMENT-METCALF LINE	SWR	89.34
		WARRANT TOTAL		1,076.44
53522	E & E LUMBER	VOIDED WARRANT		.00
		WARRANT TOTAL		.00
53523	EMERGENCY MEDICAL	SMALL TOOLS & MINOR EQUIP	FD	139.90
		WARRANT TOTAL		139.90
53524	GRCC/WW	MISC-TUITION/REGISTRATION	SWR	130.00
		WARRANT TOTAL		130.00
53525	GUARDIAN SECURITY	FIRE/THEFT PROTECTION	FD	25.00
		WARRANT TOTAL		25.00
53526	HEALTHFORCE	PROFESSIONAL SERVICES	SAN	98.00
		WARRANT TOTAL		98.00
53527	HERB'S CHEVRON & TOWING	REPAIRS/MAINT-EQUIP	FD	490.73
		WARRANT TOTAL		490.73
53528	INGRAM LIBRARY SERVICES	BOOKS, PERIOD, RECORDS	LIB	23.23
		BOOKS, PERIOD, RECORDS	LIB	8.16
		BOOKS, PERIOD, RECORDS	LIB	18.03
		BOOKS, PERIOD, RECORDS	LIB	42.32
		BOOKS, PERIOD, RECORDS	LIB	38.97
		WARRANT TOTAL		130.71

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53529	INT'L ASSOC OF CHIEFS	DUES/SUBSCRIPTIONS	PD	100.00
		WARRANT TOTAL		100.00
53530	ISOMEDIA.COM	TELEPHONE	FIN	8.73
		TELEPHONE	PLN	8.74
		TELEPHONE	ENG	8.74
		TELEPHONE	INSP	8.74
		TELEPHONE	LIB	39.95
		WARRANT TOTAL		74.90
53531	KAPTEIN'S ACE HARDWARE	SMALL TOOLS & MINOR EQUIP	FD	21.55
		REPAIRS/MAINT-EQUIP	FD	.42
		BUILDINGS & STRUCTURES	FD	182.98
		OPERATING SUPPLIES	PK	12.17
		OPERATING SUPPLIES	PK	58.24
		OPERATING SUPPLIES	ST	10.78
		OPERATING SUPPLIES	SWR	34.51
		OPERATING SUPPLIES	SWR	20.48
		OPERATING SUPPLIES	SWR	13.22
		SMALL TOOLS & MINOR EQUIP	SWR	97.10
		WARRANT TOTAL		451.45
53532	LABCORP	PROFESSIONAL SERVICES	PLN	50.00
		WARRANT TOTAL		50.00
53533	LANGUAGE EXCH. INC. (THE)	LANGUAGE INTERPRETER	JUD	360.00
		WARRANT TOTAL		360.00
53534	LIBRARY STORE, INC.,	SUPPLIES	LIB	134.77
		WARRANT TOTAL		134.77
53535	LOGGERS AND CONTRACTORS	OPERATING SUPPLIES	ST	41.99
		REPAIR/MAINTENANCE-EQUIP	ST	278.79
		OPERATING SUPPLIES	SWR	86.75
		REPAIRS/MAINT-EQUIP	SAN	102.16
		SMALL TOOLS & MINOR EQUIP	SAN	178.04
		WARRANT TOTAL		687.73
53536	MCCANN, WILLIAM R.	INDIGENT DEFEND CONTR	JUD	2,500.00
		WARRANT TOTAL		2,500.00
53537	MIAMI AMBULANCE.COM, LLC	SMALL TOOLS & MINOR EQUIP	FD	291.88
		WARRANT TOTAL		291.88
53538	MOTOR TRUCKS, INC.	REPAIRS/MAINT-EQUIP	SAN	82.48
		REPAIRS/MAINT-EQUIP	SAN	712.87
		REPAIRS/MAINT-EQUIP	SAN	348.94-
		WARRANT TOTAL		446.41
53539	MOUNT VERNON, CITY OF	OPERATING LEASE-COMPUTER	PD	1,043.14
		WARRANT TOTAL		1,043.14

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53540	NEW YORK TIMES	BOOKS, PERIOD, RECORDS WARRANT TOTAL	LIB	65.00 65.00
53541	NEWMAN SIGNS INC	OPERATING SUPPLIES WARRANT TOTAL	ST	232.78 232.78
53542	NIELSEN, WM. H	ASSOCIATE'S FEES WARRANT TOTAL	JUD	150.00 150.00
53543	NORTHWEST CASCADE INC.	OPERATING SUPPLIES WARRANT TOTAL	PK	87.37 87.37
53544	NORTH WEST INST. SERVICES	MAINTENANCE CONTRACTS WARRANT TOTAL	SWR	91.72 91.72
53545	NORTHWEST CLEAR AIR	SUPPLIES & BOOKS NW AIR POLLUTION WARRANT TOTAL	FD AIR	250.00 3,178.00 3,428.00
53546	OHIO STATE UNIVERSITY	MISC-TUITION/REGISTRATION WARRANT TOTAL	PLN	75.00 75.00
53547	OFFICE DEPOT	SUPPLIES OFFICE SUPPLIES WARRANT TOTAL	FIN SAN	7.19 17.64 24.83
53548	OLIVER-HAMMER CLOTHES	CLOTHING WARRANT TOTAL	ST	43.03 43.03
53549	OVERALL LAUNDRY SERV INC	LAUNDRY LAUNDRY MISC-LAUNDRY MISC-LAUNDRY MISC-LAUNDRY MISC-LAUNDRY MISC-LAUNDRY LAUNDRY LAUNDRY WARRANT TOTAL	CS CS PK PK CEM ST ST SWR SWR	23.40 23.40 28.27 28.27 13.56 15.82 15.82 16.44 16.44 181.42
53550	PACIFIC POWER BATTERIES	REPAIRS/MAINT-EQUIP WARRANT TOTAL	FD	69.09 69.09
53551	PAT RIMMER TIRE CTR, INC	REPAIRS/MAINT-EQUIP REPAIRS/MAINT-EQUIP WARRANT TOTAL	SAN SAN	1,047.99 699.04 1,747.03
53552	PUBLIC UTILITY DIS. NO.1	PUBLIC UTILITIES PUBLIC UTILITIES PUB UTILITIES-MALL PUBLIC UTILITIES PUBLIC UTILITIES	CS CS CS FD RV	34.90 30.22 30.08 97.16 101.86

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		PUBLIC UTILITIES - HHS	PK	233.80
		PUBLIC UTILITIES	PK	582.75
		PUBLIC UTILITIES	CEM	70.03
		PUBLIC UTILITIES	ST	46.60
		PUBLIC UTILITIES	LIB	18.55
		PUBLIC UTILITIES	SWR	125.26
		PUBLIC UTILITIES	SAN	30.22
		WARRANT TOTAL		1,401.43
53553	PUBLIC SAFETY TESTING	PROFESSIONAL SERVICES	CIV	187.50
		WARRANT TOTAL		187.50
53554	PUGET SOUND ENERGY	PUBLIC UTILITIES	ST	6,086.99
		WARRANT TOTAL		6,086.99
53555	PURCHASE POWER	POSTAGE	JUD	196.73
		POSTAGE	FIN	390.38
		POSTAGE	LGL	9.49
		POSTAGE	PLN	301.01
		POSTAGE	ENG	37.34
		POSTAGE	FD	1.83
		POSTAGE	INSP	5.23
		POSTAGE	CEM	3.09
		POSTAGE	SWR	134.95
		POSTAGE	SAN	134.95
		WARRANT TOTAL		1,215.00
53556	RIGHT WAY PLUMBING	REPAIRS/MAINT-DORM	FD	373.33
		WARRANT TOTAL		373.33
53557	SCIENTIFIC SUPPLY	OPERATING SUPPLIES	SWR	22.00
		WARRANT TOTAL		22.00
53558	SEAWESTERN FIRE APPARATUS	REPAIRS/MAINT-EQUIP	FD	92.48
		WARRANT TOTAL		92.48
53559	SEDRO-WOOLLEY AUTO PARTS	REPAIR & MAINTENANCE	CS	10.48
		REPAIRS/MAINT-EQUIP	FD	7.12
		REPAIRS/MAINT-EQUIP	FD	9.87
		REPAIRS/MAINTENANCE	PK	2.85
		OPERATING SUPPLIES	CEM	2.76
		OPERATING SUPPLIES	CEM	20.76
		OPERATING SUPPLIES	CEM	19.57
		REPAIR/MAINT-EQUIP & BLDG	CEM	42.97
		OPERATING SUPPLIES	ST	34.05
		SMALL TOOLS/MINOR EQUIP	ST	27.92
		REPAIR/MAINTENANCE-EQUIP	ST	25.15
		REPAIR/MAINTENANCE-EQUIP	ST	166.65
		REPAIR/MAINTENANCE-EQUIP	ST	74.36
		REPAIR/MAINTENANCE-EQUIP	ST	38.43
		REPAIR/MAINTENANCE-EQUIP	ST	44.10
		REPAIR/MAINTENANCE-EQUIP	ST	22.53

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		REPAIRS/MAINT-EQUIP	SAN	10.16
		REPAIRS/MAINT-EQUIP	SAN	52.56
		REPAIRS/MAINT-EQUIP	SAN	33.90
		REPAIRS/MAINT-EQUIP	SAN	23.24
		REPAIRS/MAINT-EQUIP	SAN	5.87
		REPAIRS/MAINT-EQUIP	SAN	2.57
		REPAIRS/MAINT-EQUIP	SAN	22.53
		REPAIRS/MAINT-EQUIP	SAN	162.15
		REPAIRS/MAINT-EQUIP	SAN	36.15
		REPAIRS/MAINT-EQUIP	SAN	38.98
		OPERATING SUPPLIES	SAN	8.61
		WARRANT TOTAL		946.29
53560	SEDRO-WOOLLEY AUTO PARTS	VOIDED WARRANT		.00
		WARRANT TOTAL		.00
53561	SEDRO-WOOLLEY CHAMBER OF	MISC-DUES/SUBSCRIPTIONS	FIN	225.00
		WARRANT TOTAL		225.00
53562	SIGNATURE FORMS INC.	OFFICE SUPPLIES	SWR	313.66
		OPERATING SUPPLIES	SAN	313.66
		WARRANT TOTAL		627.32
53563	SKAGIT ARGUS (THE)	BOOKS, PERIOD, RECORDS	LIB	55.00
		WARRANT TOTAL		55.00
53564	SKAGIT 911	CONTRACTED ENHANCED 911	PD	9,886.35
		CONTRACT SVS-CNTRL DISPATCH	FD	1,744.65
		WARRANT TOTAL		11,631.00
53565	SKAGIT CO. PUBLIC WORKS	ROADWAY - ARTERIAL MAINT	AST	305.18
		WARRANT TOTAL		305.18
53566	SKAGIT FARMERS SUPPLY	OPERATING SUPPLIES-PROPANE	ST	7.38
		OPERATING SUPPLIES	SWR	179.39
		WARRANT TOTAL		186.77
53567	SKAGIT HYDRAULICS, INC.	REPAIRS/MAINT-EQUIP	SAN	21.26
		REPAIRS/MAINT-EQUIP	SAN	7.42
		REPAIRS/MAINT-EQUIP	SAN	6.92
		WARRANT TOTAL		35.60
53568	SKAGIT VALLEY PUBLISHING	LEGAL PUBLICATIONS	SWR	62.70
		WARRANT TOTAL		62.70
53569	SMART COMPUTING	BOOKS, PERIOD, RECORDS	LIB	64.00
		WARRANT TOTAL		64.00
53570	SOLUTIONS SAFETY SVC INC	REPAIRS/MAINT-EQUIP	FD	229.13
		WARRANT TOTAL		229.13
53571	SOLID WASTE SYSTEMS, INC.	CONTAINERS	SAN	1,778.19

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		CONTAINERS	SAN	4,528.46
		WARRANT TOTAL		6,306.65
53572	SPARKLE SHOP LAUNDRIES	MISC-LAUNDRY	FD	21.04
		WARRANT TOTAL		21.04
53573	STILES & STILES	MUNICIPAL COURT JUDGE	JUD	2,666.67
		WARRANT TOTAL		2,666.67
53574	SUPER CLEAN	JANITOR-CITY HALL	CS	929.65
		JANITORIAL SERVICES	PD	906.26
		JANITORIAL SERVICES	FD	226.57
		JANITOR-COMMUNITY CENTER	PK	622.19
		JANITOR-SENIOR CENTER	PK	614.67
		JANITOR-HAMMER HERITAGE SQ	PK	320.02
		JANITORIAL SERVICES	LIB	333.33
		WARRANT TOTAL		3,952.69
53575	THOMAS TRUCKING	ROADWAY - ARTERIAL MAINT	AST	85.00
		ROADWAY - ARTERIAL MAINT	AST	595.00
		ROADWAY - ARTERIAL MAINT	AST	701.25
		WARRANT TOTAL		1,381.25
53576	TIME	BOOKS, PERIOD, RECORDS	LIB	159.60
		WARRANT TOTAL		159.60
53577	UNIVAR USA INC	OP SUPPLIES-CHEMICALS	SWR	406.23
		WARRANT TOTAL		406.23
53578	UNIVERSAL FIELD SVC INC	PROF SVS-ENGINEERING	SWR	92.18
		WARRANT TOTAL		92.18
53579	USA BLUE BOOK	MAINTENANCE OF LINES	SWR	226.65
		WARRANT TOTAL		226.65
53580	VALLEY AUTO SUPPLY	OPERATING SUPPLIES	SWR	36.68
		WARRANT TOTAL		36.68
53581	VERIZON NORTHWEST	TELEPHONE	JUD	182.06
		TELEPHONE	FIN	455.21
		TELEPHONE	FIN	47.36
		TELEPHONE	PLN	91.03
		TELEPHONE	PLN	36.26
		TELEPHONE	ENG	91.03
		TELEPHONE	ENG	36.26
		TELEPHONE	PD	893.31
		TELEPHONE	INSP	91.03
		TELEPHONE	INSP	36.26
		TELEPHONE	RV	67.51
		TELEPHONE	SWR	38.19
		WARRANT TOTAL		2,065.51

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ARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
53582	VOLUNTEERS OF AMERICA	BOOKS, PERIOD, RECORDS	LIB	8.25
		WARRANT TOTAL		8.25
53583	WAKEMAN, SCOTT	PROF SERVICES-HANDY MAN	CS	307.50
		WARRANT TOTAL		307.50
53584	WA ASSOC OF SHERIFFS &	DUES/SUBSCRIPTIONS	PD	180.00
		WARRANT TOTAL		180.00
53585	WA CEMETERY & FUNERAL ASD	MISC-DUES/SUBSCRIPTIONS	CEM	100.00
		WARRANT TOTAL		100.00
53586	WA CITY PLANN DIRECTORS	MISC-DUES/SUBSCRIP/MEMSHIP	PLN	50.00
		WARRANT TOTAL		50.00
53587	WA LIBRARY ASSOCIATION	MISC-DUES/SUBSCRIPTIONS	LIB	72.00
		WARRANT TOTAL		72.00
53588	WASHINGTON ST BAR ASSOC	MISC-DUES	LGL	416.67
		WARRANT TOTAL		416.67
53589	WA ST ASC OF FIRE CHIEFS	MISC-DUES	FD	660.00
		WARRANT TOTAL		660.00
53590	WA ST DEPT OF GENERAL ADM	PROFESSIONAL SERVICES	PD	350.00
		PROFESSIONAL SERVICES	PD	100.00
		PROFESSIONAL SERVICES	FD	100.00
		PROFESSIONAL SERVICES	ST	100.00
		PROFESSIONAL SERVICES	SWR	100.00
		PROFESSIONAL SERVICES	SAN	100.00
		WARRANT TOTAL		850.00
53591	WESTERN POWER & EQUIPMENT	SPECIAL INVESTIGATIONS	PD	4,055.00
		WARRANT TOTAL		4,055.00
53592	WOOD MAGAZINE	BOOKS, PERIOD, RECORDS	LIB	44.00
		WARRANT TOTAL		44.00
53593	WOOD'S ELECTRIC, INC.	REPAIRS/MAINTENANCE BLDG.	LIB	102.50
		WARRANT TOTAL		102.50
53594	WOOD'S LOGGING SUPPLY INC	OPERATING SUPPLIES	SAN	81.99
		OPERATING SUPPLIES	SAN	92.06
		WARRANT TOTAL		174.05
53595	WSHNA	DUES/SUBSCRIPTIONS	PD	25.00
		WARRANT TOTAL		25.00
		GRAND TOTAL		93,737.70

CITY OF SEDRO-WOOLLEY  
BSTRAN WARRANT REGISTER  
01/26/05 11:47

DEPARTMENT	AMOUNT
001 000 011	13.98
001 000 012	6,473.95
001 000 014	8,627.95
001 000 015	455.00
001 000 016	187.50
001 000 018	2,149.01
001 000 019	807.45
001 000 020	338.14
001 000 021	24,554.90
001 000 022	9,479.18
001 000 024	287.91
001 000 031	3,178.00
FUND TOTAL	56,552.97
101 000 076	4,456.75
FUND TOTAL	4,456.75
102 000 036	683.30
FUND TOTAL	683.30
103 000 042	8,626.32
FUND TOTAL	8,626.32
104 000 042	1,686.43
FUND TOTAL	1,686.43
105 000 072	1,522.90
FUND TOTAL	1,522.90
230 000 082	303.50
FUND TOTAL	303.50
331 000 082	306.24
FUND TOTAL	306.24
401 000 035	3,182.42
FUND TOTAL	3,182.42
412 000 037	15,976.12
FUND TOTAL	15,976.12
501 000 401	440.75
FUND TOTAL	440.75
UNDIST.	.00
TOTAL	93,737.70

I HEREBY CERTIFY THAT THE GOODS/SERVICES CHARGED ON THE VOUCHERS LISTED ABOVE HAVE, TO THE BEST OF MY KNOWLEDGE, BEEN FURNISHED. I FURTHER CERTIFY THE CLAIMS ABOVE TO BE VALID AND CORRECT.

\_\_\_\_\_  
CLERK-TREASURER

\_\_\_\_\_  
DATE

WE, THE UNDERSIGNED FINANCE COMMITTEE MEMBERS OF SEDRO-WOOLLEY, WASHINGTON, DO HEREBY CERTIFY THAT THE GOODS/SERVICES SPECIFIED ABOVE HAVE, TO THE BEST OF OUR KNOWLEDGE, BEEN RECEIVED. THE WARRANT NUMBERS \_\_\_\_\_ THRU \_\_\_\_\_ ARE APPROVED FOR PAYMENT IN THE TOTAL AMOUNT OF \$ \_\_\_\_\_.  
VOIDED WARRANT NUMBERS \_\_\_\_\_ THRU \_\_\_\_\_.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY COUNCIL AGENDA  
REGULAR MEETING

CITY OF SEDRO-WOLLEY  
RECEIVED ON

City of Sedro Woolley  
720 Murdock Street  
Sedro Woolley WA 98284

JAN 26 2005

JAN 19 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 3C

Time: \_\_\_\_\_  
Initials: \_\_\_\_\_

Dear Council Members:

The Sedro Woolley Cooperative Preschool respectfully requests that the normal rental fee be waived for use of the Sedro Woolley Community Center on Saturday March 19<sup>th</sup> 2005.

Our cooperative is a non-profit preschool that has been serving Skagit Valley families since 1978. The parents, children and teachers work together to provide a satisfying learning experience for our children and a better understanding of early childhood development to our parents.

Thank you very much for your consideration.



10 January 2005

Pika M. Stratton  
Events Committee  
Sedro Woolley Cooperative Preschool  
Tax I.D # 91-1063785



## VALLEY BAPTIST CHURCH

*"Proclaiming the Son to the Valley . . .  
and to the World."*

710 John Liner Road • P.O. Box 267  
Sedro-Woolley, WA 98284  
(360) 856-2469

CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 30

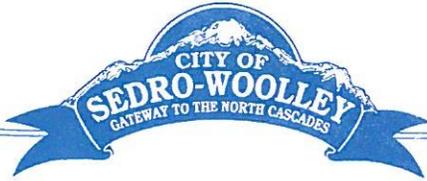
January 15, 2005

To Whom It May Concern:

We would like to reserve the large picnic area at River Front Park for Easter Morning, Sunrise Service on March 27, 2005. Would you please consider waving the fee as you have in the past? It would be greatly appreciated. Contact person to be notified: Jessie Cutshall 855-1097.

Sincerely,

Valley Baptist Church



CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

DATE: January 21, 2005  
TO: Mayor Dillon & City Council  
FROM: Patsy Nelson  
SUBJECT: MISC. ANNUAL CONTRACTS/AGREEMENTS

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 3e

Recommended Action:

Staff recommends that as part of the consent calendar, the Council approve the following:

1. Sedro-Woolley Riding Club \$725.00
2. Skagit Valley Tulip Festival \$500.00
3. Volunteers of America \$1200.00
4. Skagit Domestic Violence & Sexual Assault Services \$1651.00
5. Loggerodeo \$6000.00
6. Economic Development Association of Skagit County \$2000.00
7. Sedro-Woolley Chamber of Commerce \$8500.00
8. Skagit County Community Action Agency \$3300.00
9. Sedro-Woolley Farmers Market \$1000.00
10. Skagit Championship Sports \$750.00
11. Sedro-Woolley Museum \$1750.00



## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Sedro-Woolley Riding Club, Inc.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$725.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley, or for the production of special events with visitor appeal, relating to historic preservation and restoration, and the arts, or to operate the Visitor and Information Center; however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: President  
Sedro-Woolley Riding Club  
  
Sedro-Woolley, WA 98284

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SEDRO-WOOLLEY RIDING CLUB

\_\_\_\_\_  
President

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Skagit Valley Tulip Festival.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$500.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley, or for the production of special events with visitor appeal, however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: Executive Director  
Skagit Valley Tulip Festival  
P. O. Box 1784  
Mount Vernon, WA 98273

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005 and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SKAGIT VALLEY TULIP FESTIVAL

\_\_\_\_\_  
Executive Director

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, (City), a municipal corporation, and Volunteers of America Western Washington {Grantee}.

WHEREAS, Grantee provided and performs functions, activities and events that are qualified for municipal funding; and

WHEREAS, City desires to support the services of Grantee to provide counseling, residential services, and referral services.

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$1200.00 from the 2005 fiscal year budget.
2. Grantee shall use such funds to help pay for the cost of providing a Community Information Line Service to all residents of the City of Sedro-Woolley.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain a description of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, an such written amendments shall go incorporated into this Agreement for all intents and purposes.
8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: Volunteers of America  
PO Box 839  
Everett, WA 98206-0839

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

VOLUNTEERS OF AMERICA  
WESTERN WASHINGTON

\_\_\_\_\_  
Gilbert A. Saparto  
CEO, Volunteers of America  
Western Washington

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, (City), a municipal corporation, and Skagit Domestic Violence & Sexual Assault Services, (Grantee.)

WHEREAS, Grantee provided and performs functions, activities and events that are qualified for municipal funding; and

WHEREAS, City desires to support the services of Grantee to provide counseling, residential services, and referral services.

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$1,651.00 from the 2005 fiscal year budget.
2. Grantee shall use such funds to make available counseling, intervention, referral and residential services for battered persons and victims of rape who are residents of the City of Sedro-Woolley.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain a description of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.
8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity

shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City:	Mayor 720 Murdock Street Sedro-Woolley, WA 98284
Grantee:	Executive Director/President Skagit Domestic Violence & Sexual Assault Services PO Box 301 2121-B East College Way Mount Vernon, WA 98273

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SKAGIT DOMESTIC VIOLENCE &  
SEXUAL ASSAULT SERVICES

\_\_\_\_\_  
Executive Director

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Loggerodeo, Inc.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$6,000.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley, or for the production of special events with visitor appeal, relating to historic preservation and restoration, and the arts, or to operate the Visitor and Information Center; however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: President  
Loggerodeo, Inc.  
P. O. Box 712  
Sedro-Woolley, WA 98284

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005 and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

LOGGERODEO, INC.

\_\_\_\_\_  
President

## CONTRACT

THIS AGREEMENT made and entered this 26th day of January, 2005 into by and between the City of Sedro-Woolley (hereinafter referred to as the City) and the Economic Development Association of Skagit County (EDASC) (hereinafter referred to as Provider) WITNESSES THAT:

WHEREAS, the City receives significant benefit from the development and expansion of the local economic base by enhancing employment opportunities for its residents and by creating additional tax revenues, and

WHEREAS, the City does not have the expertise or resources to adequately promote economic investments, and

WHEREAS, the Provider is a nonprofit organization formed for the express purposes of promoting and attracting new business, expanding existing business and enhancing trade opportunities for all of Skagit County, and

WHEREAS, the Scope of Work included in this contract is consistent with the purpose and state law, and

WHEREAS, the City and the Provider are desirous of entering into a contract to formalize their relationship.

### 1. Services to be Provided by the Parties:

- a. The Provider shall complete in a satisfactory and proper manner as determined by the City the work activities described in the Scope of Work.
- b. The City will provide such assistance and guidance as may be required to support the objectives set forth in the Scope of Work and will provide funding for the services and activities as set forth below.

### 2. Scope of Work:

The Provider shall:

- a. Pro-actively market Sedro-Woolley to potential business and industry.
- b. Provide administrative and marketing services for special development projects identified by EDASC or solicited by the community, Sedro-Woolley, or local associations.

- c. Prospect for trade development in the Sedro-Woolley area through local seminars and identify local manufacturers of products with export potential.
- d. Work with Sedro-Woolley businesses on expanding employment base and on business retention efforts.
- e. Maintain an industrial site inventory for Sedro-Woolley that contains necessary information for potential businesses evaluating site locations.

3. Time of Performance:

All activities described under Scope of Work shall be conducted over the course of the current budget year, January 1, 2005 through December 31, 2005.

4. Consideration:

The City shall contribute \$2,000.00 to the Provider to accomplish the scope of work.

5. Relationship:

The City and Provider intend that an independent contractual relationship be created by this contract. Provider is not considered to be an employee of the City for any purpose, and neither the Provider nor any employee of the Provider shall be entitled to any of the benefits the City provided for the City's employees, including but not limited to health insurance, sick or annual leave, or workers compensation. Provider specifically represents and stipulates that the Provider is engaged in the business of providing the services set forth in this contract, whether or not for profit, and that Provider is fully registered and legally authorized to conduct such business, and pays all necessary taxes and assessments levied against such business.

6. Suspension, Termination, and Close Out:

If the Provider fails to comply with the terms and conditions of this contract, the City may pursue such remedies as are legally available, including, but not limited to, the suspension or termination of this contract.

7. Changes, Amendments, Modifications:

The City may, from time to time, require changes or modifications in the Scope of Work to be performed hereunder.

8. Assignability:

The Provider shall not assign any interest on this contract, and shall not transfer any interest on the contract (whether by assignment or novation), with prior written consent of the City.

9. Reports and Information:

The Provider, at such time as and in such form as the City may require, shall furnish the City such periodic reports as it may request pertaining to the work or services undertaken pursuant to this contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

10. Compliance with Local Laws:

The Provider shall comply with all applicable laws, ordinances, and codes of the state and local government and the Provider shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this contract.

11. Audits and Inspections:

The City or their delegates shall have the right to review and monitor the financial and other components of the work and services provided and undertaken as part of the contract by whatever legal and reasonable means are deemed expedient by the City.

12. Hold Harmless:

The Provider agrees to indemnify and hold harmless the City, its appointed and elected officers and employees, from and against all loss and expense, including attorney's fees and costs by reason of any and all claims and demands upon the City, its elected and appointed officers and employees from damages sustained by any person or persons, arising out of or in consequence of the Provider's and its agents' negligent performance of work associated with this agreement.

This agreement contains all terms and conditions agreed to by the City and the Provider.

IN WITNESS WHEREOF, the City and the Provider have executed this contract agreement as of the date and year last written below:

City of Sedro-Woolley

Economic Development Association  
of Skagit County

\_\_\_\_\_  
Sharon D. Dillon  
Mayor of Sedro-Woolley

\_\_\_\_\_  
Don Wick  
Executive Director

Attest:

\_\_\_\_\_  
City Clerk



## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and the Sedro-Woolley Chamber of Commerce, (Grantee.)

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$8,500.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley, or for the production of special events with visitor appeal, relating to historic preservation and restoration, and the arts; however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, an such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: Executive Director/President  
Sedro-Woolley Chamber of Commerce  
714 - B Metcalf Street  
Sedro-Woolley, WA 98284

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SEDRO-WOOLLEY CHAMBER  
OF COMMERCE

\_\_\_\_\_  
Executive Director

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, (City), a municipal corporation, and Skagit County Community Action Agency, (Grantee.)

WHEREAS, Grantee provided and performs functions, activities and events that are qualified for municipal funding by the City; and

WHEREAS, City desires to provide proceeds from the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$3,300.00 from the 2005 fiscal year budget.
2. Grantee shall use such funds to provide and maintain services to low income residents of the City, consisting of energy assistance, emergency food and shelter, health and other social services as necessary, within budget limitations.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain a description of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: Skagit County Community Action Agency  
330 Pacific Place/P.O. Box 1507  
Mount Vernon, WA 98273

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SKAGIT COUNTY COMMUNITY  
ACTION AGENCY

\_\_\_\_\_  
Executive Director

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Sedro-Woolley Farmers Market, a non-profit corporation.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$1,000.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley; however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: \_\_\_\_\_  
Sedro-Woolley Farmers Market  
\_\_\_\_\_  
Sedro-Woolley, WA 98284

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SEDRO-WOOLLEY FARMERS MARKET

By \_\_\_\_\_  
President

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Skagit Championship Sports.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$750.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley; however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City: Mayor  
720 Murdock Street  
Sedro-Woolley, WA 98284

Grantee: Skagit Championship Sports  
PO Box 2781  
Mount Vernon WA 98273

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SKAGIT CHAMPIONSHIP SPORTS

By \_\_\_\_\_  
President

## AGREEMENT

This Agreement, entered into this 26th day of January, 2005, by and between the City of Sedro-Woolley, Inc., (City), a municipal corporation, and Sedro-Woolley Museum.

WHEREAS, City is an eligible municipality entitled to levy, collect and distribute a hotel occupancy tax, as authorized by Washington Tax Code, Chapter 3.08; and

WHEREAS, Grantee provided and performs functions, activities and events that are qualified activities under Chapter 3.08 and;

WHEREAS, City desires to provide proceeds from the hotel occupancy tax of the 2005 fiscal year to Grantee to perform qualified services for City:

NOW THEREFORE, in consideration of the terms and conditions set forth herein, City and Grantee do mutually agree as follows:

1. City grants to Grantee the sum of \$1,750.00 from the 2005 fiscal year hotel occupancy tax proceeds.
2. Grantee shall use such funds to provide advertising, marketing and promotion directed at visitors or potential visitors to Sedro-Woolley; or for the production of special events with visitor appeal, however, no part of these funds shall be spent on capital improvements.
3. Grantee recognizes that the City cannot make payment to Grantee from the funds granted until the services defined in Paragraph 2 have been performed by Grantee. All payments shall be based upon invoices grantee shall present to City for services performed. Said invoices shall contain an itemized statement of services Grantee has performed and for which it seeks payment. In no event shall the City be required to pay for services in advance to actual performance.
4. Grantee shall have a fiduciary duty with respect to the revenue provided by this agreement.
5. Grantee shall maintain complete and accurate financial records for each expenditure of funds. Grantee shall make such records available for inspection by the City upon request by the City Finance director.
6. Grantee shall hold harmless, indemnify, and defend City, its officers, agents and employees, from any liability, causes of action, damages, judgments, costs, charges, expenses and attorney's fees arising from or user the actions of Grantee, its officers, agents or employees.
7. This Agreement may be amended upon the written consent of the parties, and such written amendments shall go incorporated into this Agreement for all intents and purposes.

8. The phrases, clauses, sentences, paragraphs or sections of this Agreement are severable and, if any phrase, clause, sentence, paragraph or section of this Agreement should be declared invalid by the final decree of judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentence, paragraphs and sections of this Agreement.

9. This Agreement may be terminated by either of the parties by providing thirty (30) days' written notice to the other at the address set forth below:

City:	Mayor 720 Murdock Street Sedro-Woolley, WA 98284
Grantee:	Carolyn Freeman, President Sedro-Woolley Museum 725 Murdock Street Sedro-Woolley, WA 98284

Such notice shall be sent U.S. Mail, postage prepaid, properly addressed, by certified or registered mail, return receipt requested.

10. This agreement shall commence and be effective as of January 1, 2005, and shall expire on December 31, 2005.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicated original by their respectively duly authorized officers of the day and year first written.

ATTEST:

CITY OF SEDRO-WOOLLEY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sharon D. Dillon  
Mayor, City of Sedro-Woolley

SEDRO-WOOLLEY MUSEUM

By \_\_\_\_\_  
President

CITY OF SEDRO-WOOLLEY  
RECEIVED ON

JAN 21 2005

Time: \_\_\_\_\_  
Initials: \_\_\_\_\_

# The Forum

608 South First Street, Suite 212  
Mount Vernon, WA 98273-5918  
(360) 336-1567

CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 34

Officers and Directors:

President  
Kees Hofman, PhD,  
*Psychologist*

Vice President  
Harry Ota, CBI  
*Commercial Real Estate  
Agent*

Treasurer  
Ginny Good,  
*Rancher*

Secretary  
Stoney Bird  
*Former International  
Business Attorney*

Kay Haaland,  
Ex officio Meeting  
Moderator,  
*WSU Cooperative  
Extension*

January 13, 2005

Mayor and City Council of Sedro-Woolley  
720 Murdock Street  
Sedro-Woolley, WA 98284

Dear Mayor and Members of the City Council,

### Forum on Density

This is a request to be able to use the Sedro-Woolley Community Center without charge for the purpose of a public forum on housing density on February 24, 2005. The Forum would take place in the evening. It will be a followup to a presentation called "Honey, I shrunk the lots!" by Seattle architect Bill Kreager that Kreager will put on at the Lincoln Theatre in Mount Vernon on February 10. The forum on February 24 will be an opportunity for the people of the Valley to talk over the ideas from that presentation as well as any other ideas that they may have regarding density.

Our organization, The Forum on Land Use, Transportation, Economic Development, the Environment and Society is a non-profit, non-advocacy organization which offers Skagitonians the opportunity to discuss significant issues relating to life and work in the Skagit Valley. Since 1998 The Forum has organized 8 or 9 such public forums per year. The Forum itself never takes a position on any issue.

In 2005, the main focus of our forums will be issues related to the Comprehensive Plans of our local jurisdictions and their updates. We hoped to have the Forum on density in Sedro-Woolley, knowing that the city and its residents are actively considering that issue. It is an issue of interest to all the residents of our County.

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The Forum on Land Use, Transportation, Economic Development, the Environment and Society is a non-advocacy, non-profit organization which promotes and provides opportunities for open and timely interchange on the topics in its name, particularly as they relate to our lives and work here in the Skagit Valley. Its facilitated discussions, participative educational programs, forums, and networking opportunities are designed to increase understanding of the issues and their complexity and are open to citizens and interested professionals.

We hope that you will consider this request to use the Community Center without charge in a favorable light and thank you for the opportunity to present it.

Sincerely,

Ginny Good

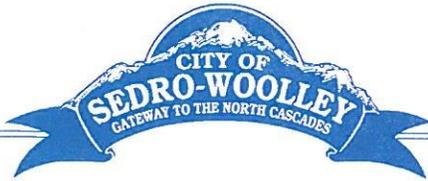
24250 Alexander St.

Ginny Good  
Treasurer

Sedro-Woolley, 98284  
854-5502

I would also like to add to this request that W.S.U. will also be co-sponsoring this with us.

Thank you.



CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 4

SUBJECT: PUBLIC COMMENT

Name:  
Address:  
Narrative:

# OLD BUSINESS

**CITY OF SEDRO-WOOLLEY**

720 Murdock Street, Sedro-Woolley, WA 98284 (360) 855-1661

# Memorandum

CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 5

To: Mayor Dillon and City Council  
From: Patrick Hayden  
Date: 1/21/2005  
Re: Utility Tax Ordinance

---

**I. Issue No. 1:** Does the accompanying ordinance accurately reflect the intentions of the City Council to not tax the collection of recyclables?

**II. Background:**

At the last Council Meeting the City Council voted to amend the utility tax to

- a. extend the tax to Waste Management inside the City limits;
- b. exempt the collection of recyclables from the 2% utility tax;
- c. not collect the tax on cell phone services.

Though the City Council seemed to intend that the exemption from tax on the collection of recyclables applied to Waste Management, the discussion was not complete. As a general rule, the City taxes activities and not entities. Therefore, the proposed changes exempt the collection of recyclables from the tax, regardless of who performs the service, be it the City, Waste Management, or another company.

This is "version 2" – with redlines showing the exemption of the cell phone tax and utility tax on collection of recyclables.

**III. Recommended Action:** If the Council is in agreement this ordinance reflects the City Council's intentions, please advise Mayor Dillon, and she will sign it. It was passed at the last meeting, but you did not have a written version of the final form before you at that time.

"Redline Version"

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ADOPTING AND MODIFYING THE UTILITY TAX ON SOLID WASTE COLLECTION SERVICES, SANITARY SEWER AND TELEPHONE SERVICES WITHIN SEDRO-WOOLLEY AND PROCEDURES FOR THE IMPLEMENTATION THEREOF AND PROVIDING FOR CIVIL AND CRIMINAL PENALTIES

WHEREAS, RCW 35A.82.020 authorizes the City of Sedro-Woolley to license for revenue;

WHEREAS, the City Council of the City of Sedro-Woolley (the "City"), finds in order to provide revenues for the City of Sedro-Woolley a utility tax on telephone utilities and solid waste collection services should be levied pursuant to the City of Sedro-Woolley's authority to license for revenue;

WHEREAS, this utility tax is also imposed for the privilege of providing utilities within Sedro-Woolley pursuant to RCW 35.21.870; and

WHEREAS, the City of Sedro-Woolley desires to provide for a referendum procedure to apply to this ordinance pursuant to RCW 35.21.706; now therefore:

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

**Section 1.** A new Section SWMC 5.06.010 is added to the Sedro-Woolley Municipal Code, as follows:

Definitions. Unless the context clearly indicates otherwise, the words phrases and terms used in this ordinance shall have the following meanings:

A. "Cellular telephone service" means a two-way voice and data telephone/telecommunications system based in whole or substantially in part on wireless radio communications which is not subject to regulation by the Washington State Utilities and Transportation Commission (WUTC). This includes cellular mobile service. The definition of cellular mobile service includes other wireless radio communications services such as specialized mobile radio (SMR), personal communications services (PCS), and any other evolving wireless radio communications technology which accomplishes a purpose similar to cellular mobile service. Cellular telephone service is **not** included within the definition of "telephone business" for the purposes of this Ordinance.

B. "City Clerk" means the City Clerk of Sedro-Woolley and his or her designees or agents.

C. "Competitive telephone service" means the providing by any person of telecommunications equipment or apparatus, or service related to that equipment or apparatus such as repair or maintenance service, if the equipment or apparatus is of a type which can be provided by persons that are not subject to regulation as telephone companies under Title 80 RCW and for which a separate charge is made.

D. "Gross Income" means the value proceeding or accruing from the sale of tangible property or service, and receipts (including all sums earned or charged, whether received or not) by reason of investment of capital in the business engaged in (including rentals, royalties, interest and other emoluments however designated excluding receipts or proceeds from the sale or use of real property or any interest therein and the proceeds from the sale of notes, bonds, mortgages, or other evidences of indebtedness, or stocks and the like and without any deduction on account of the cost of the property sold, cost of materials used, labor costs, interest or discount paid, or any expenses whatsoever, and without any deduction on account of losses. Further deductions and exceptions from gross income upon which the fee or tax described in this ordinance is computed are set forth in Section 76.

E. "Person or persons" means persons of either sex, firms, copartnerships, corporations, limited liability companies, and other associations, whether acting by themselves or through servants, agents or employees, and shall include the City of Sedro-Woolley for purposes of imposition and collection of this tax.

F. "Taxpayer" means any person liable for the license fee or tax imposed by this ordinance.

G. "Tax year or taxable year" means (1) the year commencing January 1st and ending on December 31st, of such year, or (2) the taxpayer's fiscal year when permission is obtained from the City Clerk to use that period as the tax year, or (3) the year commencing December 15th and ending on December 14th of the following calendar year when permission is obtained from the City Clerk to use that period as the tax year.

H. "Telephone business" means the business of providing access to a local telephone network, local telephone network switching service, toll service or coin telephone services or providing telephonic, video, data or similar communication or transmission for hire, via a local telephone network, toll line or channel cable, microwave, or similar communication or transmission system. The term includes cooperative or farmer line telephone companies or associations operating an exchange. Telephone business **also includes** does not include cellular telephone service. Telephone business does not include the providing of competitive telephone service, the providing of cable television service, nor the providing of broadcast services by radio and television stations.

**Section 2.** A new Section SWMC 5.06.020 is added to the Sedro-Woolley Municipal Code, as follows:

Utility Tax Levied - Rate. On and after April 1, 2005, there is levied on and shall be collected from every person a tax for the act or privilege of engaging in certain business activities, measured by the application of the respective rates against gross income as follows:

A. Telephone Business. Upon every person engaged in or carrying on any telephone business (**including** **excluding** cellular telephone service) within the City of Sedro-Woolley a fee or tax equal to six percent (6%) of the total gross income from such business in the City of Sedro-Woolley. Tax liability imposed under this Section shall not

apply to that portion of gross income derived from charges to another telecommunications company, as defined in RCW 80.04.010, for connecting fees, switching charges, or carrier access charges relating to intrastate toll telephone services, or for access to, or charges for, interstate services, or charges for network telephone service that is purchased for the purpose of resale.

B. Solid Waste. Upon every person engaged in or carrying on the business of collecting solid waste, ~~recyclable materials~~ or yard waste, a tax equal to two percent (2%) of the total gross income from such business in the City of Sedro-Woolley, ~~but not including income from the sale of recyclable materials or yard waste.~~

C. Sewer System. Upon every person engaged in or carrying on the business of operating a sanitary sewer system, a tax equal to two percent (2%) of the total gross income from such business in the City of Sedro-Woolley.

**Section 3.** A new Section SWMC 5.06.030 is added to the Sedro-Woolley Municipal Code, as follows:

License Requirement. Any person subject to taxation under the provisions of this ordinance is required to obtain an occupation license from the City of Sedro-Woolley. On and after April 1, 2005, no person subject to payment of the tax herein shall engage in any business, occupation, or activity in the City of Sedro-Woolley without first obtaining and holding a valid license so to do, which license shall be known as an "occupation license" for which the applicant will pay no charge. Such "occupation license shall expire at the end of the calendar year in which it is issued and a new license shall be required for each calendar year, unless the taxpayer is transacting business on a fiscal year with the prior consent of the City Clerk, obtains an occupation license for the period of its current fiscal year which shall be deemed the tax year for such taxpayer. In such case, the occupation license shall expire at the end of the taxpayer's tax year.

Application for an "occupation license" shall be made to the City of Sedro-Woolley's Community Services Department which shall provide the forms therefore and shall issue the license.

Any person engaging in or carrying on more than one business, occupation, pursuit or privilege within the City of Sedro-Woolley that is subject to taxation under this Ordinance shall apply for and obtain an "occupation license" and shall pay the tax imposed on each of the same. Each "occupation license" shall be numbered, shall show the name, place and character of business of the taxpayer, and such other information on as the City Clerk shall deem necessary, and shall be conspicuously posted in the place of business for which it is issued at all times. Such license shall be personal and nontransferable.

No person to whom an "occupation license" has been issued pursuant to this ordinance shall suffer or allow any other person for whom a separate license is required to operate under or display that person's license, nor shall such other person operate under or display such license.

Any taxpayer who engages in or carries on any business subject to tax hereunder without obtaining and maintaining a valid "occupation license" to do so shall be guilty of a violation of this ordinance for each day during which the business is so engaged in or carried on and the taxpayer who fails or refuses to pay the license fee or tax on any part thereof on or before the due date shall be deemed to be operating without having a license so to do.

~~Section 4. A new Section SWMC 5.06.040 is added to the Sedro-Woolley Municipal Code, as follows:~~

~~Allocation of Income – Cellular Telephone Service.~~

~~A. Service Address. Payments by a customer for the telephone service from telephones without a fixed location shall be allocated among taxing jurisdictions to the location of the customer's principal service address during the period for which the tax applies.~~

~~B. Presumption. There is a presumption that the service address a customer supplies to the taxpayer is current and accurate, unless the taxpayer has actual knowledge to the contrary.~~

~~C. Roaming Phones. When the service is provided while a subscriber is roaming outside the subscriber's normal cellular network area, the gross income shall be assigned consistent with the taxpayer's accounting system to the location of the originating cell site of the call, or to the location of the main cellular switching office that switched the call.~~

~~D. Dispute Resolution. If there is a dispute between or among the City of Sedro-Woolley and one or more other cities, as to the service address of a customer who is receiving cellular telephone services and the dispute is not resolved by negotiation among the parties, then the dispute shall be resolved by the City of Sedro-Woolley and the other city or cities by submitting the issue for settlement to the Association of Washington Cities (AWC). Once the taxes on the disputed revenues have been paid to one of the contesting cities, the cellular telephone service company shall have no further liability with respect to additional taxes on the disputed revenues so long as it changes its billing records for future revenues to comport with the settlement facilitated by AWC.~~

**Section 54.** A new Section SWMC 5.06.050 is added to the Sedro-Woolley Municipal Code, as follows:

Remittance.

A. Monthly Remittance. The tax imposed by this ordinance shall be reported and remitted to the City of Sedro-Woolley monthly on or before the last day of the subsequent month. If a taxpayer commences to engage in business at any time other than the first day of the month, then the taxpayer's first return and tax payment shall be based upon and cover the portion of the month during which the taxpayer engaged in business.

B. Returns. The remittance shall be in legal tender and shall be accompanied by a return on a form to be provided and prescribed by the City Clerk. The taxpayer shall be required to swear or affirm in writing on the return that the information therein given is full and

true and that the taxpayer knows it to be so. If the total tax for which any person is liable under this ordinance is not reasonably expected to exceed \$100 in any month, the taxpayer may file a written request with the City Clerk to file and pay taxes due under this Ordinance annually. Such requests are subject to approval by the City Clerk.

**Section 65.** A new Section SWMC 5.06.060 is added to the Sedro-Woolley Municipal Code, as follows:

Taxpayer engaged in more than one business. Any person engaged in, or carrying on more than one activity or business subject to the tax imposed by this Ordinance, shall pay the tax so imposed on each such business or activity.

**Section 76.** A new Section SWMC 5.06.070 is added to the Sedro-Woolley Municipal Code, as follows:

Deductions. In computing the tax imposed by this Ordinance, the following may be deducted from the measure of the tax:

A. Adjustments made to a billing or to a customer account or to a telecommunications company accrual account in order to reverse a billing or charge that had been made as a result of third-party fraud or other crime and was properly a debt of a customer and for which the taxpayer can provide documentation to the City of Sedro-Woolley.

B. All cash discounts allowed and actually granted to customers of the taxpayer during the tax year and for which the taxpayer can provide documentation to the City of Sedro-Woolley.

C. Amounts derived from transactions in interstate or foreign commerce, or from business done for the government of the United States, its officers or agents in their official capacity, and any amount paid by the taxpayer to the United States or the State of Washington, as excise taxes.

D. The amount of credit losses actually sustained by taxpayers whose regular books are kept on an accrual basis.

E. Amounts derived from business which the City of Sedro-Woolley is prohibited from taxing under the Constitution or the laws of this State or the United States.

**F. Amounts derived from collection of recyclables.**

**Section 87.** A new Section SWMC 5.06.080 is added to the Sedro-Woolley Municipal Code, as follows:

Record Retention Requirements. It shall be the duty of every person required to obtain an occupation license and liable for payment of any tax imposed by this ordinance to keep and preserve for a period of five years such books and records as will accurately reflect the amount of gross income from the business, and from which can be determined the amount of any tax for which the person may be liable under the provisions of this

ordinance. The term "books and records" as used in this section includes but is not limited to copies of the taxpayer's Federal income tax returns, Federal excise tax returns, State of Washington excise tax returns, and copies of income tax and excise tax audits made by the United States or the State of Washington and furnished to such person. The taxpayer's books and records shall be available for examination at all reasonable times by the City Clerk and his or her duly authorized.

In the case of any taxpayer who does not keep the necessary books and records within the City of Sedro-Woolley for examination, it shall be sufficient if such person produce the same within the City of Sedro-Woolley as instructed or required by the City Clerk

Any taxpayer who fails, neglects, or refuses to produce such books and records in accordance with this ordinance, or fails to file a return, in addition to being subject to other civil and criminal penalties provided by this ordinance, is subject to a tax assessment in an amount determined by the City Clerk in accordance with the provisions of this ordinance, which tax assessment shall be deemed prima facie correct and shall be the amount of fee or tax owing to the City of Sedro-Woolley by the taxpayer unless the person can prove otherwise by competent evidence. The taxpayer shall be notified by mail by the City Clerk of the amount of tax assessment imposed pursuant to this Section, together with any penalty and/or interest due, and the total of such amounts shall thereupon become immediately due and payable.

**Section 98.** A new Section SWMC 5.06.090 is added to the Sedro-Woolley Municipal Code, as follows:

Tax Delinquency -- Unlawful Acts.

A. Penalties and Interest. For each payment due, if such payment is not made by the due date thereof, there shall be added penalty and interest as follows:

- (1) If paid 1 - 10 days late, there shall be a penalty of 10% added to the amount of tax due.
- (2) If paid 11 - 20 days late, there shall be a penalty of 15% added to the amount of tax due.
- (3) If paid 21 - 30 days late, there shall be a penalty of 20% added to the amount of tax due.
- (4) If paid 31 - 60 days late, there shall be a penalty of 25% added to the amount of tax due.
- (5) In addition to the above penalty, the City of Sedro-Woolley shall charge the taxpayer interest on all taxes due at the rate of one percent (1%) per month or portion thereof that said amounts are past due.
- (6) The tax imposed by this ordinance, and all penalties and interest thereon, shall constitute a debt to the City of Sedro-Woolley, and may be collected by court proceedings in the same manner as any other debt which remedy shall be in

addition to all other available remedies. Any judgment entered in favor of the City of Sedro-Woolley may include an award to the City of Sedro-Woolley of all court and collection costs including attorneys' fees to the extent permitted by law. Amounts delinquent more than sixty days may be assigned to a third party for collection, in which case the amount of any collection charges shall be in addition to all other amounts owed. Amounts due shall not be considered paid until the City of Sedro-Woolley has received payment for the full amount due or has discharged the amount due and not paid.

B. Unlawful Acts. It is unlawful for any person liable for the tax imposed by this ordinance to fail to pay the tax when due or for any person, firm, or corporation to make any false or fraudulent return or any false statement in connection with the return.

C. Criminal Penalties. Any person who intentionally violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof punished pursuant to state law or City ordinance.

**Section 109.** A new Section SWMC 5.06.100 is added to the Sedro-Woolley Municipal Code, as follows:

Quitting, Selling, or Transferring Business. Whenever any taxpayer quits business, or sells out, exchanges, or otherwise disposes of such business, any tax payable under this Ordinance shall become immediately due and payable, and such taxpayer shall, within 10 days thereafter, make a return and pay the tax due; and any person who becomes a successor shall become liable for the full amount of any unpaid tax, interest, and penalties and shall withhold from the purchase price an amount sufficient to pay any tax due from the taxpayer until such time as the taxpayer shall produce a receipt from the City of Sedro-Woolley showing payment in full of any tax due or a certificate that no tax is due. If such tax, interest or penalty has not been paid by the taxpayer within 10 days from the date of such sale, exchange, or disposal, the successor shall become liable for the payment of the full amount of tax, interest and penalties. The successor's liability shall be limited to the purchase price or fair market value of the business purchased if no cash transaction took place. No successor shall be liable for any tax due from the taxpayer from whom the successor has acquired a business or stock of goods if the successor gives written notice to the City Clerk of such acquisition and no assessment is issued by the City Clerk within six months of receipt of such notice against the former operator of the business. Taxpayer's account will remain on an active status and be subject to all taxes, penalties, and interest until such time as the City Clerk is notified in writing that the taxpayer has discontinued business activity within the City of Sedro-Woolley. Nothing in this ordinance is intended nor shall it be construed to prohibit the successor from engaging in business in the City of Sedro-Woolley pending resolution of the successor's tax liability.

**Section 110.** A new Section SWMC 5.06.110 is added to the Sedro-Woolley Municipal Code, as follows:

Tax Not Exclusive. The tax levied herein shall be additional to any license fee or tax imposed or levied under any other law or under any other ordinance of the City of Sedro-Woolley.

**Section 1211.** A new Section SWMC 5.06.120 is added to the Sedro-Woolley Municipal Code, as follows:

Rate Changes. No change in the rate of tax upon persons engaging in the telephone business, ~~including cellular telephone service,~~ shall apply to business activities occurring before the effective date of the change. Furthermore, except for a change in the tax rate authorized by RCW 35.21.870, no change in the rate of the tax on the telephone business may take effect sooner than sixty (60) days following the enactment of the ordinance establishing the change. ~~The City of Sedro-Woolley shall send to each cellular telephone service company at the address on its occupation license, a copy of any ordinance changing the rate of tax upon cellular telephone service promptly upon its enactment.~~

**Section 1312.** A new Section SWMC 5.06.130 is added to the Sedro-Woolley Municipal Code, as follows:

Appeal Procedure. Any taxpayer aggrieved by the amount of the fee or tax found by the City Clerk to be required under the provisions of this ordinance may, upon full payment of the amount assessed, appeal from such finding by filing a written notice of appeal with the City Clerk within 14 days from the date such taxpayer was given notified in writing of such amount. The Clerk shall, as soon as practicable, fix a time and place for the hearing of such appeal before the City Council, which time shall be not more than 60 days after the filing of the notice of appeal, and shall cause a notice of the time and place thereof to be delivered or mailed to the appellant. At such hearing before the City Council, the taxpayer shall be entitled to be heard and to introduce evidence in his or her own behalf. The City Council shall render a decision, together with findings of fact and conclusions of law, based upon the evidence presented at the time of the hearing and all material on file in the case. The City Council's decisions shall indicate the correct amount of the fee or tax owing. The City Council's decision shall be final. The appellant or the City of Sedro-Woolley may appeal the decision of the City Council to the Superior Court of Washington in and for Skagit County within 30 days after the date of the City Council's decision. The City Council, through the Mayor may, by subpoena, require the attendance of any person, and may also require him/her to produce any pertinent books and records. Any person served with such subpoena shall appear at the time and place therein stated and produce the books and records required, if any, and shall testify truthfully under oath administered by the Mayor as to any matter required of him/her pertinent to the appeal, and it shall be unlawful for him/her to fail or refuse so to do.

**Section 1413.** A new Section SWMC 5.06.140 is added to the Sedro-Woolley Municipal Code, as follows:

Over or Underpayment of Tax. In the event that any person makes an overpayment, and within two years of the date of such overpayment makes application for a refund or credit, the person's claims shall be allowed and a refund made by the City of Sedro-Woolley upon determination by the City Clerk that no other sums are owed by the person

to the City of Sedro-Woolley. If a person determines that the tax has been underpaid and without notice by any party pays the amount due to the City of Sedro-Woolley, such amount shall not be subject to penalty.

**Section 1514.** A new Section SWMC 5.06.150 is added to the Sedro-Woolley Municipal Code, as follows:

Pass-through to Customer. The taxpayer may pass any tax in this chapter on to a customer, client, or purchaser, showing the additional amount on the billing for or invoice. However, doing so shall not cause the customer, client, or purchaser to become a “taxpayer” for purposes of this Chapter.

**Section 1615.** Referendum Procedure. A referendum petition with respect to this ordinance may be filed with the City Clerk within seven days of the passage and publication of this ordinance. The referendum procedures set forth in RCW 35.17.240 through 35.17.360, as hereafter amended, shall apply, with the following additions and amendments as required by RCW 35.21.706:

- A. Within ten days of the filing of the petition, the City Clerk will confer with the petitioner concerning the form and style of the petition, issue and identification number, and secure an accurate, concise and positive ballot title from the City Attorney;
- B. The petitioner shall have thirty days in which to secure the signatures of not less than 15% of the registered voters of the City of Sedro-Woolley, as of the last municipal general election, upon petition forms which contain the ballot title and full text of this ordinance; and
- C. The City Clerk shall verify the sufficiency of the signatures on the petition, and if sufficient valid signatures are properly submitted, shall certify the referendum measure to the next election ballot within the City of Sedro-Woolley, or at a special election as provided pursuant to RCW 35.17.260(2).

**Section 1716.** Repeal. Sections SWMC 5.04.315, SWMC 5.04.317, and SWMC 5.04.325 are hereby repealed in their entirety, provided that they shall apply to any tax due there under, which obligation shall not be extinguished by this ordinance.

**Section 1817.** Title. Sedro-Woolley Municipal Code Chapter 5.06 shall be entitled “Utility Tax”.

**Section 1918.** Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 2019.** Effective Date. This Ordinance is effective five days after publication; provided that the repeal clause (Section 16) takes effect on April 1, 2005.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2005.

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MAYOR

ATTEST:

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CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY

# NEW BUSINESS

**CITY OF SEDRO-WOOLLEY**

720 Murdock Street, Sedro-Woolley, WA 98284 (360) 855-0771

# Memorandum

CITY COUNCIL AGENDA  
REGULAR MEETING

JAN 26 2005

To: Mayor and Council

From: Lacy Lahr

Date: 1/20/2005

7:00 P.M. COUNCIL CHAMBERS  
AGENDA NO. 6

Re: Willow Way Preliminary Plat application no. 2576

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## Background

The city received a preliminary plat application from Ron Kennedy to subdivide 1.20 acres into five (5) residential lots located at 850 Cook Road. There is currently one existing home on the subject parcel and the applicant is proposed to develop three lots into potential duplex lots, and two lots for single family residential lots for a total of up to eight (8) residential units.

The application is not subject to the temporary sanitary sewer moratorium because it utilizes the "State Street" sewer main. This parcel was included in the original ULID for the Cook Road/Trail Road sewer pump station and sewer main line and is therefore not subject to Ordinance No. 1481-04, which required an additional facility improvement charge for sanitary sewer service for properties not included in the original ULID No. 1994-2.

The application also includes variance requests from the bulk restrictions in SWMC 17.12 to reduce the front setback for Lot 1 from 20 feet to 10 feet, to reduce the lot width at building line for duplexes from 80 feet to 70 feet, and to allow an existing porch to encroach 3.5 feet into the required 5 foot side year setback.

## Planning Commission recommendation

The Sedro-Woolley Planning Commission held an open record public hearing on January 4, 2005 to hear testimony and review the exhibits. The Planning Commission has determined that the application meets both the subdivision code requirements in effect at the time of vesting, and meets the variance criteria in SWMC 17.60 and is recommending that the City Council approve the preliminary plat application, as well as the two variance requests.

## Council decision

The Planning Commission held the open-record public hearing and created the record from which the Council must base its decision. Any testimony reviewed during the Council's closed-record hearing is

limited to that which was presented during the Planning Commission hearing. No new testimony may be received. The City Council may approve the application, approve with additional conditions, modify the application, deny the application, or remand the application back to the Planning Commission for further proceedings. The decision of the City Council must be supported by findings of fact drawn from the record, must be based on the city subdivision ordinance in effect when the application was filed, and the City Council decision is appealable to Skagit County Superior Court.

### **Recommendation**

Staff recommends approval of Willow Way Preliminary Plat application no. 2576 by resolution, subject to the conditions in the staff report, MDNS, and associated studies. Staff has prepared a resolution if the Council decides to adopt the Planning Commission findings and recommendation.

# PLANNING COMMISSION MINUTES



**SEDRO-WOOLLEY PLANNING COMMISSION  
JANUARY 4, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM**

**\*\*PARTIAL MEETING MINUTES ONLY\*\***

The meeting was called to order by Chairman Lefebber at 6:31 P.M. with Commissioners Johnson, Quam, Loy and Huggins in attendance.

Consent Agenda

The minutes of the December 7, 2004 meeting were approved as presented.

**General Public Comment**

None

**Design Review**

Janicki Industries – Continued from December 7, 2004

**Public Hearing**

Plat of Willow Way – Ron Kennedy

Commissioner Lefebber opened the public hearing at 6:48 p.m.

Planner Lahr reviewed the preliminary plat application of Ron Kennedy #2576. The property is located at 850 Cook Road. Lahr noted the proposal is to subdivide 1.20 acres into five (5) residential lots. There is currently one existing home on the subject parcel, three lots are proposed which have the potential to be duplex lots and two lots would be single family lots for a total of up to eight (8) residential units. The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material. It also includes several variance requests. Lahr listed the supporting reports and environmental documents for this project. She also reviewed the variance requests which are to reduce the front setback for Lot 1 from 20 feet to 10 feet, to reduce the lot width at building line for duplexes from 80 feet to 70 feet, and to allow an existing porch to encroach 3.5 feet into the required 5 foot side yard setback. Staff recommends approval of the preliminary plat application subject to conditions listed in the mitigated DNS.

Commissioner Johnson reviewed for clarification the application dates and that the application falls under the standards prior to the adoption of new rules.

Dave McLaughlin – Skagit Surveyors & Engineers representing the applicant, addressed the Commission and presented a brief history of the process taken to get to the preliminary plat stage. He addressed infrastructure improvements that have been completed to accommodate the final paving schedule of Klinger Street. McLaughlin also addressed access, right of way, variance requests, shared access, stormdrain system and the use of existing driveway.

McLaughlin answered Commissioners questions regarding sidewalk placement and Cook Road access.

Commissioner Lefeber closed the public hearing at 7:10 p.m.

Commission discussion ensued on the setback variance.

Commissioner Loy moved to approve the variance request to reduce the front lot setback on Lot 1 from 20 feet to 10 feet. Seconded by Commissioner Quam. Motion carried 3-1 (Commissioner Huggins opposed).

Commissioner Loy moved to approve the variance request to reduce the lot width at building line for duplexes from 80 feet to 70 feet. Seconded by Commissioner Johnson. Motion carried.

Commissioner Loy moved to approve the variance request to allow an existing porch to encroach 3.5 feet into the required 5 foot side yard setback. Seconded by Commissioner Johnson. Motion carried.

Commissioner Johnson moved to accept the recommendation to approve the preliminary plat application #2576 for Willow Way as presented with the three variances. Seconded by Commissioner Loy. Motion carried.

Commissioner Loy requested in an effort to save time in photocopying, paper and postage that only the affidavit of mailing be included in the packet and to have a copy of the list available at the meeting if questioned.

#### **New Business**

None

#### **Old Business**

None

#### **2005 Update**

Landscaping Ordinance

Parks Element

Economic Development Element

**Commission Discussion/Information Items**

Next Meeting Date

Joint City Council/PC Worksession



# PLANNING COMMISSION RESOLUTION



CITY OF SEDRO-WOOLLEY PLANNING COMMISSION

In the Application of:

Ron Kennedy, 13449 Rector Road,  
Mount Vernon, WA. Represented by  
Skagit Surveyors & Engineers.

Application No. 2576

FINDINGS OF FACT AND  
ORDER/RECOMMENDAION

This matter having come before the Sedro-Woolley Planning Commission on January 4, 2005, in the above referenced matter, the Planning Commission considered the testimony of the applicant and witnesses, reviewed the files and records, now therefore, the Planning Commission hereby enters the following

1.0 FINDINGS OF FACT

1.1 The applicant, Ron Kennedy of 13449 Rector Road, Mount Vernon, WA and represented by Skagit Surveyors & Engineers, filed a complete application for a preliminary plat in the Single Family (SF1) zone.

1.2 There is currently one existing home on the subject parcel. The applicant is proposing three potential duplex lots; and two lots for single family residences for a total of up to eight (8) residential units.

1.3 The application was submitted and received a determination of completeness, including fees paid on November 12, 2004.

1.4 The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material.

1.6 The application includes two variance requests to exceed the maximum allowed cul-de-sac length and to reduce the lot frontage on a public street for two lots.

1.7 A Notice of Application was posted on the subject property, published in a newspaper of general circulation on December 1, 2004, and mailed to adjoining property owners within 500 feet. The public hearing has been advertised in accordance with the requirements of SWMC 2.90.

1.8 The application has been reviewed in accordance with the State Environmental Policy Act WAC 197-11-800 (6)(b) and a Mitigated Determination of Nonsignificance was issued on December 15, 2004. No appeal of the determination was filed.

1.9 The subject property is not located in a flood hazard zone per FIRM Map 530151 0255D.

1.10 The application includes a variance from the bulk restrictions in SWMC 17.12 to reduce the front setback for Lot 1 from 20 feet to 10 feet, to reduce the lot width at building line for duplexes from 80 feet to 70 feet, and to allow an existing porch to encroach 3.5 feet into the required 5 foot side yard setback.

1.11 The subject property is approximately 1.2 acres in size and is located in the western portion of the city, on the north side of Cook Road.

1.12 Sedro-Woolley Municipal Code 16.08.100 "Subchapter VI. Design and Construction Standards", requires conformance with SWMC Chapter 15.40, including the Public Works and Developer Standards.

1.13 The criteria for approval of variance applications is included in SWMC 17.60.050 and reads as follows:

17.60.050 Criteria.

No variance shall be issued by the board of adjustment unless it finds that:

- A. No detriment will result to neighbors or the public in general;
- B. The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties. (These circumstances may include physical features of the subject property, nature of surrounding improvements and uses, or proposed design elements that will meet the same purpose as the regulation from which relief is requested. The special circumstance(s) shall be specified in the findings); and
- C. The special circumstances are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of this title.

1.14 The Planning Commission determined that the application meets the requirements of SWMC 17.60.050 as follows:

1.14.1 *Granting this variance will not be materially detrimental to the public health, safety, or general welfare of any other property in the vicinity.*

1.14.2 *The variance request is largely due to the location of the existing home and the long, narrow lot configuration.*

1.14.3 *Granting the variance request will not undermine the intent of the code and is necessary in this situation in order to achieve the overall intent of the Zoning Code and Comprehensive Plan to encourage infill development within the city.*

1.15 The Planning Commission received the following exhibits:

- A. Preliminary plat application
- B. Preliminary plat map
- C. Variance request narrative
- D. Letter of complete application (11/12/04)
- E. Mailing procedures
- F. SEPA Checklist (10/8/04)
- G. Notice of Application (12/1/04)
- H. Notice of Public Hearing & MDNS (12/15/04)
- I. Mailing list
- J. Comments received
- K. Stormwater Analysis Report (2/13/04)
- L. PUD letter of water availability (9/13/04)
- M. Aerial photo of property

Copies of these exhibits are attached hereto.

1.16 The preliminary plat application, including two variance requests, should be approved, subject to the following conditions:

1. Comply with the mitigation measures included in the Mitigated Determination of Non-significance dated December 15, 2004 and as set forth below:
  - a. Erosion and sedimentation control: Provide erosion and sedimentation control plan in compliance with the Best Management Practices of the Department of Ecology Manual to prevent erosion during construction.
  - b. Comply with the 1992 Department of Ecology Stormwater Manual.
  - c. Frontage improvements to Klinger Street will consist of sidewalks as per plans approved by the City Engineer.
  - d. Impact fees shall be assessed and collected at the current rate adopted by ordinance, at the time of building permit issuance.
  - e. Provide plans to the City showing the design and construction of the sewer system as approved by the City Engineer. All sanitary sewer lines shall be public and shall be located within the public right-of-way.
  - f. Provide water to the site per plans approved by the Skagit County Public Utility District. Locate fire hydrants and provide adequate fire flow as approved by the Fire Chief.

- g. Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element.
  - h. 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 9.46.020.
  - i. The existing driveway for "Lot 2" accessing Cook Road shall be abandoned and all lots shall access from Klinger Street.
  - j. Significant trees and shrubs on-site shall be protected during construction activities and incorporated into the development to the greatest extent possible as provided for in SWMC 17.50.030.
  - k. Comply with Northwest Air Pollution Authority Requirements during construction activities.
  - l. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.
2. Dedicate to the City of Sedro-Woolley an additional 20 feet of right-of-way for Cook Road along the frontage of the property.
3. Comply with all other conditions recommended in the staff report.

1.17 The Planning Commission's recommendation will be forwarded to the City Council for final decision.

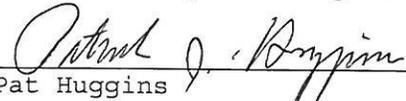
Based on the forgoing findings of fact, the Planning Commission makes the following:

2.0 Order and Recommendation:

2.1 The preliminary plat application of Willow Way #2576, including variance requests, is hereby APPROVED, subject to the conditions contained in this document.

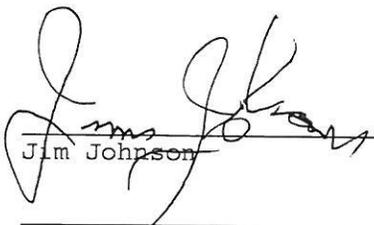
Dated: 1-20-05

Sedro-Woolley Planning Commission

  
 Pat Huggins

  
 Dan Lefeber

\_\_\_\_\_  
 Dick Quam

  
 Jim Johnson  
 \_\_\_\_\_  
 Kevin Loy

## COUNCIL RESOLUTION



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION of the City Council of the City of Sedro-Woolley, Washington, granting preliminary plat approval of Willow Way Preliminary Plat application no. 2576, including variance no. 2578.**

WHEREAS, the Sedro-Woolley Planning Commission held an open record public hearing on the application on January 4, 2005;

WHEREAS, the application was determined complete on November 12, 2004, including fees paid;

WHEREAS, public testimony was received and Findings of Fact and Order/Recommendation by the Planning Commission which found that the application, including the variance requests (no. 2578), meets the requirements of the subdivision ordinance and the variance criteria, and should be approved by the City Council. A copy of the Findings of Fact and Order/Recommendation is attached hereto;

WHEREAS, the City Council considered the testimony, exhibits, and hearing record established by the Planning Commission;

NOW, THEREFORE BE IT RESOLVED that the City Council adopts the Findings of Fact and Order/Recommendation of the attached Planning Commission Resolution;

BE IT FURTHER RESOLVED that the City Council finds that the preliminary plat application no. 2576 meets the requirements of the Sedro-Woolley subdivision ordinance in effect at the time the application vested and should be given preliminary plat approval, subject to conditions; and

BE IT FURTHER RESOLVED by the City Council of the City of Sedro-Woolley, Washington that the preliminary plat of Willow Way no. 2576 and variance no. 2578, are approved subject to the conditions contained in the city staff report, the Mitigated Determination of Nonsignificance dated December 15, 2004, and associated studies. (Copies of such documents are attached hereto.)

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_  
Sharon D. Dillon, Mayor

ATTEST:

APPROVED AS TO FORM:

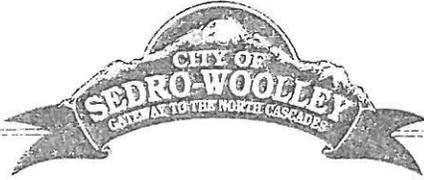
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney



## STAFF REPORT & EXHIBITS





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CITY OF SEDRO-WOOLLEY

Sedro-Woolley Municipal Building  
Building, Planning & Engineering  
720 Murdock Street  
Sedro-Woolley, WA 98284  
Phone (360) 855-0771  
Fax (360) 855-0733  
[llahr@ci.sedro-woolley.wa.us](mailto:llahr@ci.sedro-woolley.wa.us)

## STAFF REPORT

Preliminary plat application #2576  
Plat of Willow Way

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### Recommendation

Staff recommendation is to **approve** the application subject to the conditions contained in this document.

**Application:** Preliminary Plat #2576

**Applicant:** Ron Kennedy, 13449 Rector Road, Mount Vernon, WA. Represented by Skagit Surveyors & Engineers. Contact person: Marianne Manville-Ailles (360) 855-2121.

**Address/Legal Description:** The property is located at 850 Cook Road. Assessor's parcel number P37246.

A copy of the complete application, including legal description is on file and is available for review at the Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, Washington 98284, or by calling (360) 855-0771.

**Request:** Willow Way Preliminary Plat application. Proposal to subdivide 1.20 acres into five (5) residential lots. There is currently one existing home on the subject parcel; three proposed lots are potential duplex lots; and two lots are single family lots for a total of up to eight (8) residential units. The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material.

**Project Permits Required:** Fill and grade permit; variance from the bulk restrictions contained in SWMC 17.12; preliminary plat approval; final plat approval; SWPW access permit; building permits.

**Studies Required or Requested:** Stormwater Analysis Report.

**Environmental Documents:** The City of Sedro-Woolley issued a Mitigated Determination of Nonsignificance on December 15, 2004. No appeal of this determination was filed

**Public Comment Period:** Interested persons may comment on the application, receive notice, and participate in any hearings, request a copy of the decision, and appeal the decision. Written or oral testimony may be submitted to the City Planning Director, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284. Additional information may be obtained by contacting Lacy Lahr at the City Planning Department: (360) 855-0771. Comments should be as specific as possible.

**Public Hearing:** The Sedro-Woolley Planning Commission will hold a public hearing on the preliminary plat application on **January 4, 2005 at 6:30 pm** at the Sedro-Woolley Municipal Court room located at 220 Woodworth Street.

The courtroom is located on the second floor of the city hall building and is not wheelchair accessible. Please contact the Planning Department 24 hours prior to the hearing if accommodations will be needed.

**Notice Published:** December 15, 2004 in the Courier Times.

## **BACKGROUND**

### **Comprehensive Plan and Zoning Code Designations**

The Comprehensive Plan and Zoning Code designation for this property is Single Family and Duplex (SF1).

### **Floodplain designation**

This property is located in zone X, which is not considered an area of special flood hazard.

### **Adjacent Uses**

North – Properties to the north are zoned Single Family (SF1) and are single family residences.

South – Properties to the south are zoned Multifamily (MF2).

East – Properties to the east are zoned Single Family (SF1).

West – Properties to the west are zoned Single Family (SF1) and are single family residences.

### **SWMC 17.12.010 Duplexes in SF1 Zone.**

Duplexes are allowed as a permitted use the SF1 zones, which meet the following requirements, in addition to any other requirements imposed by ordinance:

- i. Be situated on a lot of not less than nine thousand square foot minimum size, with a minimum width of eighty feet at the building line, a minimum depth of one hundred feet, and a minimum lot frontage on a public street of twenty feet,
- ii. Provide off-street parking for four vehicles,
- iii. Be designed to resemble a single-family residence so as to blend in with the design and appearance of the surrounding residences in the neighborhood;

### **SWMC 17.12.020 Bulk restrictions.**

Bulk restrictions in the residential SF1 zone shall be as follows:

- A. Minimum Setbacks.
  1. Front: twenty feet;

2. Side: one story dwellings and accessory structures shall have a minimum of five feet; a two story dwelling shall have minimum of eight; and each additional story over two shall have an additional four feet, for each story; except zero for accessory structures where abutting an alley;

3. Rear: ten feet for residences, five for accessory structures, except zero for accessory structures where abutting an alley. See definition for "accessory" structures regarding setbacks for garages.

B. Maximum building height: thirty-five feet except twenty feet for accessory buildings and no height limit for churches.

## **PROPOSED FINDINGS**

1. The subject property is zoned SF-1 (Single-Family and Duplex).
2. Sedro-Woolley Municipal Code Chapter 16.08 applies to Subdivision applications.
3. A letter of complete application was issued on November 12, 2004. A Notice of Application was posted on the subject property, published in a newspaper of general circulation on December 1, 2004, and mailed to adjoining property owners within 500 feet. The public hearing has been advertised in accordance with the requirements of SWMC 2.90.
4. The application has been reviewed in accordance with the State Environmental Policy Act WAC 197-11-800 (6)(b) and a Mitigated Determination of Nonsignificance was issued on December 15, 2004. No appeal of the determination was filed.
5. The subject property is not located in a flood hazard zone per FIRM Map 530151 0255D.
6. The application includes a variance from the bulk restrictions in SWMC 17.12 to reduce the front setback for Lot 1 from 20 feet to 10 feet, to reduce the lot width at building line for duplexes from 80 feet to 70 feet, and to allow an existing porch to encroach 3.5 feet into the required 5 foot side year setback.
7. The subject property is approximately 1.2 acres in size and is located in the western portion of the city, on the north side of Cook Road.
8. Sedro-Woolley Municipal Code 16.08.100 "Subchapter VI. Design and Construction Standards", requires conformance with SWMC Chapter 15.40, including the Public Works and Developer Standards.

## **COMPLIANCE WITH SUBDIVISION ORDINANCE**

### **Minimum and maximum residential density.**

The maximum residential density allowed in SWMC 17.12 is seven (7) units per acre. The maximum number of units allowed on the subject parcel is eight (8) and the minimum number of units required on the subject parcel is five (5).

**Minimum infrastructure standards.**

- Each lot created shall be served by the city sanitary sewer. Design and construction of sanitary sewer improvements shall be as required by the City Engineer.
- Each subdivision shall be served by streets and roads which meet the standards of SWMC Title 15.40, and shall comply with stormwater management and maintenance standards of SWMC Ch. 13.36 and 13.40.
- There are no private facilities to maintain that require a Homeowner's Association. Joint maintenance agreements will be required for maintenance of any shared driveways.

**Utility easements.**

Utility easements shall be at least ten feet in width and all utilities shall be installed underground.

**Fire protection.**

Fire hydrants and fire access shall be provided to each lot, under guidelines as determined by the fire chief. Minimum fire flow shall be required consistent with the standards of the Washington Survey and Rating Bureau, Building and Fire Codes for the specific use, as determined by the fire chief.

Sedro-Woolley Municipal Code section 16.08.052 requires that appropriate dedications be provided to ensure adequate provisions for drainage and stormwater ways, streets, alleys, easements, slope rights, parks and other public open spaces for general purposes as may be required to protect the public health, safety and welfare. Convenient pedestrian and vehicular access to every lot by way of a dedicated street or permanent appurtenant easement shall be provided. Access from a dedicated street shall be required.

*The applicant shall construct sidewalks along the western edge of Klinger Street fronting the applicant's property, as required and approved by the City Engineer.*

**Public use and interest.**

The hearing body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. The hearing body shall consider all relevant facts to determine whether the public interest will be served by the subdivision and dedication, and if the hearing body finds that the proposed plat makes appropriate provision for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for school and school grounds and that the public use and interest will be served by the platting of subdivision, then it shall be approved. If the hearing body finds that the proposed plat does not provide the appropriate elements or that the public use and interest will not be served, then the hearing body may disapprove the proposed plat. Dedication of land to any public body may be required as a condition of subdivision approval and shall be clearly shown on the final plat. The

hearing body shall not as a condition to the approval of any plat require a release from damages to be procured from other property owners. (Ord. 1450-03 § 2 (part), 2003)

*Proposed conditions of approval are intended to ensure that improvements or contributions are made for the adequate provision of utilities; transportation and other necessary infrastructure are constructed.*

**Variance requests.**

The application includes variance requests from the bulk restrictions in SWMC 17.12. SWMC 17.60 includes the criteria for granting variances and is set forth below:

17.60.050 Criteria.

No variance shall be issued by the board of adjustment (Planning Commission) unless it finds that:

- A. No detriment will result to neighbors or the public in general;
- B. The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties. (These circumstances may include physical features of the subject property, nature of surrounding improvements and uses, or proposed design elements that will meet the same purpose as the regulation from which relief is requested. The special circumstance(s) shall be specified in the findings);
- C. The special circumstances are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of this title.

*See applicant's response to the variance criteria.*

**RECOMMENDATION**

Based on the above findings and attached Exhibits A through V, the City of Sedro-Woolley staff recommends **approval** of the preliminary plat application subject to the following conditions:

- A. Comply with the mitigation measures included in the Mitigated Determination of Non-significance dated December 15, 2004 and as set forth below:
  - i. Erosion and sedimentation control: Provide erosion and sedimentation control plan in compliance with the Best Management Practices of the Department of Ecology Manual to prevent erosion during construction.
  - ii. Comply with the 1992 Department of Ecology Stormwater Manual.
  - iii. Frontage improvements to Klinger Street will consist of sidewalks as per plans approved by the City Engineer.
  - iv. Impact fees shall be assessed and collected at the current rate adopted by ordinance, at the time of building permit issuance.

- v. Provide plans to the City showing the design and construction of the sewer system as approved by the City Engineer. All sanitary sewer lines shall be public and shall be located within the public right-of-way.
  - vi. Provide water to the site per plans approved by the Skagit County Public Utility District. Locate fire hydrants and provide adequate fire flow as approved by the Fire Chief.
  - vii. Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element.
  - viii. 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 9.46.020.
  - ix. The existing driveway for “Lot 2” accessing Cook Road shall be abandoned and all lots shall access from Klinger Street.
  - x. Significant trees and shrubs on-site shall be protected during construction activities and incorporated into the development to the greatest extent possible as provided for in SWMC 17.50.030.
  - xi. Comply with Northwest Air Pollution Authority Requirements during construction activities.
  - xii. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.
- B. Dedicate to the City of Sedro-Woolley an additional 20 feet of right-of-way for Cook Road along the frontage of the property.
- C. Comply with all other conditions recommended in the staff report.

## EXHIBITS

- A. Preliminary plat application
- B. Preliminary plat map
- C. Variance request narrative
- D. Letter of complete application (11/12/04)
- E. Mailing procedures
- F. SEPA Checklist (10/8/04)
- G. Notice of Application (12/1/04)
- H. Notice of Public Hearing & MDNS (12/15/04)
- I. Mailing list
- J. Comments received
- K. Stormwater Analysis Report (2/13/04)
- L. PUD letter of water availability (9/13/04)
- M. Aerial photo of property

CITY OF SEDRO-WOOLLEY  
702 MURDOCK STREET  
SEDRO-WOOLLEY, WA 98284  
(360)855-0771  
10/14/2004

BLDG SQ FT:  
# BED/BATH:  
Permit Number: 002576  
Permit Type: Long Plat Prelim

PROJECT: 5 LOT SUBDIVISION  
LOCATION: COOK RD 850

ASSESSOR'S #:P37246  
ESTIMATED CONSTRUCTION VALUE:  
\$.00

OWNER: KENGROUP LLC  
Address: 13449 RECTOR RD  
MOUNT VERNON, WA 98273

FEES:  
Long Plat 450.00  
# of lots 175.00  
TOTAL 625.00

Phone #: 000-000-0000

CONTRACTOR: SKAGIT SURVEYORS  
Address: 806 METCALF ST  
SEDRO-WOOLLEY  
WA  
98284

Phone #: 360-855-2121

State Contractors License #

Expiration date: 00/00/0000

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I hereby certify that I have read and examined this permit and know the same be true and correct in all provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any law regulating construction or the performance of construction.

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Permit Applicant

ARDELL MCCOMBS, BUILDING OFFICIAL  
CITY OFFICIAL



CITY OF SEDRO-WOOLLEY  
LANDING DEPARTMENT  
DATE RECEIVED 10-13-04

**CITY OF SEDRO-WOOLLEY  
SUBDIVISION APPLICATION  
(Long Plat)**

**Part 1 General property and applicant information**

Application # 2517 Pre-application # 2517 Date: 10/4/04  
(assigned by city) Pre-application date 9/2/04

PLAT NAME: Plat of Willow Way

LOCATION (cross street names or other general location information – addresses if they exist.)  
Cook Road and Klinger Street; Sedro-Woolley, WA (See attached vicinity map)

P-number(s): P37246 & P37248 Section: 23 Township: 35 Range: 4E

Applicant Name: Ronald Kennedy  
Applicant Address 13449 Rector Road; Mount Vernon, WA 98273-7218  
Applicant Phone, E-mail (360) 941-0744

Owner: Kengroup, LLC  
Owner Address: Same as applicant's  
Owner Phone: Same as applicant's

Contact Name: Skagit Surveyors & Engineers, Attn: Dave McLaughlin  
Contact Address: 806 Metcalf Street Sedro-Woolley, WA 98284  
Contact Phone, E-mail: 360-855-2121 phone; 360-855-1658 fax; davidm@sseconsultants.com

I have submitted 10 copies of the preliminary plat, 1 copy of a SEPA checklist, together with the current filing fee and SEPA fee.

I am applying for the following variances or other permits at the same time: We are asking for a variance from the bulk restrictions contained in SWMC 17.12. For Lot 1 we request a reduction of the front setback from 20 feet to 10 feet (SWMC 17.12.020(A)(1)) and a reduction of the lot width at building line (for a duplex) from 80 feet to 70 feet (SWMC 17.12.010(5)(b)(i)). For Lot 2 we request that the existing porch be allowed to encroach into the required 5 foot side setback (SWMC 17.12.020(A)(2)). We propose to establish the 5 foot setback for new construction but would like to be able to keep the existing porch which would encroach roughly 3.5 feet into the setback. See attached narrative for rationale to allow variances to be granted.

I request preliminary approval in accordance with the Sedro-Woolley subdivision ordinance and all other applicable city codes.

Reminder: No public hearing on a subdivision proposal shall be scheduled prior to the issuance of a declaration of non-significance or mitigated declaration of non-significance by the SEPA official.

SIGNATURE: Ronald A Kennedy DATE RECEIVED: \_\_\_\_\_

Owner's Certification:  
I certify that I am the legal owner of the property listed above and that the applicant listed above has my permission to represent me in this application for development.

Name Ronald A Kennedy Date 10/12/04

Part 2

Zoning and Comprehensive Plan Designation SF-1

Total site size in acres 1.2 acres

Critical Areas by type and acres: N/A

Number of lots proposed 5

Number of housing units proposed up to 8

Flood zone: No

Describe existing conditions on and adjacent to site: Flat topography, residential development with paved streets.

**Purpose:** The purpose of the subdivision regulations:

To regulate the division of land and to promote the public health, safety and general welfare in accordance with standards established by the city and state to:

- A. Prevent the overcrowding of land;
- B. Lessen congestion in the streets and highways;
- C. Promote effective use of land;
- D. Promote safe and convenient travel by the public on streets and highways;
- E. Provide for adequate light and air;
- F. Provide for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, fire protection, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, sidewalks or other facilities to assure safe walking conditions for students who walk to and from school; and other public requirements;
- G. Provide for proper ingress and egress;
- H. Provide for expeditious review and approval of proposed divisions which conform to zoning standards and local plans and policies, including the purposes stated herein;
- I. Adequately provide for the housing and commercial needs of the citizens of the city; and
- J. Require uniform monumenting of land divisions and conveyancing by accurate legal description.

Application Checklist:

- A.  Pre-application date: 9/2/04
- B.  State Environment Policy Act (SEPA). The applicant shall submit a SEPA checklist or environmental impact statement (EIS), and associated fees, with an application for a subdivision. The SEPA checklist or EIS shall be reviewed by the SEPA official.  
*No public hearing on a subdivision proposal shall be scheduled prior to the issuance of a declaration of nonsignificance or mitigated declaration of nonsignificance by the SEPA official.*
- C.  Fees. See current fee schedule. The applicant will also be billed for mailing and publication costs. \$1,075.00

- D.  Complete Application Required. The planning director notifies applicant when the application is complete.
- E.  Application Map. Ten copies of an accurately scaled and dimensioned map of the plat prepared by a land surveyor licensed by the state of Washington and showing the following:
1.  Name of proposed plat;
  2.  Date and north point;
  3.  Scale of one hundred feet or less to the inch;
  4.  Name, address, and phone numbers of subdivider and representative;
  5.  Legal description;
  6.  Lines of property to be platted and lots and blocks with numbers;
  7.  Acreage of plat and size of individual lots;
  8.  Existing monuments of record;
  9.  Location, dimensions, and name of all existing or proposed streets, sidewalks, easements, rights-of-way, and parks within or adjacent to the proposed plat;
  10.  Location of significant physical features such as buildings, bodies of water, power lines, slopes, trees, and section lines within or adjacent to the proposed plat;
  11.  Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
  12.  Elevation contours with intervals of five feet or less utilizing U.S.G.S., or better, datum;
  13.  Zoning classifications;
  14.  Lot lines of adjoining properties, and driveway, private or public road locations as they relate to proposed new private or public road locations and access points;
  15.  N/A Location and size of any proposed open space or recreation area to be provided within the plat;
  16.  N/A Location and outline of any sensitive areas, as defined under Section 17.65.040, using the delineation and classification methods and definitions provided for the specific sensitive area under the provisions of Chapter 17.65;
  17.  N/A If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
  18.  Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.
- F.  Three copies of labels with names and addresses of owners of all land within 300 feet of the perimeter of the proposed plat, or any other contiguous lands owned by the applicant, as determined by the county assessor of records.
- G.  N/A Copies of covenants, restrictions and collective maintenance agreements, if applicable.
- H.  Environmental checklist or EIS.
- I.  Other information deemed necessary by the planning director, planning commission or city council Lot Closures

City Review Process:

- A. SEPA review: Coordinate input, schedule review, and issue a declaration of non-significance, or mitigated declaration of non-significance, or declaration of significance and proceed with scoping process, as provided under Chapter 197-11, WAC and in Chapter 2.90 of the municipal code;
- B. Prepare a staff report to the planning commission/hearing examiner, addressing the minimum standards under Chapter 16.16 and findings under Section 16.20.010, incorporating the input from the above persons and agencies, and SEPA review;
- C. Schedule a hearing before the hearing examiner;
- D. Public notice: Publish in Sedro-Woolley Courier, post on property, and mail to property owners within 300 feet of the boundary of the property.

Hearing examiner shall:

- A. Conduct a public hearing;
- B. Review the preliminary plat for conformance with Chapter 16.16, Minimum Standards, Section 16.20.010, Findings, and any other city or state regulation;
- C. Approve, approve subject to conditions, disapprove, or continue.
- D. The decision of the hearing examiner may be appealed to the city council under the procedures for appeals in SWMC Chapter 2.90

Time limit of preliminary plat approval – 5 years.

Preliminary plat approval shall become void if a final plat is not submitted within five years, unless extended by the hearing examiner.

Please see the following two code sections for the next steps after preliminary plat approval.

16.12.070 Improvements.

16.12.080 Final plat.

(From Chapter 16.16 Minimum Standards)

1. Comprehensive plan.

Describe how this proposal conforms to the intent and purpose of the comprehensive plan as regards such factors as intended and surrounding land use, flood hazard and other limitations, ease of providing services, and general safety and efficiency of design. (Ord. 1104 § 6 (part), 1990)

This application is for residential lots in a residential area. The application has the potential for new 3 duplex lots, 1 new single family residential lot and 1 existing single family residential lot.

2. Zoning ordinance.

Describe how this proposal conforms to the most recently adopted zoning provisions and ordinances, including all regulations for the protection of natural resource and critical areas under Chapter 17.65 of this code, and Section 16.16.210

This property contains no natural resource or critical areas.

3. Construction standards.

Streets, sidewalks, curbs and gutters, storm drainage, and other facilities shall be constructed in conformance with the most recently adopted public works construction standards ordinance.

4 Fire protection.

Fire hydrants and fire access shall be provided to each lot, under guidelines as determined by the fire chief. Minimum fire flow shall be required consistent with the standards of the Washington Survey and Rating Bureau, Building and Fire Codes for the specific use, with final approval by the fire chief. (Ord. 1104 § 6 (part), 1990)

5 Water.

Water line sizes, location, and all connections thereto shall conform to the requirements of the city public works and fire departments, in consultation with the public utility district (PUD). (Ord. 1104 § 6 (part), 1990)

Date of letter from PUD 9/13/04

6. Sanitary sewer.

Conformance with the comprehensive sewer plan and most recently adopted minimum standards. Describe provisions for sanitary sewer:  
New taps will need to be added for sewer access onto Klinger Street. Current connection fees are \$5300.00 per dwelling unit.

7 Frontage.

Each lot shall have a minimum frontage of thirty feet on a public street or private road.

8 Access.

Direct access to lots shall be onto local streets, collector arterials or approved private roads, and not onto primary or secondary arterials or alleys, except where no other access is possible.

Describe all access points

Lots 1, 2 and 3 will access onto Klinger Street via a shared driveway. Lots 4 and 5 will access onto Klinger Street via a shared driveway.

9 Alleys.

Alley width shall be at least twenty feet.

10 Utility easements.

Adjacent to street rights-of-way, utility easements shall be at least seven feet. Otherwise easements shall be ten feet in width.

11. Substandard streets—Improvements/dedications.

Half-street improvements on adjoining street ROWs: sidewalks, planting strip, curb, gutter, sidewalks, parking and driving lanes.

Provide a street profile with site plan.

12. Drainage/grading.

A. The applicant shall submit a stormwater management plan that meets the currently adopted version of the state drainage manual.

- B. Existing vegetation: Significant trees shall be marked and protected during the grading and clearing of the site. Significant trees are those 6" or greater diameter at chest height.
- C. Erosion and sediment control: Provide an ESC plan.

13. Utility installation.

All utilities shall be installed underground unless such installation is technically impossible, or cost-prohibitive, as indicated by a letter from the utility company.

14. Approval of plat and street names.

All street names and plat names shall be reviewed by the city and county to insure that proposed names do not duplicate those already in existence.

List proposed street names N/A

15. Monumentation.

Permanent monuments shall be erected or located and all lots staked in accordance with the highest applicable surveying standards. The acting city engineer may require complete field and computation notes. (Ord. 1104 § 6 (part), 1990)

16. Traffic improvements.

Stop signs, street name signs, striping, channelization, and other traffic improvements.

Show proposed locations.

If proposal is adjacent to state highways, WSDOT must be consulted.

Enclose evidence of such consultation.

17. Parks.

Park land/play area requirements vary by type of subdivision. Describe the park land requirement for your proposal and show on the site plan how you propose to meet the requirement.

No park land/play area is required for this subdivision.

18. Maintenance agreements.

Submit draft of maintenance agreement, CC&Rs, or other appropriate document. N/A

19. Street lighting.

Describe: None necessary or proposed. (Street Lighting already in Klinger Street).

20. Landscaping.

Street trees and planting strips required as per SWMC 12.40.090

Landscaping as per SWMC 17.50

Provide a landscaping plan with site plan. None proposed.

21. Natural resource preservation.

A. Any subdivision, short plat, or planned development located adjacent to or within three hundred feet of lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice on the face of the final plat that: "The subject property is within or near designated agricultural, forest or mineral resource lands on which a variety of commercial

activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.”

B. Subdivisions, planned developments, and short plats located adjacent to any natural resource lands shall provide an open space buffer on the perimeter of the development next to the natural resource site(s). This buffer shall be at least fifty feet in width, and planted with appropriate vegetation based upon the existing site conditions and adjacent uses. This buffer area may be designated as a separate tract within the plat or development, to be maintained through a homeowner’s association, or may be preserved through a conservation easement through private lots, or other means as provided under Section 17.65.170. Setbacks for structures, as required in the individual district, shall be from the property line or easement delineating the buffer area. (Ord. 1132 § 6, 1991)

22. Minimum housing densities.

A. Calculation of Minimum Density. Note: Figure LU-3 of the 1998 Sedro-Woolley comprehensive plan includes those single family and multifamily areas proposed to be devoted to residential and associated uses (e.g., lots or tracts to be occupied by dwellings, recreational areas and greenbelts, and street rights-of-way).

1. The entire site shall be included in the minimum density calculation except environmentally critical areas and their associated buffers, areas located in the one hundred year floodplain, tracts accommodating stormwater facilities required in compliance with the DOE Stormwater Manual, existing, opened street right-of-way and land to be sold or dedicated to the public (e.g., school sites, trails and public parks, but not street rights-of-way to be dedicated as part of the proposed development).

2. All dwelling units in convalescent homes/nursing homes and accessory dwelling units count toward the minimum density required for the site.

B. Average Overall Density. A housing project may contain a variety of housing densities; provided, that the average overall density for the entire development (e.g., all of the property subject to a single subdivision, site plan or PRD approval) is not under four units per acre.

C. Allowance for Site Constraints. At the request of the applicant, the director may reduce the minimum density, to the extent that he or she deems warranted, to accommodate site constraints, which make development at the required minimum density impractical or inconsistent with the purposes of this chapter. Factors, which may warrant a density reduction, include poor soil drainage/groundwater, topography exceeding twenty percent slope, unique natural features, and utility corridors. As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site.

D. Natural Features/Habitat Protection. At the request of the applicant, the director may also authorize a reduction in the minimum density requirements in order to retain significant wildlife habitat identified in the sensitive areas ordinance. (Ord. 1333-99 § 1, 1999)

23. Clustered housing.

A. Mandatory Clustering.

1. The director may require that the housing units allowed for a site be clustered on a portion of the site in order to protect critical and natural resource areas as set forth in Chapter 17.65, to accommodate construction in areas subject to high groundwater, to accommodate

construction in areas adjacent to other unique natural features, utility reservations, or to enable creation of buffers between incompatible uses.

2. The director may allow up to a twenty percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering on the permitted number of dwelling units on the site. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified, without written authorization by the applicant).

B. Optional Clustering. Applicants for housing projects may request up to twenty percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in subsection A of this section; or to avoid development on slopes steeper than twenty percent; or to preserve natural site features such as rock outcrops; or otherwise enable land to be made available for public or private open space. The director may grant such requests if he or she determines that the development would not have a significant adverse impact on surrounding land uses. (Ord. 1333-99 § 2, 1999)

## CONDITIONS OF APPROVAL

A proposed short plat, subdivision, or binding site plan, shall not be approved unless the hearing examiner makes written findings that:

A. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, fire protection, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and sidewalks and/or other facilities that assure safe walking conditions for students who walk to school; and

B. The public use and interest will be served by the approval of the short plat, subdivision or binding site plan. (summarized from Ord. 1104 § 7 (part), 1990)

CITY OF SEDRO-WOOLLEY  
702 MURDOCK STREET  
SEDRO-WOOLLEY, WA 98284  
(360)855-0771  
10/14/2004

BLDG SQ FT:  
# BED/BATH:  
Permit Number: 002578  
Permit Type: Variance

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PROJECT: VARIANCE SETBACK/LOT FRON ASSESSOR'S #:P37246  
LOCATION: COOK RD 850 ESTIMATED CONSTRUCTION VALUE:  
\$.00

OWNER: KENGROUP LLC FEES:  
Address: 13449 RECTOR RD Variance Fee 200.00  
MOUNT VERNON, WA 98273 TOTAL 200.00

Phone #: 000-000-0000

CONTRACTOR: SKAGIT SURVEYORS  
Address: 806 METCALF ST  
SEDRO-WOOLLEY  
WA  
98284

Phone #: 360-855-2121

State Contractors License #

Expiration date: 00/00/0000

---

I hereby certify that I have read and examined this permit and know the same be true and correct in all provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any law regulating construction or the performance of construction.

---

Permit Applicant

ARDELL MCCOMBS, BUILDING OFFICIAL  
CITY OFFICIAL

Rationale for Requested Variances  
Plat of Willow Way

We are asking for a variance from the bulk restrictions contained in SWMC 17.12. For Lot 1 we request a reduction of the front setback from 20 feet to 10 feet (SWMC 17.12.020(A)(1)) and a reduction of the lot width at building line (for a duplex) from 80 feet to 70 feet (SWMC 17.12.010(5)(b)(i)). For Lot 2 we request that the existing porch be allowed to encroach 3.5 feet into the required 5 foot side setback (SWMC 17.12.020(A)(2)).

In order to grant the variances, the Sedro-Woolley Municipal Code Title 17 requires that the request meets three tests identified in SWMC 17.60. Each test is listed below and the rationale for how the request meets the test is included below in *italic*.

A. No detriment will result to neighbors or the public in general; (SWMC 17.60.030 (A))

*The request on Lot 1 to reduce the setback from 20 to 10 feet has no detrimental effects as it is coupled with the applicant granting the City an additional 20 feet of right-of-way along Cook Road. This would result in the building line being located more than 30 feet from the back of the existing sidewalk on Cook Road. In addition, Lot 1 is a corner lot with two front setbacks. Only the front setback on Cook Road will be reduced. The front setback on Klinger Street will be the required 20 feet.*

*The request on Lot 1, to reduce the lot width at building line from 80 feet to 70 feet, will not be detrimental to neighbors or the public. The reduced building envelope is shown on the plat drawing. There is ample area to construct a duplex within the illustrated building envelope. The configuration of Lot 1 allows for access and parking on the northern and more irregularly shaped portion of the lot. This allows the southern portion to be used entirely for building purposes. The lot is 18 feet longer than the required 100 feet which more than makes up for the reduction in building width. In addition, only a portion of the Lot requires the variance. The easterly 50 feet of the lot meets or exceeds the required 80 feet of building width.*

*The request to allow the porch on the existing home to encroach into the 5 foot setback will not have detrimental results to the neighbors or the public in general. The porch serves as a secondary entrance to the home. The door faces toward the western property line (it does not face the property line from which we are requesting the variance). The access to Lots 1 and 2 is immediately adjacent to the boundary from which we are requesting the variance. The portion of the access nearest to the porch is 20 feet wide. This results in a separation between the porch and the proposed structure that will be more than adequate for purposes of fire protection. It should be noted that the proposal is to establish a 5 foot building setback for all new construction and to allow only the existing porch to encroach.*

B. The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties. (These circumstances may include physical features of the subject property, nature of surrounding improvements and uses, or proposed design elements that will meet the same purpose as the regulation from which relief is requested. The special circumstance(s) shall be specified in the findings); (SWMC 17.60.030 (B))

*The variance request is largely due to the location of the existing home coupled with the long narrow configuration of the lot. The home is situated in such a way that designing infill around it that complies with all of the City Codes is not possible. Lot 1 has been designed to allow parking in the northeastern portion of the lot to allow more room for*

*building even though it does not meet lot width requirements for its entire depth. The access to Lots 1 and 2 from Klinger Street is necessary since the City prefers to limit access to the busier Cook Road. While the access from Cook Road to the existing home will be abandoned once Lot 1 is developed, the pan handle is still required to meet the road frontage requirements. For all intents and purposes the panhandle is unusable. Once the access has been abandoned, it will serve only as additional buffer between the structure on Lot 1 and the adjacent neighbors to the west of the property. The applicant is granting the City 20 additional feet of right-of-way along Cook Road. This further reduces the distance between the existing home and the property line making it impossible to design a duplex lot that complies with the lot width requirement. In order to maximize the lot width for Lot 1, the property line between Lot 1 and Lot 2 has been designed closer to the existing porch than allowed by setbacks. As discussed previously, the access to Lots 1 and 2 is adjacent to the encroaching porch and provides necessary fire access and separation. The 20 foot access easement is a design feature intended to allow the lots to meet the same purpose as the required setback (i.e. adequate separation between buildings for privacy and fire protection). The additional right-of-way will include landscaping and will serve as a buffer strip between Cook Road and the development. Since ample area exists to construct a duplex within the proposed building envelope, the buffer strip serves the same function as additional lot width and a wider front setback.*

- C. The special circumstances are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of this title. (SWMC 17.60.030 (C))

*The special circumstances are the result of actions taken in the past when settlement patterns encouraged development that is now undesirable. Chapter 17.12 is a portion of the entire Sedro-Woolley Municipal Code. The overall intent of the code is to allow orderly development of undeveloped property within the City. Enactment of the Growth Management Act resulted in a shift in emphasis to reflect a desire to concentrate development in "urban" areas thus preventing sprawling development in the rural areas. In order to achieve the intent of concentrating growth, cities must now encourage infill. Achieving infill on lots that were developed long ago in an era of larger lot development is challenging. At times, to achieve the overall intent of orderly development, variances are required. The circumstances that result in the need for variances are unique in that they result from past actions that could not have envisioned today's realities. These circumstances are becoming more common as the large, regularly shaped pieces of land within cities are developed and infill, development begins to occur on more odd shaped and underutilized properties. While the city may find itself faced with more requests for variances as infill development increases, granting those variances will not serve to undermine the City's Codes but will in fact be necessary to achieve the overall intent of the Code and the Comprehensive Plan.*



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CITY OF SEDRO-WOOLLEY

Sedro-Woolley Municipal Building  
Building, Planning & Engineering  
720 Murdock Street  
Sedro-Woolley, WA 98284  
Phone (360) 855-0771  
Fax (360) 855-0733  
[llahr@ci.sedro-woolley.wa.us](mailto:llahr@ci.sedro-woolley.wa.us)

November 12, 2004

Ron Kennedy  
13449 Rector Road  
Mount Vernon, WA 98273-7218

RE: Letter of complete application  
Preliminary plat #2576

Dear Mr. Kennedy;

The City of Sedro-Woolley has determined that your preliminary plat application #2776 has met the submittal requirements for a complete application. This determination does not preclude the city from requesting additional information or studies whenever new information is required, or substantial changes are made to the proposed project.

Please contact me at (360) 855-0771 if you have any questions.

Sincerely,

Lacy Lahr  
City Planner

CC: File / Dave McLaughlin, Skagit Surveyors & Engineers

**Notice of Application and Mitigated Determination of Nonsignificance  
Plat of Willow Way Application #2576**

The City of Sedro-Woolley has received a permit application for the following project:

**Project Description:** Preliminary plat application – Willow Way. Proposal to subdivide 1.20 acres into five (5) residential lots. There is currently one existing home on the subject parcel; three proposed lots are potential duplex lots; and two lots are single family lots for a total of up to eight (8) residential units. The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material.

**Project Location:** The property is located at 850 Cook Road. Assessor's parcel number P37246. The complete application file, including legal description is on file and available for review at the Planning Department located at 720 Murdock Street.

**Project Applicant:** Ron Kennedy, 13449 Rector Road, Mount Vernon, WA 98272. Represented by Skagit Surveyors & Engineers, 806 Metcalf Street, Sedro-Woolley, WA 98284. Contact person: Marianne Manville-Ailles (360) 855-2121.

**Environmental Review:** 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 (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Proposed mitigation measures are available for review at the Planning Department or by contacting Lacy Lahr, City Planner at (360) 855-0771. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by December 15, 2004 to City of Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, WA 98284. This may be your only opportunity to comment on the environmental impacts of the proposed project.**

**Required Permits:** Fill and grade permit; variance from the bulk restrictions contained in SWMC 17.12; preliminary plat approval; final plat approval; SWPW access permit; building permits.

**Required Studies:** Stormwater Analysis Report.

**Existing Environmental Documents:** None.

**Public Comment Period:** Interested persons may comment on the application and/or the SEPA determination, receive notice, participate in any hearings, request a copy of the decision, and appeal the decision. Public comments must be received by **5:00 p.m. December 15, 2004** and should be submitted to the City of Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, WA 98284. Comments may be mailed, personally delivered or sent by facsimile; provided that the comments **MUST** be received before the end of the comment period. Comments should be as specific as possible.

**Date of publication:** Published in Courier Times on December 1, 2004.

**Notice of Public Hearing and Mitigated Determination of Nonsignificance  
Plat of Willow Way Application #2576**

**Project Description:** Preliminary plat application – Willow Way. Proposal to subdivide 1.20 acres into five (5) residential lots. There is currently one existing home on the subject parcel; three proposed lots are potential duplex lots; and two lots are single family lots for a total of up to eight (8) residential units. The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material.

**Project Location:** The property is located at 850 Cook Road. Assessor's parcel number P37246. The complete application file, including legal description is on file and available for review at the Planning Department located at 720 Murdock Street.

**Project Applicant:** Ron Kennedy, 13449 Rector Road, Mount Vernon, WA 98272.  
Represented by Skagit Surveyors & Engineers, 806 Metcalf Street, Sedro-Woolley, WA 98284.  
Contact person: Marianne Manville-Ailles (360) 855-2121.

**Environmental Review:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW section 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. City hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. This determination is based upon mitigation being provided by the applicant.

**The lead agency previously issued a comment period for this proposal under the Optional DNS process under WAC 197-11-355.**

The following conditions have been identified to mitigate the adverse environmental impacts of the proposal:

1. Erosion and sedimentation control: Provide erosion and sedimentation control plan in compliance with the Best Management Practices of the Department of Ecology Manual to prevent erosion during construction.
2. Comply with the 1992 Department of Ecology Stormwater Manual.
3. Frontage improvements to Klinger Street will consist of sidewalks as per plans approved by the City Engineer.
4. Impact fees shall be assessed and collected at the current rate adopted by ordinance, at the time of building permit issuance.
5. Provide plans to the City showing the design and construction of the sewer system as approved by the City Engineer. All sanitary sewer lines shall be public and shall be located within the public right-of-way.
6. Provide water to the site per plans approved by the Skagit County Public Utility District. Locate fire hydrants and provide adequate fire flow as approved by the Fire Chief.
7. Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element.

8. 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 9.46.020.
9. The existing driveway for "Lot 2" accessing Cook Road shall be abandoned and all lots shall access from Klinger Street.
10. Significant trees and shrubs on-site shall be protected during construction activities and incorporated into the development to the greatest extent possible as provided for in SWMC 17.50.030.
11. Comply with Northwest Air Pollution Authority Requirements during construction activities.
12. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.

**Required Permits:** Fill and grade permit; variance from the bulk restrictions contained in SWMC 17.12; preliminary plat approval; final plat approval; SWPW access permit; building permits.

**Required Studies:** Stormwater Analysis Report.

**Existing Environmental Documents:** None.

**Appeal Period:** Written appeals of this threshold determination, in accordance with SWMC 2.88.170, must be received by **December 30, 2004** and should be submitted to the City Planning Department, 720 Murdock Street, Sedro-Woolley, WA 98284.

**Public Hearing:** The Sedro-Woolley Planning Commission will hold a public hearing on the application **January 4, 2005 at 6:30 pm** at the Sedro-Woolley Municipal Court room located at 220 Woodworth Street. Open record public hearing procedures - SWMC 2.90.050. All interested persons may appear and provide testimony. For more information, please contact Lacy Lahr at 360-855-0771.

The complete application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost at the City Planning Department and copies will be provided at the requestor's cost. Office hours are Monday through Friday, 7:30 a.m. to 5:00 p.m.

The courtroom is located on the second floor of the city hall building and is not wheelchair accessible. Please contact the Planning Department 24 hours prior to the hearing if accommodations are needed.

**Responsible Official:** Lacy Lahr, City Planner, 720 Murdock St., Sedro-Woolley, WA. 98284

**Date of Issue:** December 15, 2004

**Date of publication:** Published in Courier Times on December 15, 2004.

**Signature:**



## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about our proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

**1. Name of proposed project, if applicable:**

*Plat of Willow Way*

**2. Name of applicant:**

*Ron Kennedy*

**3. Address and phone number of applicant and contact person:**

**Applicant:**

*Ron Kennedy  
13449 rector Road  
Mount Vernon, WA 98272-7218*

**Contact:**

*Marianne Manville-Ailles  
Skagit Surveyors and Engineers  
806 Metcalf St.  
Sedro-Woolley, WA 98284  
(360) 855-2121  
mma@sseconsultants.com*

**4. Date checklist prepared:**

*October 8, 2004*

**5. Agency requesting checklist:**

*City of Sedro-Woolley*

**6. Proposed timing or schedule (including phasing, if applicable):**

*Construction of required improvements is anticipated to begin as soon as feasible after Preliminary Plat approval. Timing of build out of the project is dependent upon market conditions.*

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

*There are no plans for additions or expansion of the project as proposed.*

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

*Skagit Surveyors & Engineers prepared a drainage report. A copy dated October 8, 2004 is attached.*

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

*None are known.*

**10. List any government approvals or permits that will be needed for your proposal, if known.**

*Preliminary and Final Plat Approval—City of Sedro-Woolley*

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

*The proposal is for the subdivision of a 1.20 acre parcel into 5 lots. The lots range in size from 7,300 square feet to 13,400 square feet. As proposed three of the five lots could be developed as duplexes. One of the lots could only be developed for a single family residence. The fifth and largest lot contains an existing single family residence and detached garage. If each of the lots sized to allow duplex development were developed for that purpose, a total of 8 dwelling units would result from this development.*

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

*The property is located at 850 Cook Road in Sedro-Woolley. The parcel is P37248 and P37246 and is a portion of the Southwest quarter of the Northeast quarter of Section 23, Township 35 North, Range 4 East, W.M.*

*The legal description for the project is:*

*The south 400 feet of the west 138 feet of all of the following described property:*

*The east 33 feet of the west quarter of the east half of the southwest quarter of the northeast quarter; and the east half of the west half of the east half of the southwest quarter of the northeast quarter of Section 23, Township 35 North, Range 4 East, W.M.,*

*EXCEPT County road right of way, commonly known as the Cook Road, along the south line thereof, as said road existed on February 24, 1972.*

TO BE COMPLETED BY APPLICANT:

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (underline one):  
Flat, rolling, hilly, steep slopes, mountainous,  
other.

b. What is the steepest slope on the site (approximate  
percent slope)?

*Less than one percent.*

c. What general types of soils are found on the site  
(for example, clay, sand, gravel, peat, mulch)? If  
you know the classification of agricultural soils,  
specify them and note any prime farmland.

*The Soil Survey (U.S. Department of Agriculture Soil  
Conservation Service) indicates that the soils present  
on the site are Field silt loam.*

d. Are there surface indications or history of unstable  
soils in the immediate vicinity? If so, describe.

*No.*

e. Describe the purpose, type, and approximate  
quantities of any filling or grading proposed.  
Indicate source of fill.

*Grading and filling will be done to accommodate the  
proposed accesses, utilities and home sites.  
Detailed clearing and grading plans are not available  
and therefore specific quantities of cut and fill have  
not been calculated. In the event that on-site  
sources of fill are not adequate, approved off-site  
sources will be used. Fill includes surfacing materials  
for accesses and concrete for sidewalks. The vast  
majority of the cut material will be topsoil from the  
accesses home sites and stormwater facilities. The  
topsoil will be used on site for lawns.*

f. Could erosion occur as a result of clearing,  
construction, or use? If so, generally describe.

*Erosion could occur if soils are exposed for lengthy  
periods of time during road and home construction.  
The amount of erosion should be minimal because of  
the well drained soils and gentle slope of the site.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

*The Stormwater Management Manual for the Puget Sound Basin has developed an estimate for impervious surface based on the number of dwelling units per gross acre. Using that methodology it can be anticipated that the proposed development would have approximately 54 percent impervious area.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

*Standard erosion control measures will be a part of the engineering completed for the roads, drainage and building construction.*

## **2. AIR**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

*Air quality impacts associated with residential development are primarily a result of two factors: additional traffic that would be generated and fireplaces and/or wood burning stoves within the proposed development. Based on the Institute of Transportation Engineers (ITE) average daily trip rate of 9.55 trips per single-family dwelling unit, if the project were to be developed to the maximum 8 units the subdivision would generate 76 vehicle trips per day upon project completion and occupancy. This increase in traffic could be expected to increase carbon monoxide levels, as well as other auto-generated emissions such as nitrogen oxides, hydrocarbons, and oxidants.*

*Fireplaces and wood burning stoves in homes would contribute smoke and particulates to the air. Studies conducted in the Puget Sound region indicate a clear correlation between wood stove and fireplace usage and high concentrations of fine particulates. Concern regarding the impacts resulting from the use of wood stoves or fireplaces led to wood stove legislation (RCW 70.94.450-487).*

*Construction activity would have temporary impacts on air quality including emissions from construction vehicles; increased suspended particulates (dust and smoke) during grading activities.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*There are no known off site sources of emissions or odor that might affect the proposal.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*Construction equipment would be properly maintained. All fireplaces and wood stoves included in the constructed homes would be subject to local, state and Northwest Air Pollution Authority regulations concerning their use.*

### 3. WATER

#### a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*No surface water bodies are located in the immediate vicinity of the project. The nearest water body is Brickyard Creek located more than 400 feet north of the property.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*No work will occur within 200 feet of a water body as a result of this project.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*The proposal includes no fill or dredge.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No surface water withdrawals or diversions will occur.*

- 5) Does the proposal lie within a 100-year floodplain?  
If so, note location on the site plan.

*The site is not within the 100-year floodplain.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*Stormwater from the site will largely be infiltrated on site. Any overflow not infiltrated will be discharged from the property to a ditch that flows along Klinger Street. From the ditch the stormwater enters the stormwater system in Cook Road. Detailed discussion of the proposed drainage facilities is included in the attached drainage report.*

#### **b. Ground**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*No groundwater will be withdrawn. To the extent possible stormwater runoff will be infiltrated on the property.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*The site will be served by Sedro-Woolley sanitary sewer service. There will be no septic tanks.*

#### **c. Water Runoff (including storm water):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*Stormwater will be the only runoff from the site. A drainage report is attached.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*It would be very unlikely for any waste materials to enter ground or surface waters.*

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

*Specific measures to reduce ground and surface water impacts are included as part of the design of the stormwater facilities for the proposal. A drainage study for the site is attached.*

**4. PLANTS**

**a. Check or underline types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other: Willow & ornamentals
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

*Vegetation will be removed for construction of roadways, homes and yards. Homes and roadways comprise 54 percent of the site. It is anticipated that somewhat more area will be cleared of vegetation than that required for the homes and roadways. To the extent possible existing trees will be maintained.*

**c. List threatened or endangered species known to be on or near the site.**

*None are known.*

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

*Landscaping of individual home sites would be the responsibility of the home owner. It is likely that the lots would be planted with sod lawns and ornamental landscape materials.*

*To the extent possible existing trees will be maintained.*

## 5. ANIMALS

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: small mammals, coyote

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

*None are known.*

- c. Is the site part of a migration route? If so, explain.

*Yes, in so far as that all of Western Washington is a migration route for bird species.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*None are proposed.*

## 6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Fossil fuels would be used by construction vehicles as well as residents' vehicles upon construction and occupancy of homes. The homes would use electricity for heating and lights. Natural gas could also be used for heating, cooking, hot water, etc. Wood stoves could be used as an alternative or emergency heat source.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*The project would not affect the potential use of solar energy by adjacent projects.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

*None are proposed.*

## 7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*The proposal includes road, utility and building construction. As a result, potential environmental hazards associated with the project would be those typically associated with construction including: noise from construction equipment and potential spills of fuels, oils, grease and lubricants from the operation and maintenance of construction equipment.*

- 1) Describe special emergency services that might be required.

*No emergency services beyond what are currently provided would be required for the proposal*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*Maintenance of equipment will be conducted in a manner to minimize the potential for an accidental spill.*

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*There are currently no significant sources of noise on the site. Developed areas near the site create and are exposed to noise sources, such as traffic, children playing, occasional aircraft flyovers, power lawn tools, and other home maintenance equipment.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*Increased human activity on the proposed site would result in increased noise levels. The principal source of noise in residential areas is traffic which is the case for the proposed development. The most significant increase in vehicular noise would be associated with a.m. and p.m. peak hour traffic.*

*There would also be temporary noise impacts at the site during the construction phase. Noisy equipment*

usage can be divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the construction site.

The increased construction noise levels, although temporary, represent significant impacts. Notable reductions in construction noise are generally not considered feasible until quieter construction equipment becomes available. State noise limitations (WAC 173-60) state that no construction should occur between the hours of 10 p.m. and 7 a.m.

**3) Proposed measures to reduce or control noise impacts, if any:**

*Construction hours would be limited to daytime hours. Construction equipment would be properly muffled and would not exceed the state maximum noise standards.*

**8. LAND AND SHORELINE USE**

**a. What is the current use of the site and adjacent properties?**

*The site is currently a single family residence.*

**b. Has the site been used for agriculture? If so, describe.**

*The site has not been used for agricultural purposes.*

**c. Describe any structures on the site.**

*There is an existing single family home, a detached garage and a small shed.*

**d. Will any structures be demolished? If so, what?**

*The small shed will be demolished .*

**e. What is the current zoning classification of the site?**

*The current zoning is Single Family 1 (SF1).*

**f. What is the current comprehensive plan designation of the site?**

*The Comprehensive plan designation for the site is residential.*

**g. If applicable, what is the current shoreline master program designation of the site?**

*Not applicable.*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*No.*

- i. Approximately how many people would reside or work in the completed project?

*Using a factor of 2.5 people per household, the proposed 8 dwelling units could be expected to house 20 people*

- j. Approximately how many people would the completed project displace?

*None.*

- k. Proposed measures to avoid or reduce displacement impacts, if any:

*None are proposed or are necessary.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*The Comprehensive Plan designates the area as residential. The proposal is for five lots three of which could be developed as duplexes. This is consistent with the Comprehensive Plan and zoning for the area. Surrounding uses are small lot single family residential so the proposal is consistent with surrounding uses. This proposal meets the requirement for a minimum density of four units per acre.*

## 9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*The project could be developed to a maximum of eight dwelling units—six duplex units and two single family homes. It is anticipated that the homes constructed would be middle income units.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None.*

- c. Proposed measures to reduce or control housing impacts, if any:

*The proposal would provide homes within the City of Sedro-Woolley consistent with the objectives of the Growth Management Act.*

## 10. AESTHETICS

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

*Structures constructed on the lots would comply with Sedro-Woolley requirements for height. It is anticipated that the principal exterior building material for the structures would be wood.*

- b. **What views in the immediate vicinity would be altered or obstructed?**

*The view would be changed from one single family residence to five residential structures.*

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

*None are required or proposed.*

## 11. LIGHT AND GLARE

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

*Light and glare from the project would be of the type typically associated with residential development. It would include lights in and around homes, street lights and lights from vehicles traveling to and from the homes. Light and glare would occur in the hours after dark.*

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

*Lighting associated with the proposal would not pose a safety hazard nor interfere with views.*

- c. **What existing off-site sources of light or glare may affect your proposal?**

*No offsite sources of light or glare would affect the proposal.*

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

*Lighting along public streets will comply with Sedro-Woolley standards.*

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*There are currently no informal recreational opportunities associated with the site.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No recreational uses would be displaced.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*The project would contribute required park impact fees at the time of issuance of building permits.*

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, nation, state, or local preservation registers known to be on or next to the site? If so, generally describe.

*None are known.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*None are known.*

- c. Proposed measures to reduce or control impacts, if any:

*None are proposed or necessary.*

## 14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*The site is served by Klinger Street. Upon full buildout all lots would be accessed from Klinger Street and the existing driveway to Cook Road would be abandoned.*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*The site is served by transit.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*Sedro-Woolley code requires two parking spaces per dwelling unit. If developed to the maximum of 8 dwelling units, the project would require 16 off street parking spaces.*

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

*The proposal will require the no new public roadways to serve the site.*

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*The project will not use nor is it in the immediate vicinity of water, rail or air transportation.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Traffic generated by the project will be typical of residential development. The table that follows shows the number of trips and distribution for the a.m. and p.m. peak hours. These numbers were calculated using the Institute of Transportation Engineers (ITE) Trip Generation (5th edition) manual.*

	Trip Generation		
	AM Peak Hour	PM Peak Hour	Average Daily Trips
Trips In	2	5	
Trips Out	4	3	
Total Trips	6	8	76

- g. Proposed measures to reduce or control transportation impacts, if any:

*The project will contribute required Sedro-Woolley street impact fees.*

## 15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Fire Protection

*The City of Sedro-Woolley provides fire protection service to the site.*

*This development would require fire protection and emergency medical services typical of any newly constructed subdivision.*

Police Protection

*Police protection is provided by the City of Sedro-Woolley Police Department. As with fire protection the residents of the new homes would require typical police protection.*

Schools

*The site is within Sedro-Woolley School District #101. Development of the project is anticipated to result in 4 new students. This is based on school children multipliers supplied by the School District. The table that follows shows the multipliers and grade breakdown assumed for the proposed development.*

<b>School Impacts</b>			
<b>Grade Level</b>	<b>Multi-Family Multiplier</b>	<b>Single Family Multiplier</b>	<b>Total Students</b>
K-6	0.210	0.295	2
7-8	0.038	0.064	1
9-12	0.071	0.108	1
<b>Total</b>	<b>0.319</b>	<b>0.467</b>	<b>4</b>

Other

*In addition to the public services discussed in detail above, the proposal would require the services of a hospital, library, post office and other community resources.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Fire Protection

*The water system for the proposal will be designed to provide adequate fire flows. The design will include fire hydrants located as instructed by the Sedro-Woolley Chief.*

Access to the development would be provided by a paved public street, constructed to City Road Standards.

Houses would be new construction and would meet all required building codes for fire safety. House numbers would be clearly displayed to aid emergency vehicles in finding locations.

The development would be subject to Sedro-Woolley fire impact fees.

#### Police Protection

The roadway system and associated lighting would be a deterrent to criminal activity. It is likely that many of the new homes will include home security systems to minimize potential for criminal activity.

#### Schools

At the time of building permits the dwelling units would contribute required school impact fees.

#### Other

Tax revenues from residents of the homes also contribute to the provision of necessary public services.

## 16. UTILITIES

- a. **Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

#### Water

Domestic water would be provided to the site by the Skagit County Public Utility District No. 1 (PUD).

#### Storm Drainage

The site is undeveloped and stormwater currently sheet flows off site. Storm water runoff would be increased as a result of construction of homes and roadways. A storm drainage system has been designed to collect the runoff resulting from newly created impervious surfaces. The stormwater would be treated and/or detained as discussed in the attached drainage report.

Sewage Disposal

The project will be served by City of Sedro-Woolley sanitary sewer service

Solid Waste

Solid waste disposal will be provided the City of Sedro-Woolley.

Other

Purveyors of other services for the site may include but are not limited to: Cascade Natural Gas -- Gas; Puget Sound Energy -- Electricity; Verizon/Qwest-- Phone. In addition, cable television service would likely be provided to the site.

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

**Signature:**

**Skagit Surveyors and Engineers**



Marianne Manville-Ailles, AICP  
Senior Planner

**Date Submitted:** October 8, 2004





# Plat of Willow Way Air Photo



## Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale: 1 inch = 60 Feet (1 inch = 0.0 Miles)

**SUBDIVISION FOR RON KENNEDY  
KLINGER ST.**

Date routed: 10-21-04

PLEASE RETURN COMMENTS  
BY November 5<sup>th</sup>, 2004

ROUTE TO:

<input type="checkbox"/>	Mayor	Sharon Dillon	<input type="checkbox"/>	Street Foreman	Ray Melton
<input type="checkbox"/>	Clerk/Treasurer	Patsy Nelson	<input type="checkbox"/>	Parks Foreman	Shane Walley
<input type="checkbox"/>	Building Supervisor	Jesse Raymond	<input type="checkbox"/>	Sanitation Foreman	Leo Jacobs
<input type="checkbox"/>	City Engineer	Rick Blair	<input type="checkbox"/>	City Attorney	Pat Hayden
<input checked="" type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Lt.	Doug Wood	<input type="checkbox"/>	Planning Staff	

**Comments:**

No Comment, All Infrastructure is in place  
with Klinger estates.

**SUBDIVISION FOR RON KENNEDY  
KLINGER ST.**

Date routed: 10-21-04

**PLEASE RETURN COMMENTS**  
**BY November 5<sup>th</sup>, 2004**

ROUTE TO:

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<input checked="" type="checkbox"/>	Clerk/Treasurer	Patsy Nelson	<input type="checkbox"/>	Parks Foreman	Shane Walley
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<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Lt.	Doug Wood	<input type="checkbox"/>	Planning Staff	

**Comments:**

*no comment*



October 27, 2004

In reply to: SEPA / MDNS

Attention: Skagit Surveyors #002576

Subject: 850 COOK ROAD LONG PLAT

Thank you for the following Information The Sedro-Woolley Solid Waste Division has no comments at this time.

Thank you,

Leo Jacobs  
360-855-1884  
Solid Waste Foreman  
City of Sedro-WOOLLEY

**SUBDIVISION FOR RON KENNEDY  
KLINGER ST.**

Date routed: 10-21-04

**PLEASE RETURN COMMENTS**  
**BY November 5<sup>th</sup>, 2004**

ROUTE TO:

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<input type="checkbox"/>	Fire Chief	Dean Klinger	<input checked="" type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Lt.	Doug Wood	<input type="checkbox"/>	Planning Staff	

**Comments:**

- no sewer issues  
Debbie Allen  
10-26-04

**SUBDIVISION FOR RON KENNEDY  
KLINGER ST.**

Date routed: 10-21-04

**PLEASE RETURN COMMENTS**  
**BY November 5<sup>th</sup>, 2004**

ROUTE TO:

<input type="checkbox"/>	Mayor	Sharon Dillon	<input type="checkbox"/>	Street Foreman	Ray Melton
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<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Lt.	Doug Wood	<input type="checkbox"/>	Planning Staff	

Comments: *NONE*

**SUBDIVISION FOR RON KENNEDY  
KLINGER ST.**

Date routed: 10-21-04

**PLEASE RETURN COMMENTS**  
**BY November 5<sup>th</sup>, 2004**

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<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Lt.	Doug Wood	<input type="checkbox"/>	Planning Staff	

**Comments:**

No  
comments

## **Chapter 17.50 REQUIRED LANDSCAPING**

**Sections:**

**17.50.010 Purpose.**

**17.50.020 Applicability.**

**17.50.025 Definitions**

**17.50.030 Site landscaping required review.**

**17.50.040 Minimum site requirements.**

**17.50.050 Prohibited uses.**

**17.50.060 Landscaping Plan Submittal requirements.**

**17.50.070 Minimum landscape material specifications.**

**17.50.080 Low impact development option.**

**17.50.090 Maintenance of plant materials.**

**17.50.100 Stormwater ponds.**

**17.50.010 Purpose.**

A. A provision of quality landscaping is necessary to maintain property values, enhance the appearance of the city, mitigate impacts of development such as erosion and light/glare, promote natural systems, improve air quality, provide habitat, reduce noise, reduce the impacts on storm drainage systems, and provide a buffer between land uses.

B. Landscaping can be provided as a tool to be used in partnership with potential developers and citizens in Sedro-Woolley to enhance the community.

**17.50.020 Applicability.**

A. The requirements of this chapter shall be imposed at the time of land use permit review, including: land alteration or land development such as subdivisions, short subdivisions, a change in lot coverage, a change in area devoted to parking and circulation, and projects requiring design review.

B. This chapter does not apply to a permit for a single-family dwelling less than 1 acre, unless restrictions have been placed on clearing and site design under separate permit authority.

C. This chapter does not apply to areas within the Central Business District (CBD) which is bounded on the north and west by the railroad tracks, on the south by State Street, and on the east by Puget Avenue. This area is substantially developed on zero setbacks from the right-of-way, making it impractical to provide on-site landscaping which would satisfy the purpose and intent of this chapter. Businesses located in this exempt area are encouraged to participate in other projects and improvements programs to enhance and improve the character and appearance of the city.

**17.50.030 Site landscaping required review.**

The planning staff, director, and Sedro-Woolley design commission shall use the Sedro-Woolley design and development guidelines landscaping section as it pertains to that zone as a guide for design and layout when reviewing applications.

A. The planning department shall review the proposed landscape development with each application within the applicability of this document.

B. The public works department shall review all landscape and irrigation system designs. Irrigation shall be designed in accordance with Skagit PUD #1.

C. The design commission shall review landscape plans with each application within the context of the design guidelines and surrounding existing landscaping styles in relation to the site for developments exceeding thresholds as listed in SWMC \_\_\_\_\_

**17.50.040 Minimum site requirements.**

A. In no case shall the total amount of landscaping be less than 10 percent of the total site area. For subdivisions, the total amount of landscaping shall be not be less than 10 percent of the combined net lot area plus 10 percent of the site open space. Developments may include any critical area and/or shoreline buffer areas when calculating landscape area if native vegetation is enhanced.

B. Stormwater detention dry ponds can only be included in the minimum landscaping area if low impact development techniques are used.

C. Zoning / Use Classification – Percent of Gross Site Area

Office and apartment: 20%

Multifamily within residential areas: 20%

Commercial district (excluding the CBD): 15%

Industrial district: 10%

Commercial uses in industrial district: 15%

PRD's, CUP's, and public use: As required by planning commission.

**17.50.050 Prohibited uses.**

The following uses are not permitted in required landscape areas:

A. Parking of motor vehicles or recreational vehicles, including: campers, travel trailers, motor homes, boats or trailers.

B. Installation of impervious surfaces.

C. Storage of materials as per SWMC \_\_\_\_\_, including but not limited to hazardous waste.

**17.50.060 Landscaping Plan Submittal requirements.**

If the landscaped and irrigated area on the subject property exceeds 500 square feet, or if the applicant requests the low impact development option, the director shall require approval of the proposed landscape plan by a privately retained Licensed Landscape Architect, Washington Certified Nurseryman or Washington Certified Landscaper. All landscaping plans shall be prepared in accordance with the following requirements:

A. Ten sets of landscape plans drawn to a scale of one inch equals 50 feet or larger (e.g., one inch equals 30 feet, one inch equals 20 feet). The plan should include a bar scale for reference;

B. Name and address or location of the project;

C. Vicinity map;

D. Scale, north arrow and date of the plan;

E. All property lines, easements, rights-of-way, streets, walks, vehicular drives, parking lots, existing and proposed structures, building entrances, freestanding lights, service or loading areas, signs, overhead and belowground utilities, open spaces, plazas, and recreation amenities with materials noted;

F. Location, sizes and species of existing vegetation within landscape areas. Natural areas should be designated as such;

G. Location of all trees, shrubs and ground cover to be planted;

H. Any proposed or existing physical elements (such as fencing, curbing, benches, etc.) that may affect the overall landscape;

I. Parking layout, including circulation, driveway location, parking stalls and curbing;

J. Existing and proposed contours (maximum five-foot intervals, 2' contours preferred), elevations, and delineation of any critical areas;

K. Dimensioned landscaped areas;

L. Location of irrigation system, source of water, and type of irrigation system;

M. A legend that shows symbols and type of plantings;

N. All plant materials shall be shown on the landscaping plan at three-quarters mature size in appropriate relation to the chosen scale of the plan;

O. The plan shall state the estimated date for installation and completion of all plantings and finish materials;

P. The landscape plan shall identify the location and dimensions of any designated environmentally sensitive areas and required buffers;

Q. A plant schedule shall be included which indicates the scientific and common names, quantities, sizes and spacing for all plants in the landscape plan. Quantities are not required on a preliminary landscape plan;

R. Planting details including installation and maintenance notes and or requirements.

S. PUD approval for irrigation systems.

T. Identify type and number of significant trees; identify those significant trees to be saved and those to be removed and identify replacement stumpage.

#### **17.50.070 Minimum landscape material specifications.**

A. The applicant shall utilize plant materials that complement the natural character of the Pacific Northwest that are drought tolerant and are adaptable to the climatic, topographic, and hydrologic characteristics of the site.

B. If the subject property includes a sensitive or critical area, the applicant shall utilize plant species that enhance that sensitive area.

C. The applicant should utilize plant materials that reduce or eliminate the need for fertilizers, herbicides, or other chemical controls, especially for properties that include wildlife habitat areas, shorelines, or wetlands.

D. Street trees shall be provided as follows:

1. Minimum planting width: ten feet.

2. Maximum spacing. Trees shall be planted at an average of thirty feet apart, with ground cover or shrubs used liberally.

3. Plant varieties. Trees utilized in this area shall be of varieties that do not conflict with underground and overhead utilities. These trees may be selected from the city's suggested list of plant materials, or an approved equivalent.

E. All plantings shall ~~have the following minimum size at installation:~~

*F. Plantings shall meet  
the following requirements:*

1. Deciduous trees: three-inch caliper.
2. Evergreen trees: six-foot minimum height range.
3. Vine maples and other multi-stemmed trees: seven-foot minimum.
4. Medium and tall shrubs: 24- to 30-inch minimum range.
5. Groundcover: four inches (approximately 18 inches on center).
6. Shall not interfere with sight distance. – *refer to General Regs all zones*
7. Shall not be installed within 3' of back of curb for speed less than 35mph and 10' from back of curb for 35mph or over.

#### **17.50.080 Low impact development option.**

The purpose of this option is to provide an additional landscaping option that has the potential to reduce impacts on the existing stormwater drainage infrastructure, and aid in meeting Endangered Species Act requirements. Low impact development strives to protect or restore the natural hydrology of the site so that the overall integrity of the watershed is protected. Low impact development is encouraged by the City of Sedro-Woolley because it:

- A. Protects the environment;
- B. Reduces costs to developers;
- C. Makes communities more attractive;
- D. Uses vegetation and small-scale hydraulic controls to capture, treat and infiltrate stormwater on site.

More specific information about low impact development will be available as requested through the planning and public works departments.

#### **17.50.090 Maintenance of plant materials.**

The following performance standards shall apply to all landscape areas of which this chapter applies:

A. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. An assignment of funds or performance bond shall be for 125 percent of the estimated improvements. The funds shall remain in place until the last required planting of the subject development has been planted. Only then, the assignment of funds or performance bond shall be reduced as a maintenance guarantee in an amount that is 50 percent of the original assignment of funds for performance. The maintenance guarantee shall include maintenance during the guarantee period and replacement of dead or unhealthy plants at the conclusion of the guarantee period. The length of the guarantee shall be no less than one year with an 80 percent survival rate and always cover at least one growing season (May through September). The end date of the assignment of funds or performance bond shall be determined by the city and applicant.

C. Maintenance of landscaping intended for screening purposes shall be pruned or altered to maintain planting health only, not to maximize retail visibility or minimize screening.

D. The required landscaping must be installed prior to issuance of the temporary certificate of occupancy unless the director determines that an assignment of funds or

performance bond, for a period of not more than a year, will adequately protect the interests of the city.

**17.50.100 Stormwater ponds.**

A. Site improvements meant to control water runoff shall be designed, when reasonably possible, to fulfill multiple functions including:

1. Regulate stormwater discharge;
2. Improve water quality;
3. Provide wildlife habitat;
4. Provide an aesthetic amenity;
5. Provide passive recreation opportunities such as walking or sitting areas; sports fields or fountains.
6. Provide shade for water temperature mitigation.

B. Any required site drainage plan, including conceptual plans, shall include the location and landscape design of stormwater ponds.

C. Stormwater ponds shall be used as aesthetic features in the site master plan. The following shall be considered when designing ponds:

1. Reduce the need for fencing by designing safe ponds which have side slopes less than 3:1 and normal water depths less than 24 inches;
2. Create ponds that are irregular in shape;
3. Design the pond to blend in with the surrounding environmental conditions;
4. Provide a topographic bench around the perimeter of the pond for safety;
5. Retain any existing high quality vegetation around perimeter of site;
6. Provide a pedestrian walkway and seating areas around perimeter;
7. Utilize landscaping to provide shade, create habitat, and add screening.
8. No landscaping below 100 year storm elevation

These guidelines do not replace standards for stormwater retention/detention pond design.

**17.50.110 Existing Site Vegetation.**

Significant existing trees and shrubs shall be incorporated into the landscaping. "Significant trees" shall be those 8" evergreen and 10" deciduous trees in diameter at a point five feet above ground level. The site plan for the project shall include the location of significant trees, and shall identify which trees will be retained on the site. Care shall be taken in the grading and construction process so as not to disturb the roots and drip line of existing trees to be retained, and to ensure proper irrigation. Orange construction fencing will be constructed outside the drip line of existing trees. If significant trees cannot be incorporated into the site design because of street or building design, such trees shall be replaced with equivalent stumpage for over 10% reduction as approved by the City Planner.

**17.50.120 Screening requirements.**

A. Purpose. The requirements of this section are intended to reduce the visual impacts and incompatible characteristics of:

1. Abutting properties with different land use classifications;
2. Service areas and facilities, including loading and storage areas;

3. Any other use or area as required under this section or by the planning commission.

4. Oncoming or glaring headlights when required by the Public Works Department.

B. Landscaping. Screen planting shall consist of evergreen trees planted a maximum of fifteen feet on center; deciduous trees for seasonal color and texture; and medium-sized shrubs (three to five feet at maturity) and ground cover plants at a density to form an effective barrier to cover eighty-five percent of the ground surface within two years.

C. Minimum Width. The screening area shall be fifteen feet wide unless the use of an earth berm, fence, or wall is incorporated into the screening, as provided below:

1. Earth Berm Alternative. If an earth berm is incorporated into the screening plan, medium-sized shrubs shall be spaced a maximum of four and one-half feet on center and the width of the screening area may be reduced to ten feet.

2. Fence Alternative. If a fence option is selected, maximum spacing of medium-sized shrubs shall be six feet on center, and the width of the screening area may be reduced to seven feet. The fence shall be either wood or chainlink with slats.

3. Wall Alternative. If a wall at least five feet high is to be used for screening, the planting requirements shall be as specified under Section 17.50.060(C), and the screening area may be reduced to five feet. Screen walls shall be constructed with masonry, block, or textured concrete, subject to design approval by the planning director.

D. Uses Requiring Screening. The planning commission may require screening to protect adjacent properties from probable negative impacts of any permitted or conditional use in a district. Except as otherwise required by the planning commission, screening shall be required in the following instances:

1. Developments located in districts on the left side of the chart, below, shall provide screening when adjoining districts specified on the right side of the chart.

*District to Be Developed*

Residential-15 (R-15)

Public

Mixed Commercial

Industrial

*District to Be Screened*

Any Residential

Any Residential

Any Residential

Any Residential, Mixed Commercial

2. Mobile home parks shall have screening installed around the perimeter of the development in the required open space buffer, which shall not be less than twenty feet in width.

3. Churches, community clubhouses, and other similar conditional uses shall provide perimeter screening.

4. Heavy industrial uses such as wrecking yards, gravel operations, concrete plants, lumber mills and similar uses shall provide screening at least twenty feet in width along property lines adjoining residential, and mixed commercial districts.

E. Any material that enhances the visual appearance and screening may be utilized. Chain link may be used only as an element of a design using other primary materials. All screening materials are subject to design review as per SWMC 15.44.

*DRAFT – Landscaping Code*  
*January 4, 2005*