

Next Ord: 1554-06

Next Res: 730-06

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

November 8, 2006

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 #58693 to #58815 for \$925,231.66 (Voided Warrants #58813 & #58814)
 - Payroll Warrants #38976 to #39071 for \$199,408.63
- c. - Waiver of Fees - Hammer Heritage Square - Osborne/Hoyt - April 7, 2007
- d. - Waiver of Fees - Community Center - SWHS Class of 2007 - April 20, 2007
- e. - Interlocal Agreement - Skagit County for Provision of Senior Services 2007
- f. - Setting Public Hearing - 2007 Budget Ordinance

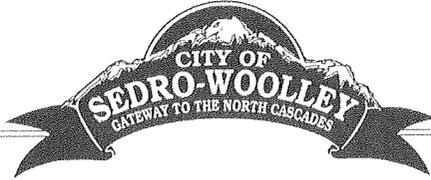
4. Public Comment (Please limit your comments to 3-5 minutes)

PUBLIC HEARINGS

5. Adoption of Interim Ordinances as Permanent Ordinances for the 2006 Comp Plan and Development Regulation Update
 1. Ordinance No. 1525-05: 2005 Transportation Plan
 2. Ordinance No. 1526-05: Impact Fees
 3. Ordinance No. 1527-05: Municipal Facilities Section of the Comp Plan
 4. Ordinance No. 1529-05: Police and Fire Capital Facilities Plan
 5. Comprehensive Plan Amendment adopting changes to the City's Official Zoning and Land Use Map

NEW BUSINESS

EXECUTIVE SESSION/YES



CITY COUNCIL AGENDA
REGULAR MEETING

NOV 08 2006

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

DATE: November 8, 2006
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 November 8, 2006 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 Louie Requa
___	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.

NOV 08 2006

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 39

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
October 25, 2006 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

ROLL CALL: Present: Mayor Sharon Dillon, Councilmembers: Ted Meamber, Tony Splane, Louis Requa, Pat Colgan, Hugh Galbraith, Rick Lemley and Mike Anderson. Staff: Clerk/Treasurer Nelson, Planner Rozema, Attorney Berg, Engineer Blair and Police Chief Wood.

Planner Rozema introduced Associate Planner John Coleman who joined the City staff on October 16th to the Council and audience members.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #58580 to #58692 for \$367,218.81
 - Payroll Warrants #38880 to #38975 for \$142,241.30
- Waiver of Fees – Community Center – SW Lions Club – March 24, 2007
- Waiver of Fees – Community Center – SWHS FFA – November 3, 2006
- Street Closure Request – Halloween Parade – October 31, 2006
- Contract – 2006 Sidewalk & Wheelchair Ramps Program
- \$75,000 Commitment to Skagit County for Skagit River Flood Feasibility Study
- Sedro-Woolley Senior Center – Carpet Replacement
- Professional Services Agreement – Transpo Group, Inc.

Councilmember Lemley moved to approve the consent calendar Items A through I. Councilmember Galbraith seconded. Motion carried.

Public Comment

Gilda Gorr – 3225 Old Highway 99 N, Alger, WA, Manager of the Sedro-Woolley Farmers Market addressed the Council to thank them for the support in allowing the market to be held at Hammer Heritage Square. Gorr noted the positive comments that were received about the location.

Ginny Good – 24250 Alexander St., representing the Farmers Market addressed the Council and thanked them for the great location which made for a great market year. She

also provided a report on the market and the vendors and requested permission to be able to use Hammer Heritage Square for the market again next year.

Council discussion ensued to include possible expansion of the market to go toward the bowling alley and the potential of closing of the street to allow for more vendors.

Jim Johnson – 587 Carter St., board member of the Farmer’s Market also thanked the Council for allowing the use of Hammer Heritage Square as well as other City staff dealing with the extra traffic generated by the market. Johnson reported on the income generated from the market vendors.

PUBLIC HEARINGS

Ordinance – 2007 Property Tax Levy

Clerk/Treasurer Nelson reviewed the proposed property tax levy for 2007. Nelson noted there are two parts to the ordinance. One part is the voter approved bond for the public safety building which was approved a number of years ago. She stated if the County deems someone to be a low-income Sr. citizen or disabled person, those persons do not pay this tax. It is spread amongst the remaining citizens. The 2007 tax request is the same as the 2006 request.

Nelson reviewed the second part which is the general property tax and is the more complicated part of the taxes. She noted the taxes are limited to 101% of the previous years levy. There are three levels of no or reduced taxes for low-income Sr. citizens which is applied for at the County level. Nelson reviewed estimated figures based on information obtained from the County Assessor’s Office and presented an example using her own property tax information with the figures obtained from the County. Nelson cautioned Council that the County Commissioners have been having discussions of shifting road tax over to the general fund which residents of the cities would have their taxes increased by that amount by the County.

Council discussion ensued to include reserves and effect of new construction.

Mayor Dillon opened the public hearing at 7:24 P.M.

No public input.

Mayor Dillon closed the public hearing at 7:24:30 P.M.

Councilmember Galbraith moved to approve Ordinance #1553-06 An Ordinance of the City of Sedro-Woolley Approving the Property Tax Levy. Seconded by Councilmember Anderson.

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

NEW BUSINESS

None

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Councilmember Colgan – questioned the status of blacktopping of Township Street.

Engineer Blair noted Sterling St. is completed with Township to be done soon.

Councilmember Requa – reviewed the procedure for correcting of the minutes.

Councilmember Anderson moved to correct the July 12, 2006 minutes to reflect that Councilmember Requa was in attendance. Councilmember Meamber seconded. Motion carried.

Attorney Berg – pointed out a memo given to Councilmembers which was a response to a news article regarding Mayoral succession. He noted in the event there is a vacancy in the office of Mayor, Sedro-Woolley, a second class city, the Council would elect a replacement from among the present Council. That person would then serve for the remainder of the current term and Council would appoint a Council replacement from within the ward of the person appointed Mayor.

Planner Rozema – announced that he will be leaving the City to accept a position with Skagitonians to Preserve Farmland. Rozema thanked the City for the opportunities given to him.

Clerk/Treasurer Nelson – noted the State Auditors have finished their field work but are still working off-site on miscellaneous items. Upon completion an exit review will be scheduled.

Councilmember Meamber – requested an interpretation of the role of the Sedro-Woolley Housing Authority.

Mayor Dillon – thanked Planner Rozema for all he has done with moving the Planning Department forward and wished him the best in his future endeavors.

The meeting was adjourned at 7:39 P.M. for a short break prior to going into Executive Session.

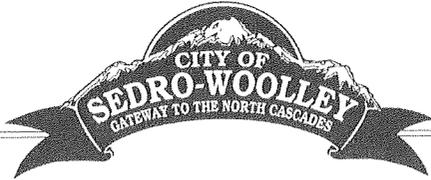
EXECUTIVE SESSION

The meeting moved to Executive Session at 7:44 P.M. for the purpose of discussion of personnel, litigation or land acquisition with a possible decision expected.

The meeting reconvened at 8:45 P.M.

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

The meeting adjourned at 8:45:30 P.M.



CITY COUNCIL AGENDA
REGULAR MEETING

NOV 08 2006

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

DATE: November 8, 2006
TO: Mayor Dillon and City Council
FROM: Patsy Nelson, Clerk-Treasurer
SUBJECT: FINANCE - VOUCHERS

Attached you will find the Claim Vouchers proposed for payment for the period ending November 8, 2006.

Motion to approve Claim Vouchers #58693 to #58815 in the amount of \$925,231.66. (Voided Warrants #58813 & #58814)

Motion to approve Payroll Warrants #38976 to #39071 in the amount of \$199,408.63.

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.

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
58693	SEDRO-WOOLLEY POSTMASTER	POSTAGE	SWR	298.22
		POSTAGE	SAN	298.21
		WARRANT TOTAL		596.43
58694	ACKERMANN ELECTRIC COMPANY	MAINT OF GENERAL EQUIP	SWR	1,186.52
		WARRANT TOTAL		1,186.52
58695	A.I.R. EMISSIONS	REPAIRS/MAINT - EQUIP	PL	50.00
		MAINTENANCE OF VEHICLES	SWR	50.00
		OPERATING SUPPLIES	SAN	50.00
		WARRANT TOTAL		150.00
58696	ALLIED WASTE SERVICES #197	RECYCLING FEE - HOUSEHOLD	SAN	334.31
		WARRANT TOTAL		334.31
58697	ALPINE FIRE & SAFETY	OFFICE/OPERATING SUPPLIES	PD	147.58
		WARRANT TOTAL		147.58
58698	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	CS	40.51
		AUTO FUEL	PD	1,310.74
		AUTO FUEL/DIESEL	FD	472.29
		REPAIRS/MAINT-EQUIP	FD	66.17
		VEHICLE FUEL / DIESEL		706.08
		VEHICLE FUEL / DIESEL		439.22
		VEHICLE FUEL / DIESEL		163.93
		AUTO FUEL/DIESEL	SWR	406.02
		AUTO FUEL/DIESEL	SAN	90.58
		AUTO FUEL/DIESEL	SAN	893.29
		AUTO FUEL/DIESEL	SAN	1,082.55
		WARRANT TOTAL		5,671.38
		58699	AT & T	TELEPHONE
TELEPHONE	FIN			40.94
TELEPHONE	LGL			17.90
TELEPHONE	PLN			23.02
TELEPHONE	ENG			.85
TELEPHONE	INSP			.85
TELEPHONE	SWR			9.15
WARRANT TOTAL				96.12
58700	CINGULAR	TELEPHONE	PD	723.90
		WARRANT TOTAL		723.90
58701	AUTOMATION, CONTROLS,	PROFESSIONAL SERVICES	SWR	890.00
		WARRANT TOTAL		890.00
58702	AVAYA INC.	REPAIR & MAINTENANCE	PLN	361.80
		REPAIRS/MAINTENANCE	INSP	361.80
		WARRANT TOTAL		723.60
58703	BANNER BANK	ENGINEERING-TOWNSHIP LINE	PWT	18,395.00
		ENGINEERING-TOWNSHIP LINE	PWT	18,152.89

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		36,547.89
58704	BAY CITY SUPPLY	OFFICE/OPERATING SUPPLIES	PD	76.68
		OPERATING SUPPLIES	FD	76.68
		OPERATING SUPPLIES	PL	11.92
		OPERATING SUPPLIES	PL	29.89
		SUPPLIS - COMMUNITY CENTER	PL	58.54
		WARRANT TOTAL		253.71
58705	BERG VAULT COMPANY	LINERS	PL	216.00
		WARRANT TOTAL		216.00
58706	BLUMENTHAL UNIFORM & EQUIP	UNIFORMS/ACCESSORIES	PD	302.68
		UNIFORMS/ACCESSORIES	PD	86.50
		WARRANT TOTAL		389.18
58707	BURLINGTON FAM. PRACTICE	MISC-PERMITS & LICENSES	PL	95.00
		WARRANT TOTAL		95.00
58708	CAL-PACIFIC PRODUCTS	OPERATING SUPPLIES	SWR	184.13
		OPERATING SUPPLIES	SWR	316.97
		WARRANT TOTAL		501.10
58709	CENTRAL WELDING SUPPLY	OPERATING SUPPLIES	SAN	16.20
		WARRANT TOTAL		16.20
58710	CINTAS CORPORATION #460	UNIFORMS	FD	65.03
		UNIFORMS	FD	66.93
		WARRANT TOTAL		131.96
58711	COLUMBIA PAINT & COATINGS	OPERATING SUPPLIES	PL	73.75
		OP. SUPPLIES - TRAFFIC	PL	65.29
		OP. SUPPLIES - TRAFFIC	PL	344.25
		REPAIRS/MAINT - EQUIP	PL	197.45
		WARRANT TOTAL		680.74
58712	COLLINS OFFICE SUPPLY, INC	SUPPLIES	FIN	89.02
		SUPPLIES/BOOKS	PLN	157.86
		SUPPLIES/BOOKS	PLN	34.67
		SUPPLIES/BOOKS	PLN	50.17
		SUPPLIES/BOOKS	PLN	26.99
		SUPPLIES	ENG	10.47
		SUPPLIES	ENG	91.85
		SUPPLIES	ENG	11.27
		OFFICE/OPERATING SUPPLIES	PD	56.41
		OFF/OPER SUPPS & BOOKS	INSP	10.47
		WARRANT TOTAL		485.20
58713	COMCAST	COMPUTER NETWORK	CS	74.10
		PROFESSIONAL SERVICES	PD	10.45
		TELEPHONE	FD	10.45
		WARRANT TOTAL		95.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
58714	COMPUTER SOURCE	REPAIR/MAINT-COMPUTER	LIB	335.33
		WARRANT TOTAL		335.33
58715	CONCRETE NOR'WEST, INC.	REPAIRS/MAINT-STREETS	PL	101.85
		WARRANT TOTAL		101.85
58716	COUNTRYSIDE CHEVROLET	REPAIR & MAINT - AUTO	PD	24.62
		REPAIR & MAINT - AUTO	PD	37.53
		WARRANT TOTAL		62.15
58717	SKAGIT WEEKLY NEWS GROUP	PRINTING/PUBLICATIONS	PD	66.96
		OPERATING SUPPLIES	SAN	349.92
		WARRANT TOTAL		416.88
58718	CRYSTAL SPRINGS	OPERATING SUPPLIES	SAN	40.10
		WARRANT TOTAL		40.10
58719	CUSTOM EMBROIDERY	CLOTHING	SWR	168.49
		SAFETY EQUIPMENT	SWR	169.09
		WARRANT TOTAL		337.58
58720	DAY WIRELESS SYSTEMS INC	REPAIR/MAINTENANCE	PD	351.51
		WARRANT TOTAL		351.51
58721	E & E LUMBER	CONST-SKAGIT ST LIGHT	AST	161.89
		CONST-SKAGIT ST LIGHT	AST	119.18
		OPERATING SUPPLIES	PL	11.97
		OPERATING SUPPLIES	PL	30.97
		OPERATING SUPPLIES	PL	7.72
		OPERATING SUPPLIES	PL	36.99
		OPERATING SUPPLIES	PL	57.99
		OPERATING SUPPLIES	PL	47.53
		OP. SUPPLIES - TRAFFIC	PL	12.05
		SMALL TOOL & MINOR EQUIP	PL	21.59
		OPERATING SUPPLIES	SWR	8.19
		OPERATING SUPPLIES	SWR	7.08
		OPERATING SUPPLIES	SWR	38.05
		OPERATING SUPPLIES	SWR	16.19
		OPERATING SUPPLIES	SWR	5.49
		OPERATING SUPPLIES	SWR	12.05
		BUILDINGS & STRUCTURES	SWR	66.68
		BUILDINGS & STRUCTURES	SWR	5.29
		WARRANT TOTAL		666.90
58722	EDGE ANALYTICAL, INC.	PROFESSIONAL SERVICES	SWR	187.00
		WARRANT TOTAL		187.00
58723	EMERGENCY MEDICAL	REPAIRS/MAINT-EQUIP	FD	130.00
		WARRANT TOTAL		130.00
58724	EXPERT SECURITY, LLC	REPAIRS/MAINT-EQUIP	FD	191.13
		WARRANT TOTAL		191.13

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
58725	FIDALGO NETWORKING	TELEPHONE	SAN	55.00
		TELEPHONE	SAN	55.00
		WARRANT TOTAL		110.00
58726	FINE GARDENING	BOOKS SKAGIT COUNTY	LIB	49.95
		WARRANT TOTAL		49.95
58727	GRCC/WETRC	MISC-TUITION/REGISTRATION	SWR	10.00
		WARRANT TOTAL		10.00
58728	HEALTH	BOOKS SKAGIT COUNTY	LIB	21.97
		WARRANT TOTAL		21.97
58729	HEPBURN SUPERIOR	LINERS	PL	136.07
		WARRANT TOTAL		136.07
58730	HSCB BUSINESS SOLUTIONS	REPAIRS/MAINT-BUILDING	SAN	404.99
		WARRANT TOTAL		404.99
58731	HUMANE SOCIETY OF SKAGIT	HUMANE SOCIETY	PD	1,315.00
		WARRANT TOTAL		1,315.00
58732	INTERNTL CODE COUNCIL INC	MISC-TUITION/REGISTRATION	INSP	59.00
		WARRANT TOTAL		59.00
58733	INGRAM LIBRARY SERVICES	BOOKS SKAGIT COUNTY	LIB	15.17
		BOOKS SKAGIT COUNTY	LIB	3,149.56
		BOOKS SKAGIT COUNTY	LIB	87.85
		BOOKS SKAGIT COUNTY	LIB	49.36
		BOOKS SKAGIT COUNTY	LIB	424.22
		BOOKS SKAGIT COUNTY	LIB	25.29
		BOOKS SKAGIT COUNTY	LIB	28.93
		BOOKS SKAGIT COUNTY	LIB	21.87
		BOOKS SKAGIT COUNTY	LIB	18.75
		BOOKS SKAGIT COUNTY	LIB	15.58
		BOOKS SKAGIT COUNTY	LIB	112.25
		BOOKS SKAGIT COUNTY	LIB	4.21
		BOOKS SKAGIT COUNTY	LIB	26.52
		BOOKS SKAGIT COUNTY	LIB	54.69
		BOOKS SKAGIT COUNTY	LIB	86.87
		BOOKS SKAGIT COUNTY	LIB	23.37
		BOOKS SKAGIT COUNTY	LIB	17.09
		BOOKS SKAGIT COUNTY	LIB	10.42
		WARRANT TOTAL		4,172.00
58734	JOHN, RONALD	RETIRED MEDICAL	PD	136.00
		WARRANT TOTAL		136.00
58735	KENNING, BARRIE	PROFESSIONAL SERVICES	INSP	396.50
		WARRANT TOTAL		396.50
58736	KROESEN'S INC.	UNIFORMS	FD	376.12

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		UNIFORMS	FD	54.67
		WARRANT TOTAL		430.79
58737	LIBRARY STORE, INC.,	SUPPLIES	LIB	346.39
		WARRANT TOTAL		346.39
58738	LOGGERS AND CONTRACTORS	REPAIRS/MAINT-STREETS	PL	16.17
		MAINT OF GENERAL EQUIP	SWR	12.18
		MAINT OF GENERAL EQUIP	SWR	9.72
		WARRANT TOTAL		38.07
58739	MCNEILL POLYGRAPH & INVES	PROFESSIONAL SERVICES	CIV	150.00
		WARRANT TOTAL		150.00
58740	MELTON, NEWELL R.	MEALS / TRAVEL	PL	14.00
		WARRANT TOTAL		14.00
58741	MARTIN MARIETTA MATERIALS	REPAIRS/MAINT-STREETS	PL	399.08
		REPAIRS/MAINT-STREETS	PL	729.60
		WARRANT TOTAL		1,128.68
58742	MOORE, JACK R.	PROFESSIONAL SERVICES	INSP	195.39
		PROFESSIONAL SERVICES	INSP	58.83
		PROFESSIONAL SERVICES	INSP	82.49
		PROFESSIONAL SERVICES	INSP	592.58
		PROFESSIONAL SERVICES	INSP	904.90
		PROFESSIONAL SERVICES	INSP	618.60
		PROFESSIONAL SERVICES	INSP	481.38
		PROFESSIONAL SERVICES	INSP	452.98
		PROFESSIONAL SERVICES	INSP	464.81
		PROFESSIONAL SERVICES	INSP	366.62
		WARRANT TOTAL		4,218.58
58743	MUTUAL MATERIALS CO.	REPAIRS/MAINT-STORM DRAIN	PL	7.26
		WARRANT TOTAL		7.26
58744	NATIONAL BARRICADE CO LLC	OP. SUPPLIES - TRAFFIC	PL	2,079.73
		WARRANT TOTAL		2,079.73
58745	NEWMAN SIGNS INC	OP. SUPPLIES - TRAFFIC	PL	1,216.85
		WARRANT TOTAL		1,216.85
58746	NEXTEL COMMUNICATIONS	TELEPHONE	FIN	131.49
		TELEPHONE	LGL	43.84
		TELEPHONE	PLN	58.44
		NEXTEL CELL PHONES		102.28
		TELEPHONE	PD	789.12
		TELEPHONE	FD	350.72
		TELEPHONE	INSP	102.28
		TELEPHONE	PL	613.71
		NEXTEL CELL PHONES		479.66
		NEXTEL CELL PHONES	SAN	262.98

CITY OF SEDRO-WOOLLEY
 SORTED TRANSACTION WARRANT REGISTER
 11/08/2006 (Printed 11/03/2006 10:08)

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		2,934.52
58747	NORTH COAST ELECTRIC CO.	MAINT OF GENERAL EQUIP	SWR	1,235.76
		MAINT OF GENERAL EQUIP	SWR	123.12
		WARRANT TOTAL		1,358.88
58748	OFFICE DEPOT	SUPPLIES	FIN	12.18
		SUPPLIES	FIN	49.07
		OFFICE SUPPLIES	LGL	337.80
		OFFICE SUPPLIES	FD	162.54
		OP. SUPPLIES - GOLF	PL	7.01
		OFFICE SUPPLIES	SWR	120.59
		PORTABLE EQUIPMENT	SWR	141.43
		WARRANT TOTAL		830.62
58749	OLIVER-HAMMER CLOTHES	CLOTHING	PL	82.97
		CLOTHING	SWR	142.52
		CLOTHING	SWR	104.59
		CLOTHING	SWR	252.57
		CLOTHING	SAN	72.32
		WARRANT TOTAL		654.97
58750	ORION SAFETY PRODUCTS	OFFICE/OPERATING SUPPLIES	PD	291.20
		OPERATING SUPPLIES	FD	291.20
		WARRANT TOTAL		582.40
58751	OVERALL LAUNDRY SERV INC	LAUNDRY	CS	27.73
		MISC-LAUNDRY	PL	20.14
		MISC-LAUNDRY	PL	17.88
		MISC-LAUNDRY	PL	32.61
		MISC-LAUNDRY	PL	20.14
		MISC-LAUNDRY	PL	32.61
		MISC-LAUNDRY	PL	20.14
		MISC-LAUNDRY	PL	17.88
		LAUNDRY	SWR	23.72
		WARRANT TOTAL		212.85
58752	OTAK	PROFESSIONAL SERVICES	ENG	8,469.01
		WARRANT TOTAL		8,469.01
58753	P&W SERVICE CENTER	SMALL TOOLS & MINOR EQUIP	FD	843.75
		WARRANT TOTAL		843.75
58754	PACIFIC POWER BATTERIES	OFFICE/OPERATING SUPPLIES	PD	42.85
		OPERATING SUPPLIES	FD	164.16
		OPERATING SUPPLIES	SWR	50.44
		WARRANT TOTAL		257.45
58755	PAT RIMMER TIRE CTR, INC	REPAIR & MAINT - AUTO	PD	96.07
		REPAIR & MAINT - AUTO	PD	479.98
		REPAIRS/MAINT-EQUIP	SAN	88.65
		REPAIRS/MAINT-EQUIP	SAN	214.92

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		WARRANT TOTAL	879.62
58756	PETTY CASH-DEBRA PETERSON	SUPPLIES LIB	72.34
		POSTAGE LIB	7.20
		BOOKS SKAGIT COUNTY LIB	15.10
		WARRANT TOTAL	94.64
58757	PLAYPOWER LT FARMINGTON, INC	RIVERFRONT PARK PL	7,133.41
		WARRANT TOTAL	7,133.41
58758	PRINTWISE, INC.	SUPPLIES JUD	106.92
		OPERATING SUPPLIES SAN	93.10
		WARRANT TOTAL	200.02
58759	PUBLIC SAFETY TESTING	PROFESSIONAL SERVICES CIV	206.25
		WARRANT TOTAL	206.25
58760	PUBLIC SAFETY CENTER, INC.	MACHINERY & EQUIPMENT PD	142.10
		WARRANT TOTAL	142.10
58761	PUGET SOUND ENERGY	PUBLIC UTILITIES CS	834.21
		PUB UTILITIES-MALL CS	33.41
		PUB UTILITIES-MALL CS	6.90
		PUBLIC UTILITIES FD	1,138.43
		PUBLIC UTILITIES LIB	188.95
		ADVERTISING HOT	6.90
		PUBLIC UTILITIES PL	173.58
		PUBLIC UTILITIES PL	41.24
		PUBLIC UTIL - STREETLIGHTS PL	303.39
		PUBLIC UTIL - STREETLIGHTS PL	68.35
		PUBLIC UTIL - CAMPGROUND PL	725.20
		PUBLIC UTIL - COMM CENTER PL	109.47
		PUBLIC UTIL - SENIOR CENTER PL	263.21
		PUBLIC UTIL - TRAIN PL	86.45
		PUBLIC UTIL - HHS PL	221.52
		PUBLIC UTILITIES - GOLF PL	63.46
		PUBLIC UTILITIES SWR	112.55
		PUBLIC UTILITIES SWR	7,161.88
		PUBLIC UTILITIES SAN	99.09
		WARRANT TOTAL	11,638.19
58762	PUGET SOUND LEASING CO. INC	PUBLIC UTILITIES PL	8.70
		PUBLIC UTIL - CAMPGROUND PL	16.62
		PUBLIC UTIL - COMM CENTER PL	32.75
		PUBLIC UTIL - SENIOR CENTER PL	136.24
		PUBLIC UTILITIES SWR	150.77
		WARRANT TOTAL	345.08
58763	PURAFIL, INC.	PLANT EQUIPMENT UPGRADES SWR	4,175.00
		WARRANT TOTAL	4,175.00
58764	RAM CONSTRUCTION	ENGINEERING-TOWNSHIP LINE PWT	352,122.20

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		ENGINEERING-TOWNSHIP LINE	PWT	355,311.73
		WARRANT TOTAL		707,433.93
58765	RINKER MATERIALS	REPAIRS/MAINT-STREETS	PL	185.43
		REPAIRS/MAINT-STREETS	PL	162.38
		REPAIRS/MAINT-STREETS	PL	684.61
		REPAIRS/MAINT-STORM DRAIN	PL	158.71
		WARRANT TOTAL		1,191.13
58766	RONK BROTHERS, INC.	REPAIRS/MAINT-BUILDING	SAN	8.76
		WARRANT TOTAL		8.76
58767	SCHORNO, DAVE	MEALS/TRAVEL	SWR	9.43
		WARRANT TOTAL		9.43
58768	SEDRO-WOOLLEY AUTO PARTS	OPERATING SUPPLIES	PL	22.22
		OPERATING SUPPLIES	PL	5.08
		OPERATING SUPPLIES	PL	11.18
		SMALL TOOL & MINOR EQUIP	PL	4.72
		REPAIRS/MAINT - EQUIP	PL	18.79
		REPAIRS/MAINT - EQUIP	PL	5.96
		REPAIRS/MAINT - EQUIP	PL	20.60
		OPERATING SUPPLIES	SAN	57.23
		WARRANT TOTAL		145.78
58769	SEDRO-WOOLLEY VOLUNTEER	SALARIES-VOLUNTEERS	FD	13,208.00
		MISC-DUES	FD	720.00
		WARRANT TOTAL		13,928.00
58770	SEMRAU ENGINEERING & SURVEYING	ENGINEERING GARDEN OF EDEN	SWR	4,291.00
		WARRANT TOTAL		4,291.00
58771	SKAGIT CO. PUBLIC WORKS	SOLID WASTE DISPOSAL	SAN	37,229.59
		WARRANT TOTAL		37,229.59
58772	SKAGIT COUNTY SHERIFF	PRISONERS	PD	1,775.86
		PRISONERS	PD	10,627.50
		PRISONERS	PD	5,330.58
		WARRANT TOTAL		17,733.94
58773	SKAGIT COUNTY TREASURER	CRIME VCTM & WITNSS PROG	LGL	106.62
		WARRANT TOTAL		106.62
58774	SKAGIT CO. TRAINING	TUITION/REGISTRATION	FD	2,000.00
		WARRANT TOTAL		2,000.00
58775	SKAGIT FARMERS SUPPLY	PROPANE	PL	18.69
		PROPANE	PL	16.12
		MAINTENANCE OF LINES	SWR	38.82
		WARRANT TOTAL		73.63
58776	SKAGIT VALLEY PUBLISHING	ADVERTISING	PLN	64.30

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		64.30
58777	SOLUTIONS SAFETY SVC INC	OPERATING SUPPLIES	FD	320.74
		WARRANT TOTAL		320.74
58778	SPORTS & MORE	MAINT OF GENERAL EQUIP	SWR	77.74
		WARRANT TOTAL		77.74
58779	STENDAL, HEIDI	POSTAGE	JUD	65.00
		WARRANT TOTAL		65.00
58780	SUNRISE CAR WASH	SPECIAL INVESTIGATIONS	PD	167.39
		WARRANT TOTAL		167.39
58781	TAYLOR, PAUL	RETIRED MEDICAL	PD	47.00
		WARRANT TOTAL		47.00
58782	THEATER ARTS GUILD	MISC-SUMMER READ PROGRAM	LIB	41.62
		WARRANT TOTAL		41.62
58783	THORPE, SYLVIA PH.D ABPP	PROFESSIONAL SERVICES	CIV	325.00
		WARRANT TOTAL		325.00
58784	THUNDERBIRD LUBRICATIONS	VEHICLE FUEL / DIESEL		221.58
		WARRANT TOTAL		221.58
58785	TORGGY'S CUSTOM	REPAIR & MAINT - AUTO	PD	81.00
		WARRANT TOTAL		81.00
58786	TRANSPO GROUP INC (THE)	PROFESSIONAL SERVICES	ENG	380.00
		PROFES. SVCS. REIMBURSE	ENG	6,321.25
		WARRANT TOTAL		6,701.25
58787	TRUE VALUE	OPERATING SUPPLIES	FD	15.41
		OPERATING SUPPLIES	FD	22.65
		SMALL TOOLS & MINOR EQUIP	FD	10.34
		SMALL TOOLS & MINOR EQUIP	FD	7.55
		OPERATING SUPPLIES	PL	7.11
		OPERATING SUPPLIES	PL	84.57
		SUPPLIS - COMMUNITY CENTER	PL	2.14
		SUPPLIS - COMMUNITY CENTER	PL	127.34
		SUPPLIS - COMMUNITY CENTER	PL	10.78
		MAINT OF GENERAL EQUIP	SWR	186.22
		OPERATING SUPPLIES	SWR	11.64
		OPERATING SUPPLIES	SWR	6.67
		OPERATING SUPPLIES	SWR	12.05
		OPERATING SUPPLIES	SWR	35.42
		OPERATING SUPPLIES	SWR	9.22
		REPAIRS/MAINT-BUILDING	SAN	12.41
		REPAIRS/MAINT-BUILDING	SAN	11.30
		OPERATING SUPPLIES	SAN	103.97
		OPERATING SUPPLIES	SAN	41.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		OPERATING SUPPLIES	SAN	87.98
		OPERATING SUPPLIES	SAN	4.63
		OPERATING SUPPLIES	SAN	6.24
		OPERATING SUPPLIES	SAN	7.19
		WARRANT TOTAL		823.83
58788	HAWKINGS, JAMES DBA	EQUIPMENT RENTAL	SWR	2,008.70
		WARRANT TOTAL		2,008.70
58789	UNITED LABORATORIES	OPERATING SUPPLIES	PL	188.73
		WARRANT TOTAL		188.73
58790	UNIVAR USA INC	OP SUPPLIES-CHEMICALS	SWR	1,526.24
		WARRANT TOTAL		1,526.24
58791	USA BLUE BOOK	MAINTENANCE OF LINES	SWR	417.42
		WARRANT TOTAL		417.42
58792	VALLEY AUTO SUPPLY	MAINTENANCE OF VEHICLES	SWR	48.55
		REPAIRS/MAINT-EQUIP	SAN	155.50
		SMALL TOOLS & MINOR EQUIP	SAN	88.92
		SMALL TOOLS & MINOR EQUIP	SAN	10.78
		WARRANT TOTAL		303.75
58793	VERIZON NORTHWEST	TELEPHONE	JUD	66.99
		TELEPHONE	FIN	58.44
		TELEPHONE	PLN	39.38
		TELEPHONE	ENG	39.37
		TELEPHONE	PD	81.01
		TELEPHONE	INSP	39.38
		TELEPHONE	LIB	143.20
		TELEPHONE	PL	366.67
		TELEPHONE - CAMPGROUND	PL	108.74
		TELEPHONE	SWR	116.67
		TELEPHONE	SWR	395.30
		TELEPHONE	SAN	184.19
		WARRANT TOTAL		1,639.34
58794	WA ST OFF OF TREASURER	STATE REMITTANCES-COURT		5,568.73
		WARRANT TOTAL		5,568.73
58795	WASTE MANAGEMENT OF SKGT	RECYCLING FEE - HOUSEHOLD	SAN	7,778.63
		WARRANT TOTAL		7,778.63
58796	WESTERN PETERBILT, INC.	REPAIRS/MAINT-EQUIP	SAN	304.30
		WARRANT TOTAL		304.30
58797	WOOD MAGAZINE	BOOKS SKAGIT COUNTY	LIB	56.00
		WARRANT TOTAL		56.00
58798	WOOD'S LOGGING SUPPLY INC	POSTAGE	FD	6.73
		WARRANT TOTAL		6.73

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
58799	ZOOBOOKS/WILDLIFE EDUCA.	BOOKS SKAGIT COUNTY	LIB	36.90
		WARRANT TOTAL		36.90
58800	ABRAHAMSON, GLORIA J.	JURY/WITNESS FEES	JUD	10.00
		WARRANT TOTAL		10.00
58801	BROWNING, GARY	JURY/WITNESS FEES	JUD	11.34
		WARRANT TOTAL		11.34
58802	COOK, LARRY M.	JURY/WITNESS FEES	JUD	14.45
		WARRANT TOTAL		14.45
58803	DINNING, DAVID	JURY/WITNESS FEES	JUD	24.24
		WARRANT TOTAL		24.24
58804	GRIMM, JACK L.	JURY/WITNESS FEES	JUD	14.45
		WARRANT TOTAL		14.45
58805	HOEFT, VIRGINIA	JURY/WITNESS FEES	JUD	11.34
		WARRANT TOTAL		11.34
58806	PEARSON, SUSAN L.	JURY/WITNESS FEES	JUD	10.00
		WARRANT TOTAL		10.00
58807	RIDDLE, ARLENE	JURY/WITNESS FEES	JUD	10.45
		WARRANT TOTAL		10.45
58808	SPENCER, DONNA M.	JURY/WITNESS FEES	JUD	10.45
		WARRANT TOTAL		10.45
58809	SWIERCZ, CHARLES	JURY/WITNESS FEES	JUD	33.14
		WARRANT TOTAL		33.14
58810	WING, MELISSA L.	JURY/WITNESS FEES	JUD	13.56
		WARRANT TOTAL		13.56
58811	YOUNG, SANDRA J.	JURY/WITNESS FEES	JUD	10.67
		WARRANT TOTAL		10.67
58812	FRANKLIN, JOYCE	COMMUNITY CENTER RENTS		325.00
		WARRANT TOTAL		325.00
58815	TIFFANY, ROBERT L.	PROFESSIONAL SERVICES	FIN	993.60
		PROFESSIONAL SERVICES	PL	347.76
		PROFESSIONAL SERVICES	SWR	198.72
		PROFESSIONAL SERVICES	SAN	115.92
		WARRANT TOTAL		1,656.00
		RUN TOTAL		925,231.66

FUND	TITLE	AMOUNT
001	CURRENT EXPENSE FUND	76,311.92
104	ARTERIAL STREET FUND	281.07
105	LIBRARY FUND	5,486.95
108	STADIUM FUND	6.90
110	PUBLIC LANDS 110	20,732.33
332	PWTF SEWER CONSTRUCTION FUND	743,981.82
401	SEWER FUND	27,720.92
412	SOLID WASTE FUND	50,709.75
TOTAL		925,231.66

DEPARTMENT	AMOUNT
001 000 000	5,568.73
001 000 012	416.41
001 000 014	1,374.74
001 000 015	506.16
001 000 016	681.25
001 000 018	1,016.86
001 000 019	762.65
001 000 020	15,426.35
001 000 021	24,598.22
001 000 022	20,771.69
001 000 024	5,188.86
FUND CURRENT EXPENSE FUND	76,311.92
104 000 042	281.07
FUND ARTERIAL STREET FUND	281.07
105 000 072	5,486.95
FUND LIBRARY FUND	5,486.95
108 000 019	6.90
FUND STADIUM FUND	6.90
110 000 000	325.00
110 000 042	20,407.33
FUND PUBLIC LANDS 110	20,732.33
332 000 082	743,981.82
FUND PWTF SEWER CONSTRUCTION FUND	743,981.82
401 000 035	27,720.92
FUND SEWER FUND	27,720.92
412 000 037	50,709.75
FUND SOLID WASTE FUND	50,709.75
TOTAL	925,231.66

Dear Mayor and City Council:

October 20, 2006

My fiancé Jacob Hoyt and I (Brittany Osborne) would like to be married at the gazebo at Heritage Park in town. It will be on April 7, 2007 at 1pm with a maximum of 60 people. My parents are going to make sure that parking is not a problem and that down town will not be congested during this ceremony. It will last for a maximum of 30 minuets and we will then make our way to the Eagles where my reception will be held. I want to thank you for letting me have my wedding at the park since this is as close as I can get to my great great uncles park, Harry Osborne. Thank you again.

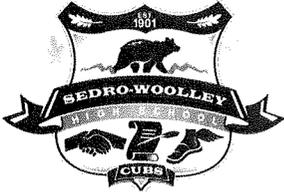
Sincerely

Brittany Osborne and Jacob Hoyt
1023 Wicker Road
Sedro Woolley, WA 98284
(360) 856-1804

CITY COUNCIL AGENDA
REGULAR MEETING

NOV 03 2006

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



SEDRO-WOOLLEY HIGH SCHOOL

1235 Third Street
Sedro-Woolley, WA 98284
Phone - 360-855-3511
Fax - 360-855-3517

Michael C. Schweigert - Principal
Brian Isakson - Assistant Principal
Jeff Ingram - Asst. Principal/Activities Director
David A. Rudy - CTE Director/Asst. Principal
Todd Torgeson - Athletic Director

CITY COUNCIL AGENDA REGULAR MEETING

NOV 08 2006

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

October 24, 2006

Mayor Sharon Dillon & Sedro-Woolley City Council
Sedro-Woolley City Hall
720 Murdock Street
Sedro-Woolley, WA 98284

Dear Mayor Dillon & SW City Council Members:

The Sedro-Woolley High School Senior Class of 2007 is requesting that the usage fee be waived for the use of the Sedro-Woolley Community Center for the 2007 Spring Tolo fundraiser on Friday, April 20, 2007.

Students at Sedro-Woolley High School will be selling tickets for the dance. The funds will be used to pay the cost of taking the Senior Class to the waterslides at the end of the school year as a reward for completing the requirements necessary to graduate.

Thank you in advance for your consideration of this request.

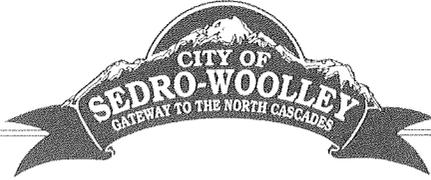
Sincerely,

Brad Conn
Senior Class Advisor

Cc: Jeff Ingram
ASB Advisor/Vice Principal

SWHS Mission:

"Every student graduates with the knowledge and skills for future learning and success."



CITY COUNCIL AGENDA
REGULAR MEETING

NOV 08 2006

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

To: Sedro-Woolley City Council
From: Mayor Sharon D. Dillon
Date: October 24, 2006
Re: Senior Services

Each year the City of Sedro-Woolley enters into an agreement with Skagit County Senior Services.

The request for Senior Services this year is \$18,901.00. This amount will be part of our balanced budget presented to you. The City of Sedro-Woolley also owns the building and provides for the utilities, janitorial services, and repair funds for the building. We also provide for insurance, lawn and garden services not directly billed out. We have a great Senior Center, with activities of all kinds, which we need to keep funded.

Action: A motion to enter into an interlocal agreement with Skagit County for Senior Services as presented.

Skagit County Senior Services

September 18, 2006

The Honorable Sharon Dillon
Mayor of the City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284

Dear Mayor Dillon:

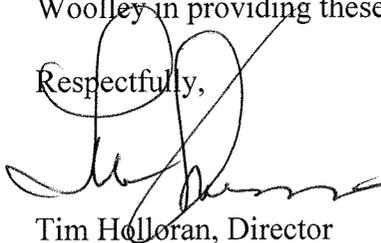
Services to older people of the Sedro-Woolley community have increased significantly over the past few years. You can be proud of the diverse programs and services you help provide to our growing Senior Citizen population. These include increased home delivered meals and meals served at the Senior Center, more visits and assistance to homebound seniors by outreach workers, increased Retired Senior Volunteer service and an expanding Senior Center program.

In formulating our year 2007 budget for Senior Services, we respectfully request a three percent increase in the cash contribution from the City of Sedro-Woolley. This would amount to a cash contribution of \$18,901.00 for the provision of services in the year 2007.

Attached you will find two copies of the 2007 Sedro-Woolley City Contract with Skagit County Senior Services. This contract outlines specific levels of services, funding and payment procedures. We would be more than willing to review this information with you at your convenience. If this contract is acceptable, please sign both copies and return to us for final signatures. We will forward an executed copy to you.

Once again, I'd like to personally thank the City of Sedro-Woolley for your continued generous support of community-based programs for senior citizens. We would also like to acknowledge and thank the City of Sedro-Woolley for your outstanding efforts to maintain and support the Sedro-Woolley Senior Center facility. We are proud to be partners with the City of Sedro-Woolley in providing these quality services.

Respectfully,



Tim Holloran, Director

Enclosures (2)

SINCERE THANKS FOR YOUR
CONTINUED SUPPORT!

After Recording Return to:

SKAGIT COUNTY BOARD OF COMMISSIONERS
1800 CONTINENTAL PLACE, SUITE 100
MOUNT VERNON, WA 98273

INTERLOCAL COOPERATIVE AGREEMENT

BETWEEN

SKAGIT COUNTY
AND
THE CITY OF SEDRO-WOOLLEY

PROVISION OF SENIOR SERVICES
Calendar Year 2007

THIS AGREEMENT is made and entered into by and between the City of Sedro-Woolley ("City") and Skagit County, Washington ("County") pursuant to the authority granted by Chapter 39.34 RCW, INTERLOCAL COOPERATION ACT.

1. PURPOSE: The County has operated a **Senior Services Department**, and in connection therewith employs a staff of qualified and professional personnel to develop, direct and coordinate a comprehensive system for the delivery of services to Senior Citizens. For the purpose of this Contract, a Senior Citizen will be defined as any person 55 years of age or older. As a result of other contractual agreements, some services may be limited to those over 60 years of age.

The City desires to enter into an agreement whereby the County will furnish to the City certain administrative and professional services and the City will pay for the services so performed. This contract is general in nature and reflects the broad responsibilities the County has for the provision of services to the Senior Citizen. Attached to this contract and incorporated by reference is an addendum relating the specific

responsibilities of the County and the City to make provisions for the delivery of services to the Senior Program.

2. RESPONSIBILITIES: It is agreed between the parties during the effective term of this agreement, the County will furnish administrative and professional services to the City; said services to consist primarily of the following:

PROGRAM SERVICES FOR SENIOR CITIZENS

A. Nutritional Services

1. Congregate meals: hot, nutritionally balanced noon-time meals are served at the Senior Centers.
2. Home-delivered meals: Senior Citizens over the age of 60 who are homebound and unable to prepare meals for themselves or attend Senior Centers may have meals delivered to their homes. Volunteers deliver hot and frozen meals to homebound Senior Citizens weekdays.

The meal delivery can be a temporary or an on- going service especially helpful to individuals with disabilities or individuals recovering from illnesses. Staff members from the Skagit Nutrition Program make initial home visits to assess the extent of the need for home-delivered meal service. Periodic reassessments are conducted to re-evaluate need.

3. Liquid food supplements are available to seniors with special nutritional needs.

B. Senior Center

The County provides comprehensive Senior Service programs at community focal points identified as Community/Senior Centers. The Center Coordinator shall coordinate social and health care services for Senior Citizens (Nutrition, Transportation, Retired Senior Volunteer Program, Health Screens, etc.) as well as develop a program of social and recreational activities, including special events and trips. The Coordinator shall utilize local Senior Advisory Boards to assess needs and interests of local Senior Citizens in the formulation of programs.

C. Retired Senior Volunteer Program (RSVP)

RSVP provides the Senior Citizen over 55 years of age the opportunity to contribute their special abilities and expertise to the community. These individuals are placed at qualified stations throughout Skagit County. Various nonprofit and municipal organizations in the community will benefit from these volunteers' services. The RSVP program provides training, insurance coverage, and limited reimbursement for volunteer mileage and meal costs incurred during service.

D. Coordination and Delivery of Supportive Services

The County provides the Senior Citizen with technical assistance in obtaining various human care and economic relief services. The Information and Assistance / Case Management office, through its trained staff, refers and coordinates the provision of these services to the Senior Citizen. These programs currently include legal services, social security information, tax relief, home winterization, chore services, foot care, blood pressure clinics, Medicaid and Medicare assistance, Transportation, among others.

E. Utilization of Media

Local media and websites will be utilized to inform the Seniors of activities and services provided by the County. Senior Services staff will provide weekly announcements to the local newspapers and radio stations.

3. TERM OF AGREEMENT: The term of this Agreement shall be from January 1, 2007 through December 31, 2007.

4. MANNER OF FINANCING: The City shall pay for the services provided for this agreement the sum of eighteen thousand nine hundred and one dollars (\$18,901.00). One fourth of the amount shall be due at the end of each quarter, that is March 31, June 30, September 30, December 31, 2007, and payable after submission of a voucher and processing in the manner provided by the City for processing voucher and issuing warrants thereon. The total amount may be paid at the first quarter as desired by the City.

5. ADMINISTRATION: Senior programs will function according to policies and procedures of Skagit County and in accordance with the Federal guidelines for Older Americans Act and Senior Citizen Service Act grants. These policies, guidelines and budgets will be monitored and evaluated by County Administrative staff. The County will provide supervisory and general staff to conduct and coordinate comprehensive Senior Services. Inasmuch as with the signing of this intergovernmental contract, the delivery of programs to senior citizens is a function of the County, managed by the Department of Senior Services.

The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the party making the change shall notify the other party.

5.1 The County's representative shall be the Director of Senior Services and the Senior Center Coordinator..

5.2 The City's representative shall be _____ and _____.

6. OPERATIONS: The County will be responsible for all related operational expenses associated in providing direct senior services as outlined in this contract. The City will provide an appropriate site for the delivery of Senior Center Services. Sites will be obtained through facility donations, building rental or acquisition. The City will be responsible for all costs associated with the facility maintenance, utilities, repairs and custodial services to appropriate levels as determined by the City. The County will ensure that the site is maintained at a reasonable level of upkeep during normal, daily operations of the Senior Center. The County will be responsible for all costs incurred relating to the Senior Center telephone service.

7. NO SUBLETTING: The County shall not rent or sublet the Sedro-Woolley Senior Center to third parties without consent of the City. Any lease or rental payments shall be payable to the City of Sedro-Woolley and deposited in the City general fund.

8. TREATMENT OF ASSETS AND PROPERTY: No fixed assets or personal or real property will be jointly or cooperatively, acquired, held, used, or disposed of pursuant to this Agreement.

9. INDEMNIFICATION: Each party agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agrees to save, indemnify, defend, and hold the other party

harmless from any such liability. It is further provided that no liability shall attach to the County by reason of entering into this contract except as expressly provided herein.

10. TERMINATION: Any party hereto may terminate this Agreement upon thirty (30) days notice in writing either personally delivered or mailed postage-prepaid by certified mail, return receipt requested, to the party's last known address for the purposes of giving notice under this paragraph. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

11. CHANGES, MODIFICATIONS, AMENDMENTS AND WAIVERS: The Agreement may be changed, modified, amended or waived only by written agreement executed by the parties hereto. Waiver or breach of any term or condition of this Agreement shall not be considered a waiver of any prior or subsequent breach.

10. SEVERABILITY: In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.

11. ENTIRE AGREEMENT: This Agreement contains all the terms and conditions agreed upon by the parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

13. SUCCESSORS AND ASSIGNS: This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto, provided that no party hereto may assign the terms as obligation of this Agreement without the prior consent of the other party, which consent shall not be reasonable delayed or withheld.

14. OTHER PROVISIONS:

A. Reports

Senior Service reports will be provided to the City on a quarterly basis. These reports will contain statistical information regarding the participation levels in Senior Service Programs. The statistical information included in this report will define hours and/or units of service provided to the Seniors and the cost for service provision. Annual reports will contain program narratives describing Senior Citizen Services.

B. Program Evaluation

1. Evaluation Committee - A committee of the two designated representatives from the City and the County shall meet annually to evaluate the existing program services. This committee shall make recommendations to the City and the County for the modification of Senior Services specified in the attached addendum.
3. Audit - The City may audit the records to assure that it will receive full value in services for the consideration of services recited herein.

IN WITNESS WHEREOF, the parties have executed this Agreement this ____ day of _____, _____.

CITY OF SEDRO-WOOLLEY

APPROVED:

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Mayor Sharon Dillon
(Date _____)

Ken Dahlstedt, Chairman

Print Name of Signatory

Ted W. Anderson, Commissioner

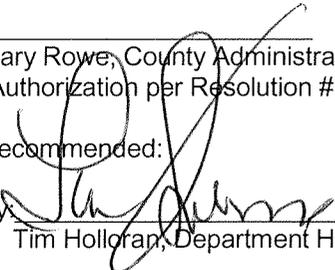
Mailing Address:
City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284

Don Munks, Commissioner

For Agreements under \$5000

Gary Rowe, County Administrator
(Authorization per Resolution #R20030146)

Recommended:

By: 

Tim Holloran, Department Head

By: _____
Trisha Logue, Budget & Finance Director

Approved as to Indemnification:

By: _____
Billie Kadrmas, Risk Manager

Approved as to Form:

By: _____
Deputy Prosecuting Attorney

Attest:

By: _____
JoAnne Giesbrecht, Clerk of the Board

CONTRACT ADDENDUM
PROVISION OF SENIOR SERVICES FOR
THE SEDRO-WOOLLEY SENIOR CENTER
COMMENCING JANUARY 1, 2007 - ENDING DECEMBER 31, 2007

PROGRAM SERVICES

1. NUTRITION

Skagit County Nutrition Project
315 South Third Street
Mount Vernon, WA 98273
Phone: (360) 336-9315

Sedro-Woolley Senior Center
715 Pacific Street
Sedro-Woolley, WA 98284
Phone: (360) 855-1531

Operating Hours: Congregate - M - F 12:00 noon
Home-Delivered – M - F 12:00 noon (frozen weekend meal available)

Congregate Meals: Nutritionally balanced meals for senior citizens 60 years of age and older are served at 12:00 noon at the senior centers. Participants are requested to reserve their meals in advance and to indicate any special requests for diabetic dessert option.

Estimated total congregated meals per year countywide: 33,000

Home-Delivered Meals: Senior citizens over the age of 60 who are unable to prepare nutritionally adequate meals for themselves and whom are homebound and unable to attend a Senior Center may have noon-time meals delivered to their homes. A staff member from the Skagit Nutrition Project makes an initial home visit to assess program eligibility of the homebound senior citizen, along with providing nutrition intervention when applicable. Meal delivery can be a temporary or on-going service, based on individual client needs. Annual reassessments are conducted to re-evaluate eligibility. Frozen meals are available for weekends, holidays, and special requests.

Estimated total home-delivered meals per year countywide: 61,000.

Liquid Meal Supplement: The Skagit Nutrition Project has Ensure Plus available at the Skagit County Senior Centers, which is available to senior citizens. Ensure Plus is a high-calorie liquid food for use when extra calories and nutrients, but a normal concentration of protein, are needed. A prescription or written statement of need from a physician, registered nurse, or registered dietitian is required. Prescriptions can be kept on file with the nutrition program and must be renewed every 6 months.

Estimated total liquid food supplement meals distributed per year countywide: 16,000.

2. ADMINISTRATION and SENIOR CENTER

Skagit County Senior Services
315 South Third Street
Mount Vernon, WA 98273
Phone: (360) 336-9315

Sedro-Woolley Senior Center
715 Pacific Street
Sedro-Woolley, WA
Phone: (360) 855-1531

Operating Hours: 8:00 a.m. - 4:00 p.m. (Monday - Friday)

Senior Center serves as a community focal point where Senior Citizens can conveniently access services and activities which support their independence, enhance their dignity and encourage their involvement in and with their community. As part of a comprehensive community strategy to meet the needs of older persons, coordinated Senior Services programs will take place within and emanate from this facility.

Estimated total senior visits per year 22,750.

Estimated total senior health screen participants 470.

Estimated total senior program participants 19,055.

3. RETIRED SENIOR VOLUNTEER PROGRAM

Skagit County Retired Senior Volunteer Program
315 South Third Street
Mount Vernon, WA 98273
Phone: 336-9315

Operating Hours: Monday - Friday 8:00 a.m. - 4:00 p.m.

This program offers meaningful volunteer opportunities for persons age 55 and older to serve in a variety of public and non-profit organizations throughout Skagit County. The program provides training, placement, insurance coverage, and limited mileage and meal reimbursement. Gas coupon reimbursement is also utilized.

Estimated active volunteers per year 242.

Estimated number volunteer stations 20.

Estimated RSVP hours per year 41,200.

Estimated RSVP reimbursement per year \$7,920.00.

4. SKAGIT INFORMATION AND ASSISTANCE/CASE MANAGEMENT

Northwest Regional Council
Skagit Information and Assistance/Case Management
315 South Third Street
Mount Vernon, WA 98273
Phone: (360) 336-9345

Operating Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.

This program offers information, assistance and case management referrals for clients. Information and Assistance services include specific information on various programs available in Skagit County being provided upon request to client, client's family or client representative. Assistance includes providing referrals to other agency or community services on behalf of the client. Case management services include ongoing assessment of needs, care plan development and monitoring of care plan implementation.

Countywide information contacts 3,000*

Countywide assistance 3,800 units for 1,030 clients**

Countywide case management – 551/month client caseload

*Loss of 0.4 FTE I&A staffing.

**Includes RSC (MV Manor) and RCSP clients and contacts.

INTERLOCAL AGREEMENT

Page 7 of 7

NOV 08 2006

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

Memorandum

To: Mayor Dillon and City Council

From: Patsy Nelson, Clerk-Treasurer

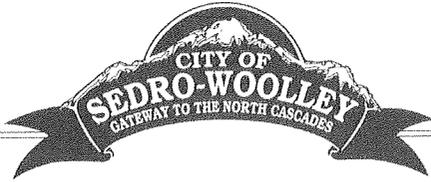
Patsy

Date: 11/2/2006

Re: 2007 Budget Ordinance Hearing

Recommended Action

Staff recommends the Council move to set a public hearing to consider adoption of the 2007 Budget Ordinance on Tuesday, November 21, 2006.



SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:

CITY COUNCIL AGENDA
REGULAR MEETING

NOV 08 2006

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

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

PUBLIC HEARING(S)

CITY OF SEDRO-WOOLLEY

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

**CITY COUNCIL AGENDA
REGULAR MEETING**

NOV 08 2006

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

Memorandum

To: Mayor and City Council
From: Allen Rozema, City Planner
Date: November 1, 2006
Re: Adoption of Interim Ordinances as Permanent Ordinance for the 2006 Comp Plan and Development Regulation Update

I. ISSUE: Should the City Council adopt as permanent ordinance the four interim ordinances adopted concurrently for the 2005 GMA Comp Plan and Development Regulation Update?

II. BACKGROUND: The City of Sedro-Woolley adopted five interim 6 month ordinances on November 9, 2005 pursuant to RCW 36.70A.390. These ordinances were renewed once, and incorporated into the 2006 GMA Update. Four of these ordinances (not the sewer moratorium ordinance) were not available for the public review process, as the contractors supplying information were unable to supply their deliverables by the date necessary for the Planning Commission Public Hearing. Without a public hearing before the Planning Commission, they could not be adopted as permanent ordinances by the City Council. Instead, they were only adopted as interim ordinances with one public hearing being held at the City Council level only.

Environmental Documents:

A Determination of Nonsignificance and adoption of existing environmental documents by reference was issued by the City of Sedro-Woolley on September 5, 2006, for Amendments to the Sedro-Woolley Comprehensive Plan and Development Regulations (2006), including the site specific land use map amendments. No appeals of the threshold determination were filed during the appeal period.

Public Hearings:

On Tuesday, September 18, 2006 the Planning Commission held public hearings regarding the propose Zoning and Land Use Map amendments and public comments were received by Becky Goodell of 760 Parker Road, Sedro-Woolley, Loren Vaughn of 215 Ball Street, Sedro-Woolley, Laurie Fellers of 807 Waldron Street, Sedro-Woolley, and Tony Trythall of 839 Waldron Street, Sedro-Woolley. The Planning Commission unanimously recommended approval of all the proposed amendments.

The four ordinances and proposed Land Use/Zoning Map amendments were sent to the Washington State Department of Community Trade and Economic Development (CTED) for review and approval prior to City adoption.

1. Permanent Adoption of Ordinance No. 1525-05: 2005 Transportation Plan

This ordinance is based on the Transportation Plan prepared by Transpo, which was not available in time for the 2005 public hearing process. As the Transportation Plan has been previously provided to all Council Members it has not been included due to its large size. Please contact the Planning Office if you would like another copy prior to Wednesday night.

2. Permanent Adoption of Ordinance No. 1526-05: Impact Fees

This would repeal SWMC Chapter. 15.60, and adopt a new chapter SWMC Chapter. 15.60, providing for assessment of impact fees for planned capital facilities, providing for credits for other mitigation of impacts, and providing for appeals from fee determinations.

- **Parks.** The Park Plan was essentially completed by the Planning Commission, and subject to a public hearing before the Planning Commission. However, because the impact fee ordinance also includes the traffic impact fee component, the entire ordinance was deferred for final adoption. The City Council set the Park impact fee at \$1,000 per residential unit at the time of adoption of the impact fee ordinance, based on the Planning Commission's recommendation. There were no changes recommended by the Planning Commission in 2006.
- **Fire.** The Fire impact fee is unchanged from that set forth in the previous ordinance.
- **Transportation.** The Transportation impact fee is based on 15 zones. The fee is based on the projects drawn from the Transportation Plan that the City Council deemed appropriate for determining impact fees. At the City Council public hearing in November 2005 three alternative impact fee ratios were presented – a transportation fee based on all projects (Alt. A), a fee based on all projects except the widening of SR 20 (Alt. B), and a fee based on all projects except the widening of SR 20 and the Jones Road RR underpass (Alt. C). The City Council chose Alternative B for the interim ordinance. The rationale for this decision was that SR 20 widening would likely involve major WSDOT funding, while the Jones Road RR underpass would be a City funded project. There were no changes recommended by the Planning Commission in 2006.

3. Permanent Adoption of Ordinance No. 1527-05: Municipal Facilities Section of the Comp Plan

This section of the Comprehensive Plan contains provisions for municipal capital facilities for a new city hall, courtroom and additional cemetery property. Inclusion of these items in the comprehensive plan is necessary for some grants. There were no changes recommended by the Planning Commission in 2006.

4. Permanent Adoption of Ordinance No. 1529-05: Police and Fire Capital Facilities Plan

This section of the Comprehensive Plan contains provisions for municipal capital facilities for a fire and police services. Inclusion of these items in the comprehensive plan is necessary for some grants. There were no changes recommended by the Planning Commission in 2006.

5. Comprehensive Plan Amendment adopting changes to the City's Official Zoning and Land Use Map.

The City as a matter of policy and practicality accepts Zoning Map amendments once a year. This year five rezone requests were processed by the City Planning Department.

1. Applicant: **Lance Campbell (06-RZ-4)**
Location: **9113 Carter Road**
Current zoning: **Residential-7**
Proposed zoning: **Mixed Commercial**
2. Applicant: **Kevin Broderick (06-RZ-2)**
Location: **828, 830 and 834 Waldron Street.**
Current zoning: **Residential-7**
Proposed zoning: **Mixed Commercial**
3. Applicant: **Sedro-Woolley School District # 101 (06-RZ-6)**
Location: **A portion of the property located at 801 Trail Road**
Current zoning: **Residential-7**
Proposed zoning: **Public**
4. Applicant: **Sedro-Woolley School District # 101 (06-RZ-5)**
Location: **Parcels identified P37339, P37177, P118524, P76944**
Current zoning: **Residential-7**
Proposed zoning: **Public**

5. Applicant: **Sedro-Woolley School District # 101 (06-RZ-5)**
Location: **Parcel P37163**
Current zoning: **Residential-15**
Proposed zoning: **Public**

The criteria for approving land use map amendments (rezone requests) is determined in Sedro-Woolley Municipal Code Section 17.52.040 "Application criteria. The criteria upon which rezone applications are judged shall be in conformance to the comprehensive plan." The Planning Commission unanimously recommended approval of all the proposed rezone requests.

III. RECOMMENDED ACTION:

1. Motion adopting Ordinance No. _____, titled:

AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ADOPTING A TRANSPORTATION PLAN SECTION OF THE COMPREHENSIVE PLAN AND ENTERING FINDINGS OF FACT

2. Motion adopting Ordinance No. _____, titled:

AN ORDINANCE REPEALING SWMC CH. 15.60, AND ADOPTING A NEW CHAPTER SWMC CH. 15.60, PROVIDING FOR ASSESSMENT OF IMPACT FEES FOR PLANNED CAPITAL FACILITIES, PROVING FOR CREDITS FOR OTHER MITIGATION OF IMPACTS, AND PROVIDING FOR APPEALS FROM FEE DETERMINATIONS.

3. Motion adopting Ordinance No. _____, titled:

AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ADOPTING A MUNICIPAL FACILITIES SECTION OF THE COMPREHENSIVE PLAN AND ENTERING FINDINGS OF FACT

4. Motion adopting Ordinance No. _____, titled:

AN ORDINANCE ADOPTING AMENDMENTS TO THE CAPITAL FACILITIES PLAN FOR FIRE FACILITIES AND POLICE FACILITIES, AND DOCUMENTING APPROPRIATE MITIGATION STANDARDS FOR POLICE IMPACTS.

5. Motion adopting Ordinance No. _____, titled:

**AN ORDINANCE ADOPTING AMENDMENTS TO THE CITY OF SEDRO-
WOOLLEY LAND USE / ZONING MAP**

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,
ADOPTING A TRANSPORTATION PLAN SECTION OF THE
COMPREHENSIVE PLAN AND ENTERING FINDINGS OF FACT**

WHEREAS, the City Council of the City of Sedro-Woolley finds that it is necessary to plan for future transportation improvements for the City; and

WHEREAS, the City Council of the City of Sedro-Woolley finds that transportation improvements should implement the goals in the Sedro-Woolley Comprehensive Plan;

WHEREAS, the City Council of the City of Sedro-Woolley finds that a provision to adopt an updated Transportation Plan section of the Comprehensive Plan is necessary for protection of the public health, safety, and welfare; and

WHEREAS, the City Council of the City of Sedro-Woolley finds that it should adopt a Transportation Plan element of the Comprehensive Plan until the transportation element of the Comprehensive Plan is adopted permanently as part of the 2006 necessary updates to the Comprehensive Plan; now, therefore,

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

Section 1. Purpose. The purpose of this transportation element of the Comprehensive Plan is to include the necessary transportation improvement in the capital facilities plan to allow the City pursue funding of these facilities as identified in the Plan.

Section 2. Findings. The City Council hereby finds as follows:

1. It is necessary to plan for future transportation improvements and their funding.
2. The City is experiencing major growth, which is impacting the City's transportation facilities, and causing the City to construct new and improve existing transportation facilities at significant expense. It is fair and equitable for new development to pay its proportional share of the cost of these facilities.
3. The attached Transportation Plan implements the goals and policies in the Comprehensive Plan.
4. Adoption of the amendment to the Capital Facilities Element should be by ordinance.
5. An updated Transportation Plan section of the Comprehensive Plan is necessary for protection of the public health, safety, and welfare.

Section 3. Plan Adopted. The Transportation plan set forth on Exhibit A is hereby adopted and incorporated into the Transportation Element of the Sedro-Woolley Comprehensive Plan and amendments thereto. Any inconsistent provisions of the Transportation Plan are suspended in the interim.

Section 4. Public Hearing on Ordinance. The City Council has held a public hearing on this ordinance and hereby adopts findings of fact justifying its actions, and is affirming the ordinance following the public hearing.

Section 5. Codification. This ordinance shall not be codified as part of the Sedro-Woolley Municipal Code, but a copy of the 2005 Transportation Plan attached hereto as Exhibit A, shall be available for public review and copying at Sedro-Woolley City Hall.

Section 6. 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 7. Effective Date. This ordinance shall be effective five (5) days after passage, approval and publication as provided by law.

Passed and approved this ____ day of _____, 2006.

MAYOR

Attest:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY:

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,
ADOPTING A MUNICIPAL FACILITIES SECTION OF THE
COMPREHENSIVE PLAN AND ENTERING FINDINGS OF FACT**

WHEREAS, the City Council of the City of Sedro-Woolley finds that it is necessary to plan for future capital improvements for the City; and

WHEREAS, the City Council of the City of Sedro-Woolley finds that capital improvements should implement the goals in the Sedro-Woolley Comprehensive Plan;

WHEREAS, the City Council of the City of Sedro-Woolley should provide for the location and construction of capital projects through the capital facilities section of the Comprehensive Plan, adopted permanently as part of the 2006 necessary updates to the Comprehensive Plan; now, therefore,

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

Section 1. Purpose. The purpose of this interim capital facilities section of the Comprehensive Plan is to include the municipal courtroom and Council chambers in the capital facilities plan to allow the City pursue capital improvements identified in the Plan.

Section 2. Findings. The City Council hereby finds as follows:

1. It is necessary to plan for future capital improvements.
2. The existing municipal courtroom and City Council chambers are inadequate, in that they are not secure facilities, and have access barriers which are in violation of ADA standards. These problems cannot be fixed without significant costs.
3. The attached amendment (Exhibit A) to the Capital Facilities Element implements the goals and policies in the Comprehensive Plan.
4. Adoption of the amendment to the Capital Facilities Element should be by interim ordinance.

Section 4. Plan Adopted. The Capital Facilities plan set forth on Exhibit A is hereby adopted and incorporated into the Capital Facilities Element of the Comprehensive Plan and amendments thereto.

Section 5. Public Hearing on Ordinance. The City Council has held a public hearing on this ordinance and hereby adopts findings of fact justifying its actions, and is affirming the ordinance following the public hearing.

Section 6. Codification. This ordinance shall not be codified as part of the Sedro-Woolley Municipal Code, but a copy of the municipal facilities section attached hereto as Exhibit A, shall be available for public review and copying at Sedro-Woolley City Hall.

Section 7. 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 8. Effective Date. This ordinance shall be effective after passage, approval and publication as provided by law.

Passed and approved this ____ day of _____, 2006.

MAYOR

Attest:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY:

MUNICIPAL FACILITIES

EXISTING FACILITIES, NEED AND DEMAND

City Hall and Public Safety Building. The City of Sedro-Woolley’s administrative offices and municipal court operate out of the city hall building located at 720 Murdock Street. The building was originally constructed in 1920 for use as a public safety building. Portions of the building are over 70 years old with several more recent additions and modifications. The building contains three levels of approximately 21,000 square feet. The Police and Fire Departments occupied the building until 1998 and the building was originally constructed to accommodate individual office spaces and functional areas as well as an auditorium/theater on the top level. The building is not wheelchair accessible and court proceedings have been relocated on occasions to accommodate special needs.

The major non-conforming use of the building is the court assembly area which current codes require being located on the ground floor of the facility. The main entry to the courtroom is by two flights of stairs with no elevator, less than minimum width hallways, inaccessible restroom facilities, and lack of proper ADA compliant signage. (See Appendix “A”- Architectural analysis of building condition).

The current location of the Sedro-Woolley public safety building is ideal for expansion to include the courtroom facilities and perhaps, further expansion for a new city hall location. The public safety building is located within the boundaries of the Central Business District, which was identified as a concern to many citizens of Sedro-Woolley.

Cemetery. The City cemetery is located on Wicker Road. This part of the City environs is growing in population. Lands in this area are becoming more expensive, and will not be available in the future.

ALTERNATIVES

1. No change – this option does not comply with the Americans with Disabilities Act and poses liability issues that the City cannot ignore. This option is not an acceptable alternative.
2. Remodel existing City Hall building – the anticipated costs to remodel the old city hall building to bring the building up to current building codes exceeds the costs to construct a new building to accommodate the administrative offices and the municipal courtroom facility, including temporary offices during the construction period.
3. Construct new building on city owned property – this option allows the city to save costs by using property already owned by the City. This option is an acceptable alternative as long as the city property used is not existing park property. City park property should only be used for public buildings when no

other alternative exists and only when the same amount of park property is replaced elsewhere within the city.

4. Purchase additional property to construct new building – this option would be more expensive than using existing city property.
5. Remodel or expand an existing city owned building (other than the current city hall building) – this option would be most cost effective, particularly if the public safety building is renovated to accommodate the municipal court facilities.
6. The City should pursue the addition of lands adjacent to the existing cemetery for future expansion of the cemetery.

FUNDING

The City Council is currently exploring all funding options available and the existing funding mechanism contemplates using General Funds as well as Real Estate Excise Tax (REET) monies that are restricted to capital improvements. The Council has allocated \$50,000 annually (accumulated since the 2004 budget year) in the General Fund budget to spend towards the city hall and administrative facilities. Grant funding will be pursued by the City to help fund the proposed improvements.

GOALS AND POLICIES

- CF 1.24 Ensure that the Sedro-Woolley Administrative Offices are centrally located in the City.
- CF 1.25 Ensure a safe environment for all City employees and court users.
- CF 1.26 Ensure that court facilities are accessible by all citizens, including accessibility under the ADA.
- CF 1.27 The City should provide a courtroom design that can accommodate future technologies.
- CF 1.28 The City should provide a multi-use courtroom facility that can accommodate other city meetings and public uses.
- CF 1.29 The City should ensure the efficiency of services and use of resources for public safety facilities and municipal court facilities.
- CF 1.30 The City should ensure the efficient operations of emergency facilities relating to public safety.
- CF 1.30 The City should ensure adequate lands are available for a public cemetery.

Ordinance No. _____

AN ORDINANCE ADOPTING AMENDMENTS TO THE CAPITAL FACILITIES PLAN FOR FIRE FACILITIES AND POLICE FACILITIES, AND DOCUMENTING APPROPRIATE MITIGATION STANDARDS FOR POLICE IMPACTS.

Whereas, the City Council of the City of Sedro-Woolley has adopted permanent capital facilities plans for the City of Sedro-Woolley, providing for plans for expanding and constructing new infrastructure for police and fire facilities to cope with the increase in population and new development, and

Whereas, the City Council finds that the City of Sedro-Woolley is experiencing development pressures which have caused the police and fire facilities to be expanded to cope with increased demands of new residents, and

Whereas, the City Council finds that the imposition of SEPA and GMA impact fees is necessary to ensure that these developments provide funding for fire and police improvements based on their actual impacts, in a manner that accurately measures the impacts,

Whereas, the City Council of the City of Sedro-Woolley finds that a provision to adopt new provisions in the capital facilities plan for police and fire infrastructure and equipment is necessary for protection of the public health, safety, and welfare; and

Whereas, the City Council of the City of Sedro-Woolley should adopt certain provisions for the capital facilities plan respecting police and fire facilities as part of the capital facilities section of the Comprehensive Plan to be adopted as part of the 2006 necessary updates to the Comprehensive Plan; now, therefore,

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DO
HEREBY ORDAIN AS FOLLOWS:

Section 1. The facilities replacement plan for the Sedro-Woolley Fire Department, attached hereto as Exhibit A, is hereby adopted as part of the Capital Facilities element of the Sedro-Woolley Comprehensive Plan.

Section 2. The facilities replacement plan for the Sedro-Woolley Police Department, attached hereto as Exhibit B and Exhibit C, is hereby adopted as part of the Capital Facilities element of the Sedro-Woolley Comprehensive Plan.

Section 3. Public Hearing on Ordinance. The City Council has held a public hearing on this ordinance and hereby adopts findings of fact justifying its actions, and is affirming the ordinance following the public hearing.

Section 4. Findings. The City Council hereby finds as follows:

1. It is necessary to update capital facilities element of the Sedro-Woolley Comprehensive Plan to provide for mitigation fees which more accurately reflect the impacts of development in a manner consistent with the RCW 82.02.
2. The existing provisions of SWMC Ch. 15.60 are inadequate, in that they may not be compliant with RCW 82.02.050.
3. The revised police and fire department replacement and new equipment schedules more accurately assesses the cost of development impacts on these facilities.
4. This ordinance shall be adopted in a final form as part of the 2006 GMA update.

Section 5. Codification. This ordinance shall not be codified as part of the Sedro-Woolley Municipal Code, but a copy of the municipal facilities section attached hereto as Exhibit A, shall be available for public review and copying at Sedro-Woolley City Hall.

Section 6. 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 7. Effective Date. This ordinance shall be effective after passage, approval and publication as provided by law.

Passed and approved this ____ day of November, 2006.

MAYOR

Attest:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

City of Sedro-Woolley

Police Mitigation Fee Analysis and Proposal

Prepared by
Bill Monahan



October 2005

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Overview

The city of Sedro-Woolley, Washington established a Police Mitigation Fee in 1990. The means of calculating and applying the fee has not changed since its establishment. City staff have applied the fee, following city code, during certain State Environmental Policy Act (SEPA) analysis of land use activities. Fees have been collected from developers, and projects and services have been funded utilizing the dedicated funds.

Sedro-Woolley determined that the Police Mitigation Fee required updating to coincide with the evaluation of its police department capital facility needs. Capital facilities have been studied by ESCi as part of the City's city-wide comprehensive plan update. ESCi assisted the police department in validating its capital facility analysis and by developing the information needed to calculate a new mitigation fee.

A review of the Police Mitigation Fee would provide the information needed for the City to plan for and collect revenue from specific development that will have an impact on police service delivery. To develop a fee mechanism that is reasonable in 2005, and be sustainable in the future, the City needed to develop documentation of development activity, as well as determine the City's need. From this review, a new basis for fee collection was identified. In addition, the City's present means of calculating fees also required review.

From City sources, ESCi gathered all available data that City staff and external consultants have developed and maintained since the fee collection began. Based on this somewhat limited database, ESCi is proposing modifications to the present fee, as well as creation of improved data gathering techniques. This will enable the City to be in a better position to update the fee in the future, and on a more regular basis. By so doing, the City will be able to avoid what may be considered as large increases in the future. The modified approach calls for changing the rates used in calculating the fees. ESCi reviewed and considered the basis for determining commercial fees. In addition, the project team reviewed the possibility of switching from a commercial square footage basis to the projected number of new employees to be generated by new development. ESCi also looked at the possibility of establishing a fee for industrial development.

Background – City Legal Authority

The present Police Mitigation Fee was established in 1990 as a voluntary fee, paid to the City by developers of new residential and commercial developments, which would have been required to go through a SEPA review. The premise behind the need for a voluntary contribution is that when a building permit is issued for a new residential or commercial project, the new construction does not appear on the City tax rolls for two years, while the new construction project, and ultimate building and occupancy, may require police services during the period of non-payment of taxes. Thus, the City has taken the position that while taxes are not paid until two years after building permit issuance; the demand for police services begins at the time of project development.

The City did not include the Police Mitigation Fee in Chapter 15.60 of the Sedro-Woolley Municipal Code, the chapter which spells out the findings and authority for impact fees for planned facilities. Police facilities are also not identified in Chapter 82.02 of the Revised Code of Washington (RCW) as public services for which impact fees may be charged for new development activity. It is important to note that the City has not attempted to create a police impact fee. The City has not required new development to pay a proportionate share of the cost of planned police facilities needed to serve the growth and development activities of the community.

Washington State Law does not authorize cities to collect impact fees related to police. The City, through adoption of Ord. 1097 in 1990, adopted a municipal code provision called "Development Impact Mitigation." This code provision, codified as Chapter 15.48, provided alternatives for potential developers of land in Sedro-Woolley to mitigate the direct impacts caused by their proposed development activity. The premise was to allow developers the opportunity to mitigate the direct impact on the public health, safety, and general welfare of the community.

The code chapter (15.48.030) obligates the official, board, or body charged with deciding whether to give an approval, to determine all impacts that are a direct consequence of a proposed development. Section 15.48.020 A 1 specifically mentions "police services" among the pre-development demands upon service that the City is concerned about.



Section 15.48.040 of the Sedro-Woolley Municipal code states that the City may approve a voluntary payment agreement with a developer, but the agreement cannot be a condition of approval. If a voluntary payment is made, restrictions regarding the use of the funds, as described in this section, apply. Voluntary payments are placed in a reserve account and are only expended to fund capital improvements used to mitigate identified direct impacts.

Chapter 2.88 of the Municipal Code, Environmental Policy, references the City's State Environmental Policy Act (SEPA) procedures and policies. The City adopted sections of Chapter 197-11 of the Washington Administrative Code (WAC). The planning director for the City, or other person designated in writing by the director, is the responsible official. The director is guided by categorical exemptions and threshold determinations spelled out in the code. These exemptions apply, in the case of police facilities, for residential dwelling units of four units or less, and for commercial buildings of 4,000 square feet and 20 parking spaces or lower.

Methodology Used To Collect the Police Mitigation Fee Since 1990

The City has collected a Police Mitigation Fee following the formula applied to new development since the 1990's.

According to former Sedro-Woolley Planning Director Lacy Lahr and Clerk-Treasurer Patsy Nelson, the fee has been applied consistently since the 1990's. The process used is described in the draft comprehensive plan update, Chapter 7 Capital Facilities. It reads:

"The primary costs associated with providing police protection to new projects are those costs required to provide protection for the two year period from the start of the construction until tax revenues from the improved project reach the General Fund."

To calculate the impact of new development on police protection, the City determined, in 1990, that each call for police service costs an average of \$118.00. It also determined that each residential unit generated an average of .86 calls for service. Commercial development generated police service calls at an average rate of .002 calls per square foot of commercial space.

Therefore, the cost of providing police service to new development during the two-year lag-time between application filing and tax revenues for the improved project reaching the Sedro-Woolley general fund, is calculated by multiplying the number of residential units by .86, \$118.00, and two years, equaling \$202.96 for residential development, and by multiplying the square footage by .002, \$118.00, and two years yielding (\$0.472 times square footage) for commercial development. The \$202.96 is stated in the City's present impact fee schedule.

The residential unit fee calculation can be shown as:

$$.86^1 (\$118.00)^2 (2)^3 = \$202.96^4$$

¹ calls for service per residential unit per year

² the average cost of a police call for service

³ years the City provides service to new development before tax revenue

⁴ revenue from each unit of residential development

The commercial development obligation to pay impact fee is calculated based upon square footage as follows:

$$X \text{ sq.ft.}^1 (.002)^2 (\$118.00)^3 (2)^4 = Y^5$$

¹ the total square footage of the new development

² calls for police service per square foot

³ the average cost of a police call for service

⁴ years the City provides service to new development before tax revenue

⁵ fee due from the developer

Historically the City has not applied the fee to industrial property or to public uses such as schools, public buildings, etc.

Funds Raised By Applying the Fee

The funds received since 1990 have been modest, due to the use of the 1990 estimate of the cost of providing police service. While the true cost of providing service has steadily increased since 1990, the \$118.00 estimate has remained the same for fifteen years.

City Clerk-Treasurer Patsy Nelson provided a worksheet to ESCi which detailed Police Mitigation Fee receipts and expenditures for the past eleven years, from 1994 through 2004. These receipts were all placed in the dedicated Police Mitigation Fund. The information provided by Clerk-Treasurer Nelson follows.

Fund 310 – Mitigation for Police

Description	1994 Actual	1995 Actual	1996 Actual	1997 Actual	1998 Actual	1999 Actual	2000 Actual	2001 Actual	2002 Actual	2003 Actual	2004 Actual	Total
310 total Revenue	9,352	2,448	4,457	3,256	6,944	7,006	6,867	30,076	21,203	18,202	18,085	127,896
310 Total Expenditures	19,465	7,958	2,400	2,000	3,000	6,000	8,000	10,000	10,000	10,000	0	78,823

Thus, on average, the City generated approximately \$11,500 per year. From 2001 through 2004, significantly higher revenue was generated as \$87,566, or 68.5% of the total revenue, was received during the four year period, an average of \$21,891.50.

The trend of receiving a larger contribution of mitigation fees peaked in 2001, and then dropped by almost \$9,000 in 2002, before leveling off at \$3,000 less in both 2003 and 2004. Revenue in 2005 was trending below prior years. Through May of 2005, less than \$1,000 was collected as a result of limited new development, caused by sewer system inadequacies, according to Planner Lahr. The 2005 budget projected \$15,000 would be collected during the year. By late summer, revenue had increased as building activity was generating more fees.

Expended Police Mitigation Fee Generated Funds

At the beginning of 2005, the City had \$65,059 within the dedicated Police Mitigation Fee Fund. Expenditures for prior years are shown on the worksheet above (1994 through 2004). In 1994, the City expended \$19,465, but has not expended over \$10,000 in any other year. In the years 2001, 2002, and 2003 actual expenditures was \$10,000 per year.

Monies from the fund were expended for police purposes, the majority being applied to pay a portion of the cost of police automobiles purchased each year. Information provided by City Clerk-Treasurer Nelson indicated that monies generated for the fund were not sufficient in any year to cover the full cost of a police vehicle.

Issues in 2005

As part of the City's comprehensive plan update, the police department was required to update its public facility plan element. Police Chief Doug Wood worked with ESCi to evaluate the capital

needs of the department. Chief Wood concluded the department needed to acquire additional office space to accommodate growth. He displayed a plan prepared for the City, showing how a new municipal court courtroom could be built next to the police offices. If this is pursued, Chief Wood expects the department would be able to utilize some of the office and meeting space, as it should be available when the new courtroom is not in use for municipal court. Chief Wood reported that municipal court is not in session every day, nor is the courtroom presently used throughout an entire business day.

Chief Wood has identified other capital needs related to office space. Presently, the police records' employee works in the fire department office and a transcriptionist performs her work in a storage closet. A long-term need exists for a storage facility to house large evidence items, as well as a need for an impound area for at least two vehicles. The department has some space at city hall that is currently being modified to meet department needs, but the department could be better served by building or acquiring a facility that is specifically available for police department needs. A new building would require land acquisition, as Chief Wood reports there is no room for construction on the present site, nor is there any other City-owned property available.

Other capital needs include annual replacement or purchase of additional police vehicles and the technological equipment needed by police officers, in vehicles, to perform their jobs. With the on-going rapid change in technology, public safety personnel regularly require updated radios, computers, and video equipment. It is likely that annual funds will be needed to carry out routine change over of equipment to keep up with technological advances, and while the City outfits new and replacement vehicles due to department personnel and fleet increases.

City Issues and Needs Related to the Mitigation Fee Structure

The city of Sedro-Woolley has operated successfully, since 1990, with the Police Mitigation Fee in its present form. While the City entered 2005 with a carry-over in excess of \$65,000 in the dedicated account, the City recognized the need to update the fee and generate sufficient funds to address the rise in cost of police facilities and capital needs. To date, the police department has not established a complete cost estimate to address its capital needs.

Another issue is the application of the Police Mitigation Fee to only residential and commercial developments, not industrial or other development which could generate a need for police services.

The City has the ability to set a potential revenue collection level that will generate funds to either fund a small or large percentage of the police department's needs. Historically, the decision to utilize funds from the dedicated account has been conservative to allow for creation of a fund that represents approximately three to four times the annual revenue, or six times the annual expenditure. The City has the ability to adjust this practice.

Formula Issue

The formula established in 1990 has served the City relatively well, but, it has not been adjusted to take into account the rising cost of delivering police services. In addition, the City has not adjusted the rate to account for either potential growth or actual development activity.

When the City initiated the fee analysis in 2005, the intent was to simply bring the fee into compliance with 2005 costs and growth trends. However, the City's base of available information changed, causing the City to give ESCi direction to consider how the Police Mitigation Fee basis can be converted to a new formula. In order to establish and maintain a sustainable fee, the City would like to utilize a fee based upon verifiable base data that can be updated on a regular basis by city staff or consultants.

Limited Resource Information Has Been Available

In the years prior to 2005, the City calculated the mitigation fee for residential units by applying the formula to the actual number of units to be developed. This formula has worked well for the City, and the formula is justified for future use with other factors updated to consider present costs. The City has suggested that it would like to change the method of calculating fees for commercial development.

Police Mitigation Fees for commercial development have been calculated by multiplying the square footage of proposed commercial development by the established formula. The formula did not differentiate between the variety of uses that come under the land use category of

commercial – retail, offices, high traffic generators, restaurants, wholesale, etc. The City plans to continue this practice. However, it has suggested that rather than apply the 1990 formula basing fees on square footage, the City would like to introduce a fee based upon the number of employees that will be employed at the new commercial development.

This method may be problematic, however, since mitigation fees are collected at the time of application processing for the new development, a time when the number of employees may not be known by the developer, as the end user of the commercial structure may not be known.

Given the difficulty in determining the number of employees, and the fact that available information generated through Sedro-Woolley's transportation model only reports the available acreage in the community, with no connection to the potential number of new employees, it is ESCi's recommendation that, at this time, the City consider increasing the commercial Police Mitigation Fee rate at the same level of increase as that proposed for residential uses. It is also recommended that the City consider applying the adjusted commercial rate to new industrial development.

To date, the police department has not maintained records which differentiate between commercial and industrial business calls for service. The Chief of Police reports, based on his opinion, that the calls for service over the past year by industrial users are very low.

Development/Justification for a Proposed New Fee

The fee for residential units is based upon a cost of service, from the 1990's, of \$118.00, and a history of each residential unit generating .86 calls for service each year. In 2005, the Chief of Police estimates that the cost of each service call is \$193.00. The cost was determined by dividing the police department's 2004 budget of \$1,714,319 by a total call volume of 8,864.

Call volume has steadily increased as illustrated below.

Sedro-Woolley Police Calls for Service

Year	Calls for Service	Percentage Increase over Prior Year
2000	7,058	Not known
2001	7,139	1.147
2002	8,061	12.915
2003	8,393	4.118
2004	8,864	5.611
2005	est. 9,427	est. 6.351 (based upon 4,520 calls for service as of June 24, 2005, or 25.828571 calls per day.)

The table shows that since 2000, call volume has steadily increased. The difference between 2000 and the 2005 projected total is 2,369 calls, a 33.56% increase with an average of 6.71% per year.

The 2004 data provided by the Chief of Police also shows that residential calls for service represented approximately 67.58% of all calls. Thus, commercial and industrial calls for service represented the remaining 32.42%.

New Residential Fee Calculation

Earlier in 2005, the former planning director provided information showing that there are 4,550 residential units in the City, occupied or vacant. As stated above, approximately 67.6% of all police calls for service in 2004 were generated by residential units. Police Chief Wood has calculated that each call for service costs \$193.00.

Since there were an estimated 5,992 calls for service to residential units (67.6% of 8,864 calls in 2004), each of the 4,550 residential units averaged 1.31 calls during the year.

Assuming City estimates are correct, including the concept that once a development is approved it does not generate real estate taxes paid to the City for two years; the new fee calculation is as follows:

$$1.31^1 (\$193.00)^2 (2)^3 = \$505.76^4$$

¹ calls for service per residential unit per year

² the cost per call for service

³ the years that taxes are not generated from new development

⁴ the new fee that should be charged for each new residential unit

New Commercial Fee Calculation

Available data for commercial activity shows that approximately 32.4% of all calls for service were generated by businesses in 2004, both commercial and industrial.

The present formula calculated each square foot of built commercial space generated .002 calls for service. Assuming that a commercial space is 10,000 square feet in size, the space would generate twenty calls for service in a calendar year. There is no data that has been provided by the police department to indicate that this formula should be adjusted, either up or down. In fact, the department's call records do not differentiate between commercial or industrial calls. Nor do police records show whether commercial or industrial properties generated more or less activity in the years before 2004. The best available data is the 2004 information that shows 32.4% of all police calls were "business" calls. There is no information available to distinguish the breakdown by square footage of any commercial property.

Continuing the use of the formula that the City has used historically, a new formula with the new cost per call for service would look like this:

$$.002^1 (X \text{ sq.ft.}) (\$193.00)^2 (2)^3 = Y$$

¹ calls per square foot of commercial space

² cost per call of service in 2004

³ years before a new development is on the tax rolls

The new formula can be applied to a hypothetical commercial development in 2005 as follows:

Existing Formula		Potential New Formula	
.002	calls for service per year	.002	calls for service per year
X 10,000	square feet of development	X 10,000	square feet of development
X \$118	cost per call for service	X \$193.00	cost per call for service
X 2	years before property is taxed	X 2	years before property is taxed
<u>\$4,720</u>	Total Police Mitigation Fee due	<u>\$7,720</u>	Total Police Mitigation Fee due

The percentage increase would be 63.5% for commercial development and a 149% residential fee increase. While these percentage increases are high, the City should consider that the rates have not been increased in 15 years. It is proposed that the City consider adjusting the rates on an annual basis. This will avoid a higher increase rate in the future and avoid a loss of revenue needed to equip the police department with the capital facilities it requires to continue to deliver quality service to a growing community.

The City also expressed an interest in applying a fee for industrial use. Since the police department has not differentiated its call history by commercial or industrial use, it is recommended that the City consider adding industrial uses to the categories of development activity that will be assessed a Police Mitigation Fee.

There is no local evidence to show that industrial uses generate the same volume of calls as commercial. In fact, Chief Wood has opined that industrial uses generate a low call volume. Perhaps, the City should consider establishing an industrial fee that is one-quarter of the rate applied to commercial uses, and begin to specifically track service call data. If the department gathers information from actual calls and finds that industrial uses generate more or less than 25% of the call volume for commercial uses, the fee formula can be adjusted after a period of time.

It is also recommended that the City consider the development community's history of accepting or challenging the Police Mitigation Fee when determining whether the proposed rate is sufficient, or needs to be adjusted further, considering the proposed rates are based solely on a change in the cost of service.

In addition, if the police department develops and maintains better data to differentiate where calls for service are generated, it may be able to justify a new formula based on trends and patterns. Presently, data is not available to differentiate by type of business, size of business, or number of employees.

City Proposal That ESCi Develop a Commercial Fee based upon Number of Employees

The City had proposed basing the fee on employment because it has received employment projections, from its transportation planning consultants, showing expected community growth and potential new employment opportunities. This type of projection, showing employment

potential by transportation zones, is very useful for land use and transportation analysis. Employment information is also useful for establishing traffic impact fees and other related fees. The City hoped to tie its Police Mitigation Fee to the same database for the sake of consistency; however, doing so at this time without a proper foundation, could subject the City to challenge and delay in adopting a revised fee.

The City asked ESCi to develop a formula based on the number of employees to be generated by new commercial development. ESCi researched this option and was not able to develop a justifiable formula. There are a number of issues that need to be resolved before a rate can be developed, not the least of which is the lack of data now available from the City to justify a new employee-based fee.

ESCi researched various police departments and conducted an on-line search of crime statistics' publications of the U.S. Department of Justice and the Federal Bureau of Investigation. We were not able to find evidence that there is any credible data to show that the number of employees at a commercial establishment has a correlation to the number of calls generated for police services. Documents researched included:

- Crime in the U.S. – preliminary report for 2004
- Uniform Crime Reporting – National Incident Based Reporting System
- Uniform Crime Report Handbook (revised 2004)
- National Incident Based Reporting System, August 2000
- Criminal Victimization in the United States, 2003 Statistical Tables
- Bridging Gaps in Police Crime Data, 1999

Without a foundation established either through Sedro-Woolley historical records or credible national publications, ESCi does not recommend the City base its fee on employment.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON
ADOPTING AMENDMENTS TO THE LAND USE / ZONING MAP FOR THE CITY
OF SEDRO-WOOLLEY**

WHEREAS, the City of Sedro-Woolley established an on-going public participation process in 2006 in accordance with RCW 36.70A.130(2) including the regular Planning Commission meetings, joint City Council and Planning Commission Workshops, and Public Meetings; and

WHEREAS, the public review process for the proposed Land Use / Zoning Map amendments included Open Record Public Hearings by the Planning Commission on August 21, 2006 and September 18, 2006, several workshops throughout the year of 2006; legal notice of the public hearing via publication and written notification to all property owners within 500 ft of the proposed land use map amendments; and

WHEREAS, all persons desiring to comment on the proposal were give a full and complete opportunity to be heard.

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments during a Open Record Public Hearing on September 18, 2006;

WHEREAS, A Determination of Nonsignificance and adoption of existing environmental documents by reference was issued by the City of Sedro-Woolley on September 5, 2006, for Amendments to the Sedro-Woolley Comprehensive Plan and Development Regulations (2006), including the site specific land use map amendments. No appeals of the threshold determination were filed during the appeal period; and

WHEREAS, the State Department of Community, Trade and Economic Development (CTED) reviewed the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the Growth Management Act gives authority to Sedro-Woolley to update its comprehensive plan once per year in such a manner that all proposed amendments are considered by the governing body concurrently such that the governing body may evaluate their cumulative effect; and

WHEREAS, the schedule established by the Growth Management Act in RCW 36.70A.130(4) mandates that Sedro-Woolley take action to review and, if necessary, revise its comprehensive plan to ensure compliance with the Growth Management Act, and

WHEREAS, The City of Sedro-Woolley's deadline to comply with said schedule is December 1, 2006; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

The 2006 Sedro-Woolley Comprehensive Land Use Plan/Zoning Map attached map attached hereto as Exhibit A is adopted as the official Comprehensive Land Use Plan and Zoning Map of the City of Sedro-Woolley.

This ordinance shall be in full force and effect five days after its passage, approval and publication as provided by law.

INTRODUCED AND PASSED and approved at a regular meeting of the City Council this 8th day of November, 2006.

CITY OF SEDRO-WOOLLEY

Sharon Dillon, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Ordinance No. _____

AN ORDINANCE REPEALING SWMC CH. 15.60, AND ADOPTING A NEW CHAPTER SWMC CH. 15.60, PROVIDING FOR ASSESSMENT OF IMPACT FEES FOR PLANNED CAPITAL FACILITIES, PROVIDING FOR CREDITS FOR OTHER MITIGATION OF IMPACTS, AND PROVIDING FOR APPEALS FROM FEE DETERMINATIONS.

Whereas, the City Council of the City of Sedro-Woolley has adopted permanent and interim capital facilities plans for the City of Sedro-Woolley, providing for plans for expanding and constructing new transportation, park and fire facilities to cope with the increase in population and new development, and

Whereas, the City Council finds that the City of Sedro-Woolley is experiencing development pressures which have cause the transportation, park and fire capital facilities to be expanded to cope with increased demands of new residents, and

Whereas, the City Council finds that the imposition of GMA impact fees pursuant to RCW 82.02.050 et seq. is necessary to ensure that these developments provide funding for their improvements based on the their actual impacts, in a manner that accurately measures the impacts,

Whereas, the City Council of the City of Sedro-Woolley finds that a provision to adopt new impact fee ordinance is necessary for protection of the public health, safety, and welfare; and

Whereas, the City Council of the City of Sedro-Woolley should adopt certain provisions for the location and construction of capital projects for parks, fire facilities, and transportation improvements consistent with the capital facilities sections of the Comprehensive Plan; now, therefore,

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Sedro-Woolley Municipal Code Chapter 15.60 is hereby repealed its entirety, and a new Chapter 15.60 is hereby adopted as set forth on the attached Appendix A and incorporated herein by reference.

Section 2. Notwithstanding Section 1, the previous codification shall continue to apply to any permits issued thereunder for which the impact fees provided by that chapter were assessed.

Section 3. Public Hearing on Ordinance. The City Council has held a public hearing on this ordinance and hereby adopts findings of fact justifying its actions, and is adopting the ordinance following the public hearing.

Section 4. Findings. The City Council hereby finds as follows:

1. It is necessary to update the impact fee ordinance (SWMC Ch. 15.60) to provide for impact fees which more accurately reflect the impacts of development in a manner consistent with the RCW 82.02.050.
2. The existing provisions of SWMC Ch. 15.60 are inadequate, in that they may not be compliant with RCW 82.02.050.
3. The revised Chapter 15.60 is compliant with RCW 82.02.050, and more accurately assesses the cost of development impacts to new development.
4. This ordinance shall be adopted as part of the 2006 GMA update.

Section 5. 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 6. Effective Date. This ordinance shall be effective five (5) days after passage, approval and publication as provided by law.

Passed and approved this ____ day of November, 2006.

MAYOR

Attest:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY:

Appendix A

IMPACT FEES FOR PLANNED FACILITIES

Sections:

- 15.60.010 Authority and purpose.
- 15.60.015 Definitions.
- 15.60.020 Applicability.
- 15.60.030 Geographic scope.
- 15.60.040 Imposition of transportation impact fees.
- 15.60.050 Transportation Fee schedules and establishment of service area.
- 15.60.060 Calculation of transportation impact fees.
- 15.60.070 Park Impact fee and establishment of service area.
- 15.60.080 Calculation of park impact fees.
- 15.60.090 Fire Department Impact fee and establishment of service area.
- 15.60.100 Calculation of Fire Department impact fees.
- 15.60.110 Payment of fees.
- 15.60.120 Project list.
- 15.60.130 Funding of projects.
- 15.60.140 Refunds.
- 15.60.150 Appeals.
- 15.60.160 Relationship to SEPA.
- 15.60.170 Relationship to concurrency.
- 15.60.180 Necessity of compliance.

15.60.010 Authority and purpose.

- A. This title is enacted pursuant to the city's police powers, the Growth Management Act as codified in Chapter 36.70A RCW, the enabling authority in Chapter 82.02 RCW, Chapter 58.17 RCW relating to platting and subdivisions, and the State Environmental Policy Act (SEPA) Chapter 42.21C RCW.
- B. The purpose of this title is to:
 - 1. Develop a transportation impact fee program consistent with the Sedro-Woolley Comprehensive Plan (2005) the Six-Year Transportation Improvement Program (2005), and capital facilities plans for joint public and private financing of transportation, park and fire department improvements necessitated in whole or in part by development in the city;
 - 2. Ensure adequate levels of transportation, traffic, park and fire department service within the city consistent with the Comprehensive Plan;
 - 3. Create a mechanism to charge and collect fees to ensure that all new development bears its proportionate share of the capital costs of off-site facilities directly

necessitated by new development, in order to provide an adequate level of service consistent with the Comprehensive Plan;

4. Ensure that the city pays its fair share of the capital costs of transportation, park and fire department facilities necessitated by public use of the transportation, park, and fire department systems; and
 5. Ensure fair collection and administration of such impact fees.
- C. The provisions of this chapter shall be liberally construed to effectively carry out its purpose in the interests of the public health, safety and welfare..

15.60.015 Definitions.

The following are definitions provided for administering the impact fee ordinance. The public works director shall have the authority to resolve questions of interpretation or conflicts between definitions.

- A. “Adequate level of transportation service” means a system of transportation facilities which have the capacity to serve development without decreasing levels of service below the city’s established minimum as determined by SWMC Ch. 15.40, SWMC Ch. 15.56, and adopted plans and ordinances.
- B. “Adequate level of parks service” means a system of parks facilities which have the capacity to serve development without decreasing levels of service below the city’s established minimums as determined by adopted plans and ordinances.
- C. “Adequate level of Fire department service” means a system of fire department facilities which have the capacity to serve development without decreasing levels of service below the city’s established minimums as determined by adopted plans and ordinances.
- D. “Capacity” means the maximum sustainable flow rate at which vehicles or persons can be expected to traverse a point or uniform segment of a lane or roadway during a specified time period, usually expressed as vehicles per hour, passengers per hour, or persons per hour.
- E. “Development activity” means any construction or expansion of a building, or structure, or use, or any changes in the use of land, that creates additional demand and need for public facilities.
- F. “Director” means the director of the department of public works of the city of Sedro-Woolley or his/her designee.
- G. “Finance Director” means the Clerk-Treasurer of the city of Sedro-Woolley or his/her designee.

- H. "Impact fee" means a payment of money imposed upon development approval to pay for public streets and roads, parks and fire department facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public streets and roads, parks and fire department facilities that is a proportionate share of the cost of the public streets and roads, parks and fire department facilities and that is used for public streets and roads, parks and fire department facilities that reasonably benefit the new development. "Impact fee" does not include a reasonable permit or application fee otherwise established by city council resolution, nor mitigation required by SEPA or other ordinance.
- I. "Jurisdiction" means a municipality or county.
- J. "Off-site transportation road improvement" means improvement, except a frontage improvement, to an existing or proposed city road or street outside the boundaries of a development, which improvement is required or recommended in accordance with this title. "Off-site parks improvement" means improvement to an existing or proposed park facility outside the boundaries of a development, which improvement is required or recommended in accordance with this title.
- K. "Off-site fire department improvement" means improvement to an existing or proposed fire department facility outside the boundaries of a development, which improvement is required or recommended in accordance with this title.
- L. "Parks" means public parks; public recreational, community, cultural or civic facilities (including, without limitation senior centers and youth centers); public trails; and any other similar public facilities identified in the parks plan.
- M. "Parks plan" means those specific projects and/or classes of projects for the development and/or improvement of public parks identified within the parks element of the Sedro-Woolley capital facilities plan, as may from time to time be amended.
- N. "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development project that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No improvement or facility included in the capital facilities plan approved by the city council shall be considered a project improvement.
- O. "Service area" means a geographic area defined by ordinance or intergovernmental agreement in which a defined set of public streets and roads, parks and fire department facilities provide service to the development within the area.
- P. "Six-year Transportation Improvement Program (TIP)" means a subset of projects contained in the city's capital improvement program. The TIP is a set of comprehensive street programs/projects which after a public hearing is annually adopted by the city council for the purpose of advancing plans for not less than six years as a guide for carrying out the coordinated transportation/street construction program. The six-year TIP shall contain a small group of capacity projects which

will be considered reasonably funded for determining transportation concurrency and impact fees. The adoption of the six-year TIP will obligate the city to actively pursue funds as to implement the capacity component of the transportation improvement program as best possible with the available resources.

- Q. “System improvements” means public facilities that are included in the capital facilities plan and are designed to provide service areas within the community at large, in contrast to project improvements.

15.60.020 Applicability.

- A. The requirements of this chapter apply to all development activity in the city of Sedro-Woolley.
- B. Mitigation of impacts on transportation, park, and fire department facilities located in jurisdictions outside the city will be required when:
 - 1. The other effective jurisdiction has reviewed the development’s impact under its adopted impact fee/mitigation regulations and has recommended to the city that the city impose a requirement to mitigate the impacts; and
 - 2. There is an interlocal agreement between the city and the effective jurisdiction specifically addressing transportation, park or fire department impact identification and mitigation.

15.60.030 Geographic scope.

The boundaries within which impact fees shall be charged and collected are co-extensive with the corporate city limits, and shall include all unincorporated areas annexed to the city on and after the effective date of the ordinance codified in this chapter. After the adoption of interlocal agreements with other local and regional governments, geographic boundaries may be expanded consistent therewith to include the unincorporated Urban Growth Area as identified in the current Comprehensive Plan Map as now adopted or hereafter amended.

15.60.040 Imposition of transportation impact fees.

- A. The approving authority is hereby authorized to impose impact fees on new development according to the provisions of this chapter.
- B. Impact fees:
 - 1. Shall only be imposed for system improvements that are reasonably related to the new development;
 - 2. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development;

3. Shall be used for system improvements that will reasonably benefit the new development; and
4. May be collected and spent only for system improvements which are addressed by the Sedro-Woolley Capital Facilities Plan, or other capital facilities plan for parks and fire department improvements identifying:
 - a. Deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time;
 - b. Additional demands placed on existing public facilities by new developments; and
 - c. Additional public facility improvements required to serve new development;
5. Should not be imposed to mitigate the same off-site facility impacts that are mitigated pursuant to any other law;
6. Should not be collected for improvements to state facilities outside the city boundaries unless the state requests such improvements and an agreement to collect such fees has been executed between the state/county and the city;
7. Shall not be collected for improvements to facilities in other jurisdictions unless the affected jurisdiction requests such improvement and an interlocal agreement has been executed between the city and the affected jurisdiction for the collection of such fees;
8. Shall be collected only once for each building permit, unless changes or modifications to the building permit are proposed which result in greater direct impacts on public facilities than were considered when the building permit was first approved.
9. Shall not be collected from any new or expanded city facilities, post offices or libraries.

15.60.050 Transportation Fee schedules and establishment of service area.

- A. Subject to the provisions of SWMC 15.60.060, the transportation impact fee shall be as set forth on Attachment A, attached hereto, and on file with the City Clerk. Attachment A shall provide:
 - a. the schedule of projects established by the City Council for which impact fees may be collected, which shall be a subset of the Sedro-Woolley Transportation Capital Facilities Plan of the Sedro-Woolley Comprehensive Plan and 2005 Transportation Plan;

- b. the cost of the projects on the schedule;
- c. a map dividing the City into zones based upon probable impact on planned transportation capital facility projects of development within the zones;
- d. the the amount of the transportation impact fees to be paid on a “per peak PM trip basis” to be paid by a development with a particular zone.

Attachment A shall not be codified, but shall be on file with this ordinance.

- B. The impact fee schedule of costs, as set out in Attachment A, shall be updated annually at a rate adjusted in accordance with the Engineering News Record (ENR) Construction Cost Index for the Seattle area, using a June-June annual measure to establish revised fee schedules effective July 1 of the current year.
- C. For the purpose of this chapter, the entire city shall be considered one service area.

15.60.060 Calculation of transportation impact fees.

- A. The director shall calculate the transportation impact fees as set forth in SWMC 15.60.050, subject to the provisions of this chapter.
- B. In determining the proportionate share, the method of calculating impact fees shall incorporate, among other things, the following:
 - 1. The cost of public streets and roads necessitated by new development;
 - 2. An adjustment to the cost of the public streets and roadways for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
 - 3. The availability of other means of funding public street and roadway improvements;
 - 4. The cost of existing public street and roadway improvements; and
 - 5. The methods by which public street and roadway improvements were financed.
 - 6. The most recent ITE Trip Generation Manual and a report titled “Traffic Impact Fee Methodology”, dated November 2005, on file with the City Clerk.
- C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the capital facilities plan and on the TIF project list (Attachment A, attached to the ordinance codified in this section) and that are required by the city as a condition of approving the development activity. The determination of “value” shall be consistent

with the assumptions and methodology used by the city in estimating the capital improvement costs.

- D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.
- E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.
- F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies.

15.60.070 Park Impact fee and establishment of service area.

A. Subject to the provisions of SWMC 15.60.080, the parks impact fee assessed pursuant to this chapter shall be set forth on Attachment B, for each equivalent single family residential dwelling unit, whether a single family structure, a unit in a multi-family structure, a mobile or manufactured home on an individual lot or in a mobile home park, a detached relative cottage, or other dwelling unit, subject to the provisions in this chapter.

B. The impact fee set out in subsection A of this section shall be updated annually at a rate adjusted in accordance with the Engineering News Record (ENR) Construction Cost Index for the Seattle area, using a June-June annual measure to establish revised fee schedules effective July 1st of the current year.

C. For the purpose of this chapter, the entire city shall be considered one service area.

15.60.080 Calculation of park impact fees.

A. The director shall calculate the parks impact fees as set forth in SWMC 15.60.070, subject to the provisions of this chapter.

B. In determining the proportionate share, the method of calculating impact fees shall incorporate, among other things, the following:

1. The cost of public parks necessitated by new development;
2. An adjustment to the cost of the public parks for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
3. The availability of other means of funding public parks improvements;
4. The cost of existing public parks improvements; and
5. The methods by which public parks improvements were financed.

C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the parks plan and that are required by the city as a condition of approving the development activity. The determination of "value"

shall be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs.

D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.

E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.

F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies.

15.60.090 Fire Department Impact fee and establishment of service area.

A. Subject to the provisions of SWMC 15.60.100, the fire department facilities impact fee assessed pursuant to this chapter shall be calculated as set forth on Attachment C.

B. The impact fee set out in subsection A of this section shall be updated annually at a rate adjusted in accordance with the Engineering News Record (ENR) Construction Cost Index for the Seattle area, using a June-June annual measure to establish revised fee schedules effective July 1st of the current year.

C. For the purpose of this chapter, the entire city shall be considered one service area.

15.60.100 Calculation of Fire Department impact fees.

A. The director shall calculate the fire department impact fees as set forth in SWMC 15.60.090, subject to the provisions of this chapter.

B. In determining the proportionate share, the method of calculating impact fees shall incorporate, among other things, the following:

1. The cost of public fire department facilities necessitated by new development;
2. An adjustment to the cost of the fire department facilities for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
3. The availability of other means of funding fire department facilities improvements;
4. The cost of existing fire department facilities improvements; and
5. The methods by which public parks improvements were financed.

C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the parks plan and that are required by the city as a condition of approving the development activity. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs.

D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.

E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.

F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies.

15.60.110 Payment of fees.

A. All developers shall pay an impact fee in accordance with the provisions of this chapter at the time that the applicable building permit is ready for issuance.

It is the intention of this ordinance that fees shall generally be due at time of issuance of building permits, rather than at time of subdivision or construction of unoccupied infrastructure not generating immediate impacts. However, if no building permit will be required of a project, then the impact fee may be assessed for any other development activity permit or development approval generating an impact for which the fee is required. The fee paid shall be the amount in effect as of the date of the permit application or approval is deemed completed and vested.

B. All developers shall pay an impact administrative fee at the time of application for a building permit or other permit or approval as set forth in the fee schedule adopted by resolution or ordinance of the city council.

C. The impact fee, as initially calculated after issuance for a building permit or other permit or approval, shall be recalculated at the time of payment if the development is modified or conditioned in such a way as to alter the trip generation rate for the development.

D. No building permit (or other applicable permit or approval) shall be issued until the impact fee is paid.

E. Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

15.60.120 Project list.

A. The director shall commonly review the city’s comprehensive land use and transportation plan (“comprehensive plan”), capital facilities plan, and the projects in Attachment A, attached to the ordinance codified in this section, and shall:

1. Identify each project in the comprehensive plan that is growth-related and the proportion of each such project that is growth-related;
2. Forecast the total moneys available from taxes and other public sources for road improvements over the next six years;
3. Calculate the amount of impact fees already paid; and
4. Identify those comprehensive plan projects that have been or are being built but whose performance capacity has not been fully utilized.

- B. The director may use this information to prepare an annual draft amendment to Attachment A, which shall comprise:
 - 1. The projects on the comprehensive plan that are growth-related and that should be funded with forecast public moneys and the impact fees already paid;
 - 2. The projects already built or funded pursuant to this chapter whose performance capacity has not been fully utilized; and
 - 3. An update of the estimated costs of the projects listed.
- C. The council, at the same time that it adopts the annual budget and appropriates funds for capital improvement projects, shall by separate ordinance establish the annual Attachment A by adopting, with or without modification, the director's draft list.
- D. Once a project is placed on Attachment A, a fee shall be imposed on every development that impacts the project until the project is removed from the list by one of the following means:
 - 1. The council by ordinance removes the project from Attachment A, in which case the fees already collected will be refunded if necessary to ensure that impact fees remain reasonably related to the traffic impacts of development that have paid an impact fee; provided, that a refund shall not be necessary if the council transfers the fees to the budget of another project that the council determines will mitigate essentially the same traffic impacts; or
 - 2. The impact fee share of the project has been fully funded, in which case the director shall administratively remove the project from the project list.

15.60.130 Funding of projects.

- A. A transportation impact fee restricted cash fund is hereby created. The finance director shall be the fund manager. Transportation impact fees shall be placed in appropriate deposit accounts within the transportation impact fee fund.
- B. The transportation impact fees paid to the city shall be held and disbursed as follows:
 - 1. The transportation, parks, and fire department impact fees collected shall be placed in separate deposit accounts within the impact fee fund;
 - 2. When the council appropriates capital improvement project (CIP) funds for a project on the project list, the fees held in the appropriate impact fee fund shall be transferred to the appropriate CIP fund. The non-impact fee moneys appropriated for the project may comprise both the public share of the project cost and an advancement of that portion of the private share that has not yet been collected in impact fees;

3. The first money spent by the director on a project after a council appropriation shall be deemed to be the fees from the impact fee fund;
 4. Fees collected after a project has been fully funded by means of one or more council appropriations shall constitute reimbursement to the city of the public moneys advanced for the private share of the project.
 5. All interest earned on impact fees paid shall be retained in the account and expended for the purpose or purposes for which the transportation impact fees were imposed.
- C. Projects shall be funded by a balance between impact fees and public funds, and shall not be funded solely by transportation impact fees.
- D. Impact fees shall be expended or encumbered for a permissible use within six years of receipt, unless there exists an agreement extending the time or extraordinary or compelling reason for fees to be held longer than six years. The finance director may recommend to the council that the city hold fees beyond six years in cases where extraordinary or compelling reasons exist. Such reasons shall be identified in written findings by the council.
- E. The finance director shall prepare an annual report on the transportation impact fee account showing the source and amount of all moneys collected, earned or received and projects that were financed in whole or in part by transportation impact fees.

15.60.140 Refunds.

- A. A developer may request and shall receive a refund when the developer does not proceed with the development activity for which impact fees were paid, and the developer shows that no impact has resulted; however, the impact fee administrative fee shall not be refunded.
- B. If an owner appears to be entitled to a refund of impact fees, the finance director shall notify the owner by first class mail deposited with the United States Postal Service at their last known address. The owner must submit a request for a refund to the finance director in writing within one year of the date the right to claim the refund arises or the date the notice is given, whichever is later. Any impact fees that are not expended or encumbered within the time limitations established by Sedro-Woolley Municipal Code 15.60 and for which no application for a refund has been made within this one-year period, shall be retained and expended on any project.
- C. In the event that impact fees must be refunded for any reason, they shall be refunded with interest earned to the owners of the benefited property as they appear of record with the Skagit County assessor at the time of refund. In the event of a dispute or uncertainty as to who is entitled to receipt, the funds may be paid into the registry of the Skagit County Superior Court. The City may require a release and hold harmless agreement from any recipient of refunded fees as a condition of payment.

D. When the city seeks to terminate any or all impact fee requirements, all unexpended or unencumbered funds shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of claimants. Claimants shall request refunds as in subsection B of this section. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended on any city projects. This notice requirement shall not apply if there are no unexpended or unencumbered balances within an account or accounts being terminated.

15.60.150 Appeals.

- A. A developer may appeal the amount of an impact fee determined by the director to the Sedro-Woolley Planning Commission as provided in Sedro-Woolley Municipal Code Title 2.90.
- B. In order to appeal, the developer must pay the fee or post a bond or other acceptable security for the fee. Notice of appeal must be filed within 14 days of issuance of a building permit or other land use approval or decision for which the fee was required.
- C. The developer shall bear the burden of proving:
1. That the director committed error in calculating the developer's proportionate share, as determined by an individual fee calculation or, if relevant, as set forth in the fee schedule, or in granting credit for the benefit factors; or
 2. That the director based his determination upon incorrect data.
- D. The hearing body shall shall affirm the decision of the director, modify the decision of the director and recalculate the fee or credit, or remand the matter back to the director for additional findings and recomputation of the fee or credit.

15.60.160 Relationship to SEPA.

- A. All development shall be subject to environmental review as provided by SEPA and other applicable city ordinances and regulations.
- B. Payment of the impact fee shall constitute satisfactory mitigation of those impacts related to the specific improvements identified on the project list (Attachment A, attached to the ordinance codified in this section).
- C. Further mitigation in addition to the impact fee shall be required for identified adverse impacts appropriate for mitigation pursuant to SEPA that are not mitigated by an impact fee.

D. Nothing in this chapter shall be construed to limit the city's authority to deny building permits when a proposal would result in significant adverse impacts identified in an environmental impact statement and reasonable mitigation measures are insufficient to mitigate the identified impact.

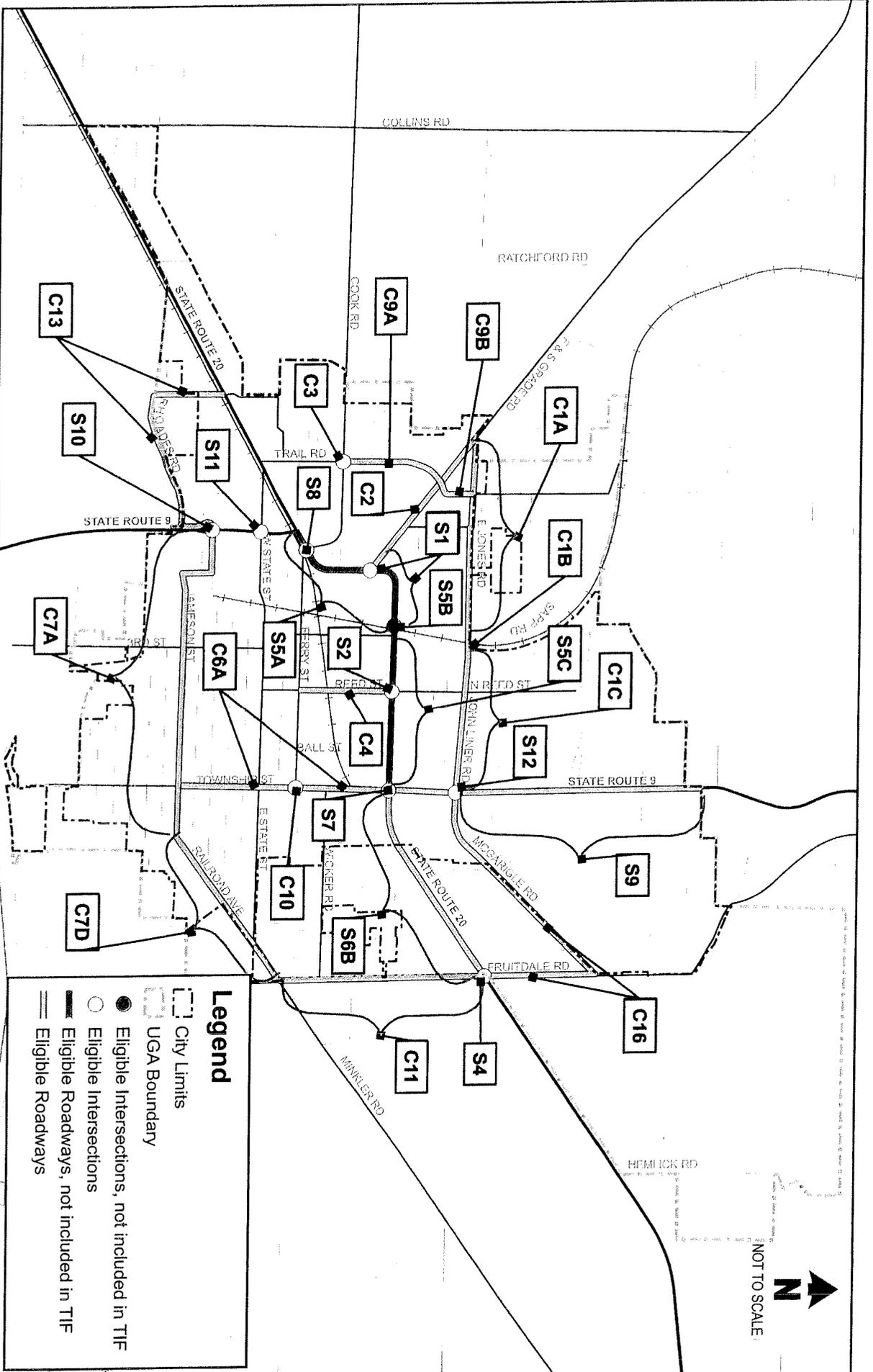
15.60.170 Relationship to concurrency.

Neither compliance with this chapter or the payment of any fee hereunder shall constitute a determination of concurrency under Chapter 15.56 of the Sedro-Woolley Municipal Code.

15.60.180 Necessity of compliance.

A building permit issued after the effective date of the ordinance codified in this section shall be null and void if issued without substantial compliance with this chapter by the department, the approving authority and the director.

ATTACHMENT A ~ TRANSPORTATION IMPACT FEE PROJECT LIST AND MAP



Attachment A

Transportation Impact Fee Eligible Improvement Projects

Sedro Woolley Transportation Impact Fee Ordinance

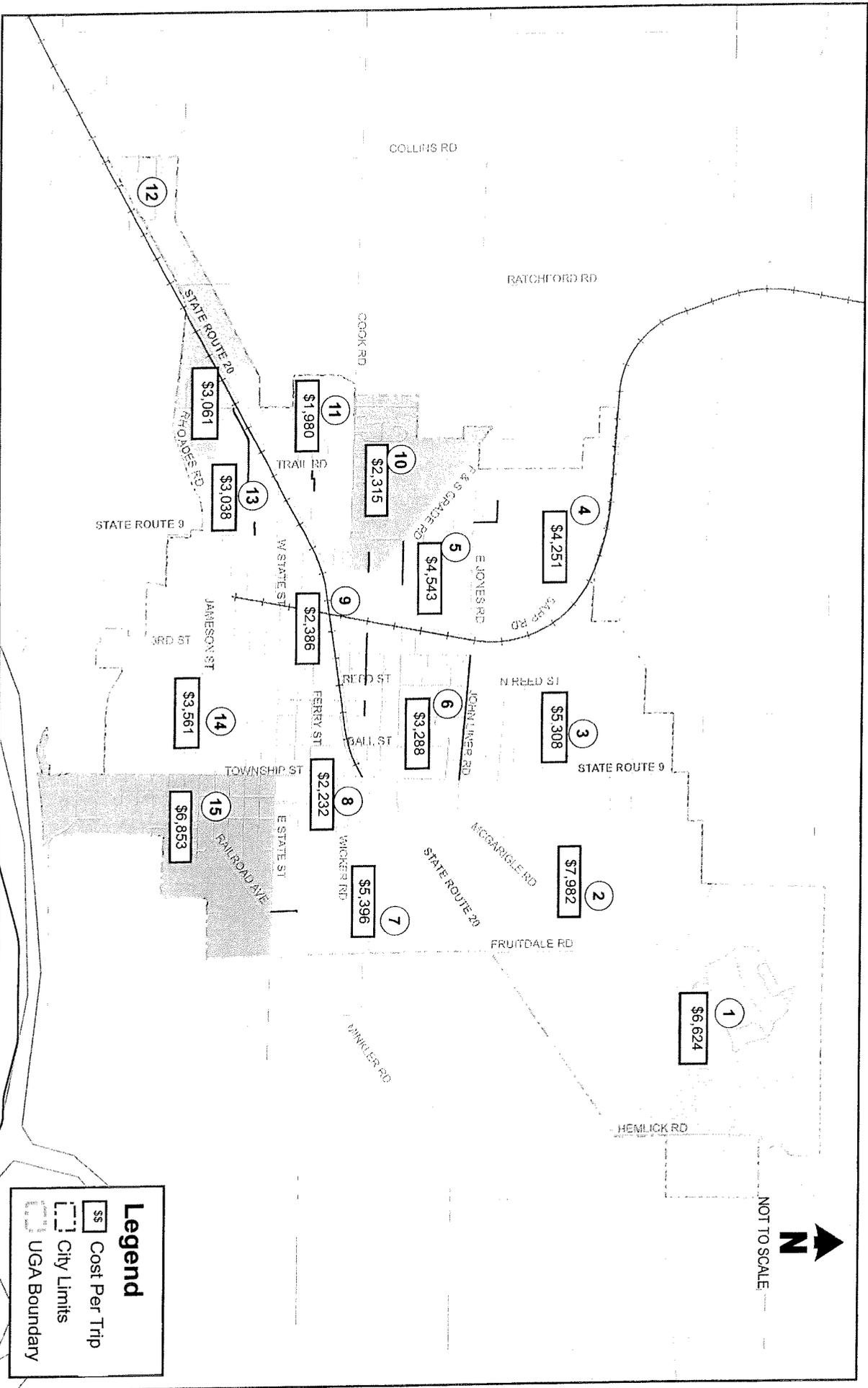
ATTACHMENT A SEDRO-WOOLLEY
Transportation Improvement Projects and Programs

Project ID#	Map	Project Name	Project Limits	Project Description	In		Sedro-Woolley	Traffic Impact Fees			Comments	
					Eligible TIF#	Total Cost		TIF Eligible (70%)	Reason for Improvement	TIF Eligible (% of Total)		
S1	SR 20 / FAS Gravel Rd	FAS Gravel Rd to Sloop Rd/RR Bridge (Sloop Street Access)	(MP 65.70 to 65.47)	Install traffic signal, replace FAS sign, and improve access into Sloop Street. Also widen SR 20 from FAS Gravel to RR Bridge. Right-of-way 90-degree corner (R/Side Corner 1)	Yes	\$1,650	\$1,650	Yes	Partial	Existing & Future Growth	85%	Part project with WSDOT and Skagit County. In design phase.
S2	SR 20 / Reed St	Intersection	(MP 65.70 to 65.72)	Construct intersection improvements including traffic signal.	Yes	\$450	\$215	Yes	Partial	Existing & Future Growth	66%	
S3	SR 20 / N Ball St Intersection	Intersection	(MP 65.90 to 66.02)	Widen intersection with SR 20 on north side of SR 20. Widen N Ball St, improve med, add curb, gutter, and sidewalks. Also, resurface right-of-way.	Yes	\$350	\$175	No	No	Future Growth	0%	Improvements needed to provide capacity and enhance future safety due to growth.
S4	SR 20 / Fossilite Rd	Intersection	(MP 66.70 to 66.88)	Construct intersection improvements including traffic signal.	Yes	\$740	\$370	Yes	Partial	Future Growth	100%	WSDOT and developer funded.
S4A ⁽¹⁾	SR 20 Widening - Phase 1	SR 8 to Sloop Rd	(MP 64.75 to 65.46)	Widen roadway to 5 lanes. Construct to principal arterial standards including curb & gutter, sidewalks, and bike lanes.	Yes	\$3,160	\$1,880	Yes	Partial	Future Growth	100%	Improvements needed to provide capacity and enhance future safety due to growth.
S4B ⁽¹⁾	SR 20 Widening - Phase 2	Intersection	(MP 64.75 to 65.46)	Widen intersection with SR 20 on north side of SR 20. Widen N Ball St, improve med, add curb, gutter, and sidewalks. Also, resurface right-of-way.	Yes	\$6,790	\$3,395	Yes	Partial	Future Growth	100%	Cost assumes construction of temporary structure to maintain RR operations during project. TIF Eligible but TIF program not included in TIF program.
S4C ⁽¹⁾	SR 20 Widening - Phase 3	Sloop Rd to Township Rd	(MP 65.46 to 66.30)	Widen roadway to 5 lanes. Construct to principal arterial standards including curb & gutter, sidewalks, and bike lanes.	Yes	\$3,990	\$1,995	Yes	Partial	Future Growth	100%	
S4A	SR 20 Safety Improvements	SR 9 to Fossilite Rd	(MP 66.30 to 67.20)	Improve illumination, signing, and intersection sight triangles. Provide right turn acceleration lanes.	No	\$370	\$185	No	No	Existing Deficiency	0%	
S4B	SR 20 Improvements	Fossilite Rd	(MP 66.30 to 67.20)	Improve roadway to principal arterial standards with 3 lanes curb & gutter, palmier strip, and sidewalks.	No	\$1,900	\$950	Yes	Partial	Urban Improvements	100%	Urban improvements needed due to increased traffic volumes.
S7	SR 20 / Township Rd (SR 9)	Intersection	(MP 67.17 to 67.25)	Widen roadway to include dedicated northbound and southbound lanes. Provide right turn acceleration lanes. Provide right-of-way for north-south passing.	No	\$460	\$225	Yes	Partial	Intersection Capacity	100%	
S8	SR 20 / Cook Rd	Intersection		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	No	\$430	\$215	Yes	Partial	Intersection Capacity	100%	
S9	North Township ST/ SR 9	SR 20 to city limits		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$3,160	\$2,395	Yes	Partial	Capacity & Intersection	65%	Urban improvements needed due to increased traffic volumes.
S10	SR 9 / Nelson St	Intersection		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	No	\$520	\$310	Yes	Partial	Existing & Future Growth	50%	
S11	SR 9 / W. State St	Intersection		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	No	\$620	\$310	Yes	Partial	Intersection Capacity	100%	
S12	SR 9 / John Liner Rd	Intersection		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	No	\$430	\$215	Yes	Partial	Future Growth	100%	
C1A	John Liner Rd	FAS Gravel Rd to John Liner Rd		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$2,570	\$2,570	Yes	Partial	Design Standard & Capacity	100%	
C1B	John Liner Rd	John Liner Rd		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$3,680	\$3,680	Yes	Partial	Design Standard & Capacity	100%	
C1C	John Liner Rd	John Liner Rd		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$2,220	\$2,220	Yes	Partial	Design Standard & Capacity	33%	Existing road design is deficient in areas serving existing suburban levels of development.
C2	FAS Gravel	SR 20 to city limits		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$1,200	\$1,200	Yes	Partial	Design Standard & Capacity	100%	
C3	Arterial Improvements	SR 20 to city limits		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$1,500	\$1,500	Yes	Partial	Design Standard & Capacity	100%	
C3	Cook Rd / Trail Rd	Intersection		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$290	\$190	Yes	Partial	Intersection Capacity	100%	
C4	Intersection Improvements	East St to SR 20		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$1,590	\$1,590	Yes	Partial	Design Standard & Capacity	33%	
C4	Resurfacing	SR 20		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$1,750	\$1,750	Yes	Partial	Design Standard & Capacity	33%	
C5	3rd St Resurfacing	Steering St to Johnson St		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$350	\$350	No	No	Existing Deficiency	0%	
C6A	Arterial Improvements	Johnson St to SR 20		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$2,250	\$2,250	Yes	Partial	Design Standard & Capacity	30%	Existing road design is deficient in areas serving existing suburban levels of development.
C6B	Arterial Improvements	River Rd to Johnson St		When the north approach of Cook Road to include dual SB left-turn lanes. Construct improvements with SR 20 including project (SR 10).	Yes	\$1,290	\$1,290	No	No	Design Standard	0%	Project supports traffic circulation around the south end of town.

ATTACHMENT A SEDRO-WOOLLEY
Transportation Improvement Projects and Programs

Project Type	Map ID#	Project Name	Project Links	Project Description	In Existing TIF/TP	Total Cost (\$1,000)	Sedro-Wooley Cost (\$1,000)	Traffic Impact Fees			Comments
								TIF Eligible (Y/N)	Reason for Improvement	TIF Eligible (% of Total)	
ARTERIAL IMPROVEMENTS	C7A	Jamison St Arterial Improvements	SR 9 to Rainier St	Widen and realign Jamison St to meet standards including 3 lanes, curb & gutter, bike lanes, sidewalk, and ADA sidewalk. Some right-of-way may be required.	Yes	\$1,930	\$1,930	Yes	Design Standard & Future Growth	55%	Coordinate with Project C14 when mill property redevelops.
	C7B	Jamison St / 11th St Intersection Improvements	Intersection	Change access on 11th St to right-in-right-out. Improve intersection. Construct roundabout.	Yes	\$50	\$50	No	Safety	0%	
	C7C	Rainier St Arterial Improvements	Jamison St to Furbush Rd	Widen and realign Rainier St to meet standards including 3 lanes, curb & gutter, bike lanes, pedestrian strip, and sidewalk. Some right-of-way may be required.	Yes	\$1,490	\$1,490	Yes	Design Standard & Future Growth	70%	
	C8	State St Sidewalk	Tullock St to Towns St	Construct sidewalks, ADA ramps, and other pedestrian improvements. ADA ramps and other pedestrian improvements to meet standards including curb & gutter, bike lanes, sidewalks, and stormwater.	Yes	\$100	\$100	No	Existing	0%	
	C9A	Trail Rd Extension	Cook Rd to F&S Green	Construct new collector arterial.	No	\$2,340	\$2,340	Yes	Deficiency Improvement	100%	
	C9B	Eden Rd Extension	F&S Green to Jones Rd	Construct new collector arterial.	No	\$1,000	\$1,000	Yes	Deficiency Improvement	100%	
	C10	Eden St / Fern St Intersection Improvements	Intersection	Construct intersection improvements to include an alleyway.	No	\$50	\$50	Yes	Intersection	100%	Timing is dependent on widening of SR 20.
	C11	Furbush Rd	SR 20 to Railroad Ave	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater.	No	\$2,360	\$1,935	Yes	Design Standard & Future Growth	40%	
	C12	Hemlock Rd Improvements	SR 20 to Hemlock Lane	Reconstruct roadway to improve drainage and roadway standards.	Yes	\$4,660	\$20	No	Design Standards	0%	Joint project with Skagit County and the Upper Skagit Tribe / Bureau of Indian Affairs. Improved roadway will serve as main access for the Skagit Tribal Center and adjacent recreation areas.
	C13	Rhodas Rd Arterial Improvements	SR 9 to SR 20	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater.	No	\$2,870	\$2,870	Yes	Design Standard & Future Growth	55%	
C14	Jamison St	SR 9 to Bailey Rd	Extend existing minor arterial.	No	\$700	\$700	No	Design Standard & Future Growth	0%	Would be implemented with redevelopment of the mill property. Considered development.	
C15	Rhodas Rd Extension	SR 20 to Cook Rd	Construct new collector arterial.	No	\$1,220	\$920	No	Design Standard & Future Growth	0%	Joint project with Skagit County. Initial roadway may be constructed in the corridor and should be paving with development in the corridor. Joint project with Skagit County.	
C16	McCormick Rd / Furbush Rd Arterial Improvements	Towns St to McCauley Rd to SR 20	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater. Road improvements along SR 20 and SR 9 within City.	Yes	\$2,150	\$3,420	Yes	Design Standard & Future Growth	30%	Coordinates with projects ST thro ST12. Approximately \$50,000/year.	
Central Business District Sidewalk Improvements					Yes	\$150	\$150	No	Road Standards		
Sidewalk Improvement Program					No	\$500	\$500	No	Continuity and Standards		Approximately \$25,000/year.
Miscellaneous Street Improvement Program					Yes	\$1,000	\$1,000	No	Ongoing Maintenance		Approximately \$50,000/year.
Miscellaneous Street Improvement Program					No	\$13,000	\$13,000	No	Ongoing Maintenance		Approximately \$650,000/year.
TOTAL						\$84,250	\$64,435				

- Notes:
- Use the MAP ID to locate the project on Figures
 - In Existing TIF/TP - Project is identified in City's current Transportation Improvement Program (2005 to 2010) or is funded as part of State's Transportation Plan.
 - Planning level project cost estimate at \$1,000s of year 2005 dollars. Costs were obtained from the City's current TIF or estimated based on average linear foot costs from recent projects.
 - Planned projects funded by VASDOT, Skagit County, SCOG, or other agencies.
 - TIF Eligible for no included in TIF program.

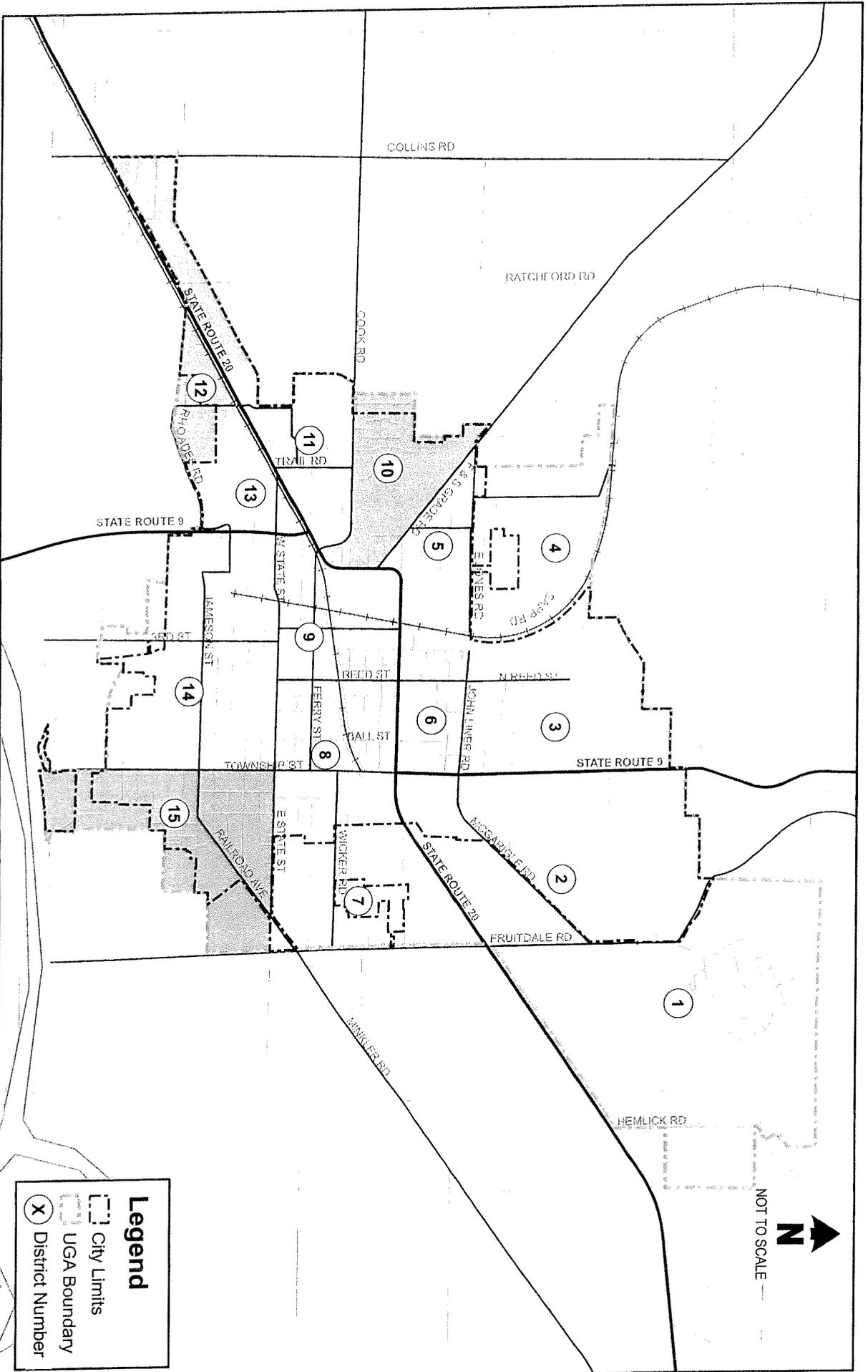


Attachment A

Impact Fee Cost Per PM Peak Hour Trip by District - Adopted Fees Without the Three SR 20 Improvements

Sedro Woolley Transportation Impact Fee Ordinance





NOT TO SCALE

Legend

-  City Limits
-  UGA Boundary
-  District Number

Attachment A

Transportation Impact Fee Districts

Sedro Woolley Transportation Impact Fee Ordinance



ATTACHMENT A SEDRO-WOOLLEY
Transportation Improvement Projects and Programs

Project Type	Map ID	Project Name	Project Limits	Project Description	In Building		Total Cost (\$100,000)	Sedro-Woolley Cost (\$100,000)	TIF Eligible (Y/N)	Reason for Ineligibility (Y/N)	TIF Eligible (% of Total)	Comments
					Yes	No						
STATE HIGHWAY IMPROVEMENTS	S1	SR 20 / FAS Gravel Rd Improvements (Shoght Steel Access)	FAS Gravel Rd to Shoght Steel Bridge (MP 65.15 to 65.47)	Install traffic signal, grade FAS, and improve access to Shoght Steel Bridge (90-degree corner "Bendix Corner")	Yes	Yes	\$1,650	\$1,650	Partial	Future Growth	68%	Just project with WSDOT and Shoght County. In design phase.
	S2	SR 20 / Road St Intersection Improvements	Intersection (MP 65.70 to 65.72)	Construct intersection improvements including traffic signal	Yes	Yes	\$430	\$215	Yes	Existing & Future Specific Improvement	66%	WSDOT and developer funded
	S3	SR 20 / N Ball St Intersection Improvements	Intersection (MP 65.90 to 66.02)	Improve intersection with SR 20 on north side of SR 20. Widen N Ball St, remove rail, and curb, gutter, and sidewalks. May require right-of-way	Yes	Yes	\$350	\$175	No	Future Growth	0%	Improvements needed to provide capacity and enhance future safety due to growth.
	S4	SR 20 / Fendula Rd Intersection Improvements	Intersection (MP 66.10 to 66.88)	Construct intersection improvements including traffic signal	Yes	Yes	\$740	\$370	Yes	Future Growth	100%	Improvements needed to provide capacity and enhance future safety due to growth.
	SEA ^b	SR 20 Widening - Phase 1	SR 3 to Sapp Rd (MP 64.75 to 65.46)	Widen roadway to 5 lanes. Construct to principal arterial standards including curb & gutter, sidewalks, and bike lanes.	No	No	\$3,760	\$1,880	Yes	Capacity	100%	TIF Eligible but not included in TIF program
	SSB ^b	SR 20 Widening, Phase 2 (When RR Bridge / Reserve Sapp Rd Intersection)	Intersection (MP 63.42 to 65.48)	Right-of-way acquisition with structure wide enough to accommodate roadway widening along SR 20 (approximately 80 feet)	Yes	Yes	\$6,790	\$3,395	Yes	Capacity	100%	Cost assumes construction of temporary structure to maintain RR operations during project. TIF Eligible but not included in TIF program
	SC ^c	SR 20 Widening - Phase 3	Sapp Rd to Township Rd (MP 65.46 to 66.30)	Widen roadway to 5 lanes. Construct to principal arterial standards including curb & gutter, sidewalks, and bike lanes.	No	No	\$3,290	\$1,645	Yes	Capacity	100%	TIF Eligible but not included in TIF program
	SEA	SR 20 Safety Improvements	SR 3 to Sapp Rd (MP 66.30 to 67.00)	Improve intersection, signage, and intersection sight distance. Provide right-turn deceleration lanes.	No	No	\$370	\$185	No	Existing Deficiency	0%	
	S8B	SR 20 Improvements	SR 9 to Fendula Rd (MP 66.30 to 67.00)	Improve roadway to principal arterial standards with 3 lanes curb & gutter, planter strip, and sidewalks.	No	No	\$1,290	\$645	Yes	Urban Improvements	100%	Urban improvements needed due to increased traffic volumes.
	S7	SR 20 / Township Rd (SR 9) Intersection Improvements	Intersection (MP 57.17 to 57.25)	Widen roadway to include dedicated northbound and southbound left-turn lanes, remove and upgrade traffic signal to reduce pedestrian/procyclist north-south crossing.	No	No	\$450	\$225	Yes	Capacity	100%	
	S8	SR 20 / Cook Rd Intersection Improvements	Intersection	When the north approach of Cook Road to include dual SB left-turn lanes. Coordinate improvements with SR 20 widening project (RS 10A)	No	No	\$430	\$215	Yes	Intersection Capacity	100%	
	S9	North Township St (SR 9) Arterial Improvements	SR 20 to City Limits	Regrade township St to provide arterial standards including curb and gutter, bike lanes, sidewalk, and planter strip. Some additional work may be required.	Yes	Yes	\$3,400	\$2,490	Yes	Capacity & Urban Improvements	66%	Urban improvements needed due to increased traffic volumes.
	S10	SR 3 / Nelson St Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	No	\$520	\$310	Partial	Future Growth	5%	
	S11	SR 3 / AV State St Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	No	\$520	\$310	Yes	Intersection Capacity	100%	
	S12	SR 9 / John Line Rd Intersection Improvements	Intersection	Construct intersection improvements to include traffic signal or roundabout.	No	No	\$430	\$215	Yes	Capacity	100%	
ARTERIAL IMPROVEMENTS	C1A	Jones Rd Arterial Improvements	FAS Gravel Rd to John Line Rd/RSF	Rebuild Jones Rd to minor arterial standards including 3 lanes, bike lane, curb and gutter, planter strip, sidewalk, storm right-of-way, and signage.	Yes	Yes	\$2,570	\$2,570	Yes	Design Standard & Capacity	100%	
	C1B	Jones Rd / John Line Rd R/R Undercrossing	Jones Rd to John Line Rd	Construct new BR/SF railroad undercrossing wide enough to accommodate SR 20. Provide 20' clearance over Low Rd (approximately 90 feet). Construct through existing embankment lying Jones Rd to John Line Rd.	Yes	Yes	\$3,680	\$3,680	Yes	Capacity	100%	
	C1C	John Line Rd Arterial Improvements	Jones Rd/RSF to SR 9	Widen and improve John Line Rd to minor arterial standards from new RR crossing to SR 9. Includes 3 lanes, curb and gutter, bike lanes, and sidewalk.	Yes	Yes	\$2,220	\$2,220	Partial	Design Standard & Capacity	33%	Existing road design is sufficient in areas serving existing suburban levels of development.
	C2	FAS Gravel Arterial Improvements	SR 20 to City Limits	Improve and widen FAS Gravel to minor arterial standards including curb and gutter, bike lanes, and sidewalk. Coordinate with Fendula St widening.	Yes	Yes	\$1,940	\$1,940	Yes	Design Standard & Capacity	100%	
	C3	Cook Rd / Trail Rd Intersection Improvements	Intersection	Construct intersection improvements including traffic signal	Yes	Yes	\$290	\$190	Yes	Intersection Capacity	100%	
	C4	Ferry Ave Reconstruction	Ferry St to SR 20	Widen and reconstruct existing roadway facilities to include 3 lanes, curb & gutter, sidewalks, on-street parking, and stormwater facilities.	Yes	Yes	\$1,590	\$1,590	Yes	Design Standard & Capacity	33%	
	C5	3rd St Reconstruction	Shelving St to State St	Overlay 3rd St and coordinate crossing improvements at high school with special district. Improve drainage.	Yes	Yes	\$350	\$350	No	Existing Deficiency	0%	
	C6A	South Township St Arterial Improvements	Jamison St to SR 20	Widen and rebuild Township St to minor arterial standards including 3 lanes, curb & gutter, bike lanes, planter strip, and sidewalks. Storm right-of-way may be required.	Yes	Yes	\$2,250	\$2,250	Partial	Design Standard & Capacity	30%	Existing road design is sufficient in areas serving existing suburban levels of development.
	C6B	South Township St Arterial Improvements	River Rd to Jamison St	Widen and rebuild Township St to minor arterial standards including 3 lanes, curb & gutter, bike lanes, planter strip, and sidewalks. Storm right-of-way may be required.	Yes	Yes	\$1,290	\$1,290	No	Design Standard	0%	Project supports traffic circulation around the south end of town.

ATTACHMENT A SEDRO-WOLLEY
Transportation Improvement Projects and Programs

Project Type	Project Name	Project Limits	Project Description	In		Sedro-Woolley	Traffic Impact Fees			Comments	
				Existing	Total Cost		TF Eligible (Y/N)	Reason for Improvement	TF Eligible (% of Total)		
MAP ID #	Map ID #	Map ID #	Map ID #	Year	(\$)	(\$)	Partial	Future Growth	Design Standard	Design Standard	
C7A	Jamison St Arterial Improvements	SR 9 to Railroad St	Widen and rebuild Jamison St to meet standards including 3 lanes, curb & gutter, bike lanes, gutter stop, and sidewalks. Some right-of-way may be required.	Yes	\$2,900	\$3,330	Partial	Future Growth	Design Standard	Design Standard	Coordinate with Project C14 when mill properly reappears.
C7B	Jamison St / 11th St Intersection Improvements	Intersection	Change access on 11th St to right-of-way.	Yes	\$50	\$50	No	Safety	Safety	Safety	
C7C	Railroad St / Jamison St Intersection Improvements	Intersection	Improve intersection. Construct roundabout.	Yes	\$400	\$400	No	Safety	Safety	Safety	
C7D	Railroad St Arterial Improvements	Jamison St to Fruittida Rd	Widen and rebuild Railroad St to meet standards including 3 lanes, curb & gutter, bike lanes, gutter stop, and sidewalks. Some right-of-way may be required.	Yes	\$1,890	\$1,890	Yes	Design Standard & Future Growth	Design Standard	Design Standard	
C8	Shaw St Sidewalks	Murdock St to Township St	Construct sidewalks ADA ramps, and other pedestrian improvements along north side of Shaw St.	Yes	\$100	\$100	No	Existing	Design Standard	Design Standard	
C9A	Trial Rd Extension	Cook Rd to FAS Granda	Construct new collector arterial.	Yes	\$2,340	\$2,340	Yes	Future Growth	Design Standard	Design Standard	
C9B	Genoa of Edson Rd Extension	FAS Granda to Jones Rd	Construct new collector arterial.	Yes	\$50	\$50	Yes	Future Growth	Design Standard	Design Standard	
C10	Township St / Ferry St Intersection Improvements	Intersection	Construct intersection improvements to include an all-way stop.	Yes	\$1,000	\$1,000	Yes	Future Growth	Design Standard	Design Standard	
C11	Fruittida Rd	SR 20 to Railroad Ave	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater facilities. Enhance pedestrian safety.	Yes	\$2,480	\$1,435	Yes	Future Growth	Design Standard	Design Standard	
C12	Herrick Rd Improvements	SR 20 to Herrick Lane	Reconstruct roadway to improve drainage and roadway shoulders.	Yes	\$4,650	\$30	No	Future Growth	Design Standard	Design Standard	
C13	Rhodors Rd	SR 9 to SR 20	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater facilities.	Yes	\$2,270	\$2,270	Yes	Future Growth	Design Standard	Design Standard	
C14	Jamison St	SR 9 to Bailey Rd	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater facilities. Enhance pedestrian safety.	Yes	\$700	\$700	No	Future Growth	Design Standard	Design Standard	
C15	Rhodors Rd Extension	SR 20 to Cook Rd	Construct new collector arterial.	Yes	\$1,220	\$80	No	Future Growth	Design Standard	Design Standard	
C16	McGarigle Rd / Fruittida Rd Arterial Improvements	Township St to Fruittida Rd / McGarigle Rd to SR 20	Reconstruct roadway to minor arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater facilities. Enhance pedestrian safety.	Yes	\$3,220	\$3,420	Yes	Future Growth	Design Standard	Design Standard	
	State Highway Safety, Operations and Non-Program Improvement	SR 9 and SR 20 within City	SR 9 and SR 20 within City	Yes	\$1,000	\$1,000	No	Future Growth	Design Standard	Design Standard	
	Central Business District Sidewalk Improvements	Downtown	Improve vertical sidewalks within downtown. Central Business District. 12' wide, install curb cuts and improve pedestrian crossings.	Yes	\$150	\$150	No	Future Growth	Design Standard	Design Standard	
	Sidewalk Improvement Program	Citywide	Annual program to construct missing sidewalk links, repair existing sidewalks, improve crosswalk signing and markings, and install ADA accessible curb ramps at intersections.	No	\$500	\$500	No	Future Growth	Design Standard	Design Standard	
	Maintenance Street Improvement Program	Citywide	Annual program to address miscellaneous capital improvements.	Yes	\$1,000	\$1,000	No	Future Growth	Design Standard	Design Standard	
	Street Overlay, Maintenance and Operations	Citywide	Annual program to maintain and operate the City's transportation infrastructure.	No	\$13,000	\$13,000	No	Future Growth	Design Standard	Design Standard	
				TOTAL	\$82,250	\$64,435					

- Notes:
- Use the MAP ID to locate the project on Figures.
 - Existing Year - Project is identified in City's current Transportation Improvement Program (2005 to 2010) or is funded as part of State's Transportation Plan.
 - Includes projects funded by WISDOT, Skagit County, SDCO, or other agencies.
 - TF Eligible but not included in TIF program.

Attachment A City Of Sedro-Woolley Schedule of Transportation Impact Fees - Without the Three SR 20 Improvements

Land Use Category - ITE 7th Edition	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL																
Single-Family Detached Housing	Dwelling Unit	\$6,690	\$3,062	\$5,361	\$4,294	\$4,588	\$3,321	\$5,450	\$2,254	\$2,410	\$2,338	\$2,000	\$3,092	\$3,068	\$3,592	\$6,922
Apartment	Dwelling Unit	\$4,107	\$4,949	\$3,291	\$2,636	\$2,817	\$2,039	\$3,346	\$1,394	\$1,479	\$1,435	\$1,228	\$1,898	\$1,884	\$2,208	\$4,249
Low-Rise Apartment (1-2 Floors)	Occupied Dwelling Unit	\$3,842	\$4,630	\$3,079	\$2,466	\$2,635	\$1,907	\$3,130	\$1,295	\$1,384	\$1,343	\$1,148	\$1,775	\$1,762	\$2,065	\$3,975
Residential Condominium/Townhouse	Dwelling Unit	\$3,444	\$4,151	\$2,760	\$2,211	\$2,382	\$1,710	\$2,806	\$1,161	\$1,241	\$1,204	\$1,030	\$1,592	\$1,580	\$1,852	\$3,564
Mobile Home Park	Occupied Dwelling Unit	\$3,908	\$4,709	\$3,132	\$2,506	\$2,680	\$1,940	\$3,184	\$1,317	\$1,408	\$1,366	\$1,168	\$1,696	\$1,792	\$2,101	\$4,003
Elderly Housing-Detached	Dwelling Unit	\$1,222	\$2,075	\$1,390	\$1,105	\$1,181	\$955	\$1,403	\$620	\$602	\$592	\$518	\$796	\$790	\$926	\$1,782
Congregate Care Facility	Occupied Dwelling Unit	\$729	\$978	\$684	\$468	\$500	\$362	\$562	\$246	\$252	\$255	\$218	\$337	\$334	\$392	\$754
Elderly Housing-Attached	Occupied Dwelling Unit	\$1,126	\$1,597	\$902	\$723	\$772	\$559	\$917	\$379	\$379	\$394	\$337	\$520	\$516	\$605	\$1,165
Recreational Home	Dwelling Unit	\$1,722	\$2,075	\$1,380	\$1,105	\$1,181	\$855	\$1,403	\$620	\$602	\$592	\$518	\$796	\$790	\$926	\$1,782
Residential PUD	Dwelling Unit	\$4,107	\$4,949	\$3,291	\$2,636	\$2,817	\$2,039	\$3,346	\$1,394	\$1,479	\$1,435	\$1,228	\$1,898	\$1,884	\$2,208	\$4,249
INSTITUTIONAL																
County Park	Acres	\$397	\$479	\$318	\$255	\$273	\$197	\$324	\$134	\$143	\$139	\$119	\$184	\$182	\$214	\$411
Beach Park	Acres	\$8,611	\$10,377	\$6,900	\$5,526	\$5,906	\$4,274	\$7,015	\$2,902	\$3,010	\$3,010	\$2,574	\$3,979	\$3,949	\$4,629	\$8,909
Regional Park	Acres	\$1,325	\$1,698	\$1,082	\$850	\$909	\$619	\$1,019	\$416	\$477	\$463	\$396	\$612	\$608	\$712	\$1,371
Golf Course	Acres	\$1,981	\$2,385	\$1,582	\$1,275	\$1,365	\$988	\$1,619	\$670	\$716	\$695	\$594	\$918	\$911	\$1,068	\$2,056
Multi-Purpose Recreational Facility	Acres	\$38,220	\$46,056	\$30,627	\$24,528	\$26,213	\$18,972	\$31,135	\$12,879	\$13,767	\$13,358	\$11,425	\$17,682	\$17,529	\$20,547	\$39,542
Movie Theater w/ Maintenance	Acres	\$927	\$1,117	\$743	\$595	\$636	\$460	\$765	\$312	\$324	\$324	\$277	\$428	\$425	\$499	\$959
Casino/Video Lottery Establishment	1,000 sf GFA	\$88,860	\$107,198	\$71,286	\$57,081	\$61,012	\$44,158	\$72,468	\$29,978	\$32,044	\$31,090	\$28,591	\$41,109	\$40,800	\$47,824	\$82,036
Tennis Courts	Courts	\$25,701	\$30,970	\$20,595	\$16,494	\$17,827	\$12,787	\$20,936	\$9,258	\$9,258	\$9,982	\$7,892	\$11,877	\$11,787	\$13,817	\$25,590
Racquet Club	1,000 sf GFA	\$12,122	\$14,607	\$9,714	\$7,779	\$8,314	\$6,017	\$9,675	\$4,085	\$4,366	\$4,238	\$3,623	\$5,022	\$5,580	\$6,517	\$12,541
Elementary School	1,000 sf GFA	\$5,148	\$6,818	\$4,528	\$3,229	\$3,388	\$2,404	\$3,837	\$2,745	\$2,935	\$2,847	\$2,435	\$3,765	\$3,737	\$4,380	\$8,429
Middle/Junior High School	1,000 sf GFA	\$6,756	\$8,142	\$5,414	\$4,336	\$4,624	\$3,354	\$5,504	\$3,277	\$3,434	\$3,281	\$2,820	\$4,122	\$4,099	\$4,732	\$9,590
High School	1,000 sf GFA	\$4,372	\$5,288	\$3,503	\$2,806	\$2,978	\$2,170	\$3,575	\$1,975	\$2,028	\$1,907	\$1,528	\$2,200	\$2,350	\$2,832	\$5,523
Chronic Day Care Center	1,000 sf GFA	\$87,437	\$105,382	\$70,066	\$56,113	\$59,868	\$43,402	\$72,227	\$29,462	\$31,495	\$30,558	\$26,136	\$40,405	\$40,102	\$47,005	\$90,460
Library	1,000 sf GFA	\$45,964	\$56,592	\$37,634	\$30,140	\$32,210	\$23,312	\$38,256	\$15,825	\$16,917	\$16,413	\$14,038	\$21,702	\$21,539	\$25,247	\$48,588
Nursery	1,000 sf GFA	\$6,094	\$7,343	\$4,983	\$3,911	\$4,180	\$3,025	\$4,964	\$2,053	\$2,196	\$2,130	\$1,822	\$2,816	\$2,795	\$3,276	\$6,305
Hospital	1,000 sf GFA	\$2,395	\$2,874	\$1,911	\$1,530	\$1,635	\$1,184	\$1,943	\$804	\$859	\$833	\$713	\$1,102	\$1,094	\$1,282	\$2,467
BUSINESS & COMMERCIAL																
Hotel	Room	\$3,908	\$4,709	\$3,132	\$2,508	\$2,680	\$1,940	\$3,184	\$1,317	\$1,408	\$1,366	\$1,168	\$1,806	\$1,792	\$2,101	\$4,043
All Suits Hotel	Room	\$2,650	\$3,193	\$2,123	\$1,700	\$1,817	\$1,315	\$2,158	\$893	\$954	\$926	\$792	\$1,224	\$1,215	\$1,424	\$2,741
Motel	Room	\$3,113	\$3,782	\$2,495	\$1,998	\$2,135	\$1,545	\$2,536	\$1,049	\$1,121	\$1,088	\$931	\$1,439	\$1,428	\$1,674	\$3,221
Resort Hotel	Room	\$3,246	\$3,911	\$2,601	\$2,083	\$2,226	\$1,611	\$2,644	\$1,084	\$1,169	\$1,134	\$970	\$1,500	\$1,489	\$1,745	\$3,359
Building Materials/Lumber	1,000 sf GFA	\$22,306	\$26,879	\$17,875	\$14,315	\$15,299	\$11,072	\$18,171	\$7,516	\$8,035	\$7,796	\$6,688	\$10,308	\$10,230	\$11,992	\$23,077
Free-Standing Discount Superstore	1,000 sf GFA	\$18,457	\$22,241	\$14,790	\$11,845	\$12,659	\$9,182	\$15,035	\$6,219	\$6,648	\$6,451	\$5,517	\$8,529	\$8,465	\$9,922	\$19,095
Specialty Retail Center	1,000 sf GFA	\$11,848	\$14,277	\$9,494	\$7,603	\$8,126	\$5,881	\$8,651	\$3,992	\$4,269	\$4,141	\$3,541	\$5,475	\$5,429	\$6,369	\$12,297
Free-Standing Discount Store	1,000 sf GFA	\$27,819	\$33,523	\$22,293	\$17,853	\$19,080	\$13,909	\$22,662	\$9,374	\$10,021	\$9,723	\$8,316	\$12,856	\$12,759	\$14,955	\$28,781
Hardware/Paint Store	1,000 sf GFA	\$23,175	\$28,588	\$19,011	\$15,228	\$16,271	\$11,776	\$19,326	\$7,994	\$8,546	\$8,291	\$7,092	\$10,981	\$10,881	\$12,754	\$24,545
Nursery-Retail (Garden Center)	1,000 sf GFA	\$18,123	\$21,839	\$14,523	\$11,831	\$12,430	\$8,996	\$14,763	\$6,107	\$6,528	\$6,334	\$5,417	\$8,375	\$8,312	\$9,743	\$18,750
Nursery-Wholesale	1,000 sf GFA	\$24,657	\$29,712	\$19,798	\$15,924	\$16,911	\$12,239	\$20,086	\$8,882	\$9,617	\$9,408	\$7,370	\$11,394	\$11,309	\$13,255	\$25,510
Shipping Center	1,000 sf GFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Factory Outlet Center	1,000 sf GFA	\$10,012	\$12,064	\$8,023	\$6,455	\$6,866	\$4,969	\$7,356	\$3,373	\$3,606	\$3,499	\$2,993	\$4,626	\$4,592	\$5,382	\$10,758
Quality Restaurant	1,000 sf GFA	\$27,784	\$33,480	\$22,284	\$17,830	\$19,055	\$13,791	\$22,634	\$9,710	\$10,008	\$9,710	\$8,305	\$12,639	\$12,743	\$14,826	\$29,734
High Turnover Sit-Down Restaurant	1,000 sf GFA	\$41,004	\$49,410	\$32,858	\$25,858	\$28,122	\$20,353	\$33,402	\$13,817	\$14,770	\$14,330	\$12,257	\$18,948	\$18,806	\$22,043	\$42,421
Fast Food Restaurant w/out Drive-Through	1,000 sf GFA	\$86,609	\$104,385	\$69,402	\$55,852	\$59,400	\$42,981	\$70,553	\$29,833	\$31,197	\$30,269	\$25,869	\$40,023	\$39,722	\$46,560	\$89,603
Fast Food Restaurant w/ Drive-Through	1,000 sf GFA	\$110,886	\$133,619	\$88,856	\$71,162	\$76,000	\$56,041	\$90,329	\$37,364	\$39,942	\$38,735	\$33,145	\$50,856	\$50,611	\$58,174	\$114,719
Quick Lubrication Vehicle Shop	Service Position	\$19,596	\$23,613	\$15,703	\$12,576	\$13,440	\$9,727	\$15,963	\$6,603	\$7,059	\$6,848	\$5,857	\$9,055	\$8,987	\$10,535	\$20,203
Auto Care Center	1,000 sf GFA	\$12,762	\$16,378	\$10,226	\$8,120	\$8,735	\$6,335	\$9,300	\$4,597	\$4,860	\$4,650	\$3,815	\$5,887	\$5,853	\$6,861	\$13,203
New Car Sales	1,000 sf GFA	\$13,116	\$16,804	\$10,510	\$8,417	\$8,995	\$6,510	\$10,684	\$4,419	\$4,724	\$4,584	\$3,820	\$5,861	\$5,815	\$6,751	\$13,569
Auto Parts Sales	1,000 sf GFA	\$22,579	\$27,207	\$18,093	\$14,490	\$15,485	\$11,207	\$18,393	\$7,608	\$8,133	\$7,891	\$6,749	\$10,534	\$10,355	\$12,138	\$23,959
Gasoline/Service Station w/ Convenience Market	Vehicle Fueling Position	\$53,249	\$64,166	\$42,670	\$34,712	\$36,520	\$26,432	\$43,377	\$17,943	\$19,181	\$18,610	\$15,917	\$24,607	\$24,422	\$28,526	\$55,090
Gasoline/Service Station w/ Convenience Market & Car Wash	Vehicle Fueling Position	\$58,987	\$71,992	\$46,992	\$37,249	\$39,726	\$28,746	\$46,957	\$21,767	\$23,140	\$22,407	\$19,429	\$28,627	\$28,454	\$33,345	\$68,345
Gasoline/Service Station w/ Convenience Market & Car Wash	Vehicle Fueling Position	\$38,851	\$46,816	\$31,132	\$24,933	\$26,646	\$19,285	\$31,649	\$13,919	\$14,954	\$14,378	\$12,163	\$17,953	\$17,818	\$20,988	\$40,194
Self-Service Car Wash	Wash Stall	\$19,449	\$23,437	\$15,985	\$12,482	\$13,359	\$9,854	\$15,844	\$6,534	\$7,006	\$6,797	\$5,814	\$8,988	\$8,920	\$10,456	\$20,122
The Store	1,000 sf GFA	\$19,793	\$23,850	\$15,860	\$12,702	\$13,574	\$9,825	\$16,123	\$7,129	\$7,617	\$7,408	\$6,197	\$9,146	\$9,078	\$10,640	\$20,477

Land Use Category - ITE Zth Edition	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
The Superstore	1,000 sf GFA	\$10,063	\$12,126	\$8,064	\$8,469	\$6,992	\$4,995	\$8,198	\$3,391	\$3,625	\$3,517	\$3,008	\$4,650	\$4,615	\$5,410	\$10,411
Supermarket	1,000 sf GFA	\$44,301	\$53,384	\$35,500	\$28,431	\$30,384	\$21,990	\$36,088	\$14,928	\$15,958	\$15,483	\$13,242	\$20,472	\$20,318	\$23,816	\$45,833
Convenience Market (24 Hr)	1,000 sf GFA	\$135,394	\$163,191	\$106,499	\$86,890	\$92,858	\$67,206	\$110,294	\$45,622	\$48,770	\$47,318	\$40,471	\$62,567	\$62,096	\$72,786	\$140,075
Convenience Market (16 Hr)	1,000 sf GFA	\$99,307	\$107,616	\$71,564	\$57,313	\$61,250	\$44,330	\$72,750	\$30,092	\$32,169	\$31,212	\$26,695	\$41,289	\$40,959	\$48,010	\$92,394
Convenience Market w/ Gas Pump	Vehicle Fueling Position	\$43,287	\$52,161	\$34,687	\$27,779	\$29,688	\$21,486	\$35,262	\$14,986	\$15,592	\$15,128	\$12,939	\$20,003	\$19,853	\$23,270	\$44,783
Discount Supermarket	1,000 sf GFA	\$45,394	\$54,701	\$36,376	\$29,432	\$31,133	\$22,533	\$36,979	\$15,296	\$16,351	\$15,865	\$13,569	\$20,977	\$20,819	\$24,404	\$46,964
Home Improvement Superstore	1,000 sf GFA	\$21,626	\$26,060	\$17,330	\$13,679	\$14,883	\$10,735	\$17,617	\$7,287	\$7,790	\$7,588	\$6,464	\$9,994	\$9,918	\$11,628	\$22,314
Electronics Superstore	1,000 sf GFA	\$8,439	\$10,169	\$6,762	\$5,416	\$5,788	\$4,189	\$6,875	\$3,844	\$3,040	\$2,949	\$2,523	\$3,900	\$3,870	\$4,537	\$8,731
Toy/Children's Superstore	1,000 sf GFA	\$17,895	\$21,551	\$14,332	\$11,478	\$12,266	\$8,678	\$14,569	\$8,026	\$6,442	\$6,251	\$5,521	\$10,081	\$9,728	\$11,503	\$18,503
Apparel Store	1,000 sf GFA	\$21,815	\$26,288	\$17,481	\$14,000	\$14,962	\$10,629	\$17,771	\$7,351	\$7,859	\$7,624	\$6,521	\$10,081	\$10,005	\$11,728	\$22,570
Pharmacy/Drug Store w/out Drive-Through	1,000 sf GFA	\$16,744	\$20,177	\$13,418	\$10,746	\$11,484	\$8,314	\$13,640	\$5,642	\$6,031	\$5,852	\$5,005	\$7,738	\$7,679	\$8,001	\$17,323
Pharmacy/Drug Store w/ Drive-Through	1,000 sf GFA	\$26,214	\$31,588	\$21,006	\$16,823	\$17,978	\$13,012	\$21,354	\$8,833	\$9,442	\$9,161	\$7,836	\$12,114	\$12,023	\$14,092	\$27,130
Furniture Store	1,000 sf GFA	\$29,120	\$35,090	\$23,335	\$18,688	\$19,972	\$14,455	\$22,722	\$9,812	\$10,489	\$10,177	\$8,704	\$13,457	\$13,356	\$15,655	\$30,127
Video Rental	1,000 sf GFA	\$1,432	\$1,726	\$1,148	\$919	\$982	\$711	\$1,167	\$483	\$516	\$501	\$428	\$662	\$657	\$770	\$1,482
Bank/Savings: Walk-in	1,000 sf GFA	\$47,746	\$57,534	\$38,260	\$30,641	\$32,746	\$23,700	\$38,894	\$16,088	\$17,198	\$16,887	\$14,272	\$22,064	\$21,898	\$25,668	\$49,986
Bank/Savings: Drive-in	1,000 sf GFA	\$116,380	\$140,240	\$93,259	\$74,688	\$79,818	\$57,769	\$94,805	\$39,215	\$41,921	\$40,673	\$34,788	\$53,780	\$53,376	\$62,565	\$120,404
		\$160,580	\$193,501	\$128,678	\$103,054	\$110,132	\$79,708	\$130,911	\$54,109	\$57,842	\$56,121	\$46,000	\$74,205	\$73,648	\$86,326	\$166,132

INDUSTRIAL	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
General Light Industrial	1,000 sf GFA	\$6,492	\$7,822	\$5,202	\$4,186	\$4,452	\$3,222	\$5,288	\$2,187	\$2,338	\$2,269	\$1,940	\$3,000	\$2,977	\$3,490	\$6,716
General Heavy Industrial	1,000 sf GFA	\$1,259	\$1,517	\$1,009	\$808	\$863	\$625	\$1,025	\$424	\$453	\$440	\$376	\$582	\$577	\$677	\$1,302
Industrial Park	1,000 sf GFA	\$5,697	\$6,885	\$4,565	\$3,616	\$3,907	\$2,828	\$4,641	\$1,920	\$2,052	\$1,991	\$1,703	\$2,652	\$2,613	\$3,062	\$6,894
Manufacturing	1,000 sf GFA	\$4,902	\$5,907	\$3,925	\$3,146	\$3,362	\$2,433	\$3,993	\$1,652	\$1,766	\$1,713	\$1,465	\$2,265	\$2,248	\$2,635	\$5,071
Warehouse	1,000 sf GFA	\$3,113	\$3,792	\$2,495	\$1,998	\$2,133	\$1,545	\$2,336	\$1,049	\$1,121	\$1,088	\$931	\$1,439	\$1,428	\$1,674	\$3,221
Min./warehouse	1,000 sf GFA	\$1,722	\$2,075	\$1,380	\$1,105	\$1,181	\$855	\$1,403	\$590	\$620	\$615	\$515	\$796	\$790	\$926	\$1,782
Utilities	1,000 sf GFA	\$5,034	\$6,066	\$4,034	\$3,231	\$3,453	\$2,499	\$4,101	\$1,696	\$1,813	\$1,759	\$1,505	\$2,326	\$2,309	\$2,706	\$5,208

PORT and TERMINAL	Unit*	Impact Fee Per Unit By District														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Truck Terminal	1,000 sf GFA	\$5,432	\$6,545	\$4,339	\$3,486	\$3,725	\$2,698	\$4,425	\$1,830	\$1,957	\$1,898	\$1,624	\$2,670	\$2,491	\$2,920	\$5,679
Park and Ride Lot with Bus Services	Parking Space	\$4,107	\$4,919	\$3,291	\$2,658	\$2,817	\$2,039	\$3,246	\$1,384	\$1,479	\$1,485	\$1,228	\$1,998	\$1,884	\$2,208	\$4,249

Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

SOURCE: The Transpo Group (2005). Intended for the sole use by the City of Sedro-Woolley.

ATTACHMENT B ~ SCHEDULE OF PARK IMPACT FEES

Parks Impact Fee calculations

Additional acres needed	Improvements needed	Existing units	Projected units (2005-2025)	Cost per unit
85 acres new	Ballfields Trails	4,422 units	1347 new units	\$1954.00
\$393,100	Play equipment	X 2.6 persons per unit = 11,497 estimated population in City and UGA.	15,000 total population projected for City and UGA.	
\$120,500	Climbing wall			
\$127,500	Recreation			
\$89,700	Water features			
\$189,000				
\$958,400				
\$165,000				
\$73,900				
\$43,100				
\$114,300				
\$158,100				
\$200,000				
Total: \$2,632,600.00				

The City elects to fund less than the full amount through parks impact fees, but will actively seek grant funds to fund the shortfall. Additional costs to fund the shortfall from impact fees should be through grant funds, by private donations to this city park funds, and through the general fund.

New units projected by 2025: 1,347 times \$1,000 per unit = \$1,347,500

Parks Impact Fee per unit: \$1,000.00

ATTACHMENT B ~ SCHEDULE OF PARK IMPACT FEES

Parks Impact Fee calculations

Additional acres needed	Improvements needed	Existing units	Projected units (2005-2025)	Cost per unit
85 acres new	Ballfields Trails	4,422 units	1347 new units	\$1954.00
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\$120,500	Climbing wall			
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\$89,700	Water features			
\$189,000				
\$958,400				
\$165,000				
\$73,900				
\$43,100				
\$114,300				
\$158,100				
\$200,000				
Total: \$2,632,600.00				

The City elects to fund less than the full amount through parks impact fees, but will actively seek grant funds to fund the shortfall. Additional costs to fund the shortfall from impact fees should be through grant funds, by private donations to this city park funds, and through the general fund.

New units projected by 2025: 1,347 times \$1,000 per unit = \$1,347,500

Parks Impact Fee per unit: \$1,000.00

ATTACHMENT C ~ SCHEDULE OF FIRE DEPARTMENT IMPACT FEES

Fire Impact Fee Calculations

A. Residential Structures, including single family and multi-family structures: \$0.19 per square foot of structure, including garage, outbuildings and attached porches.

B. Nonresidential Structures: \$0.20 per square foot of structure, including garage, outbuildings and attached porches; provided that the fee for non-residential structures shall receive a adjustment, in an amount determined by the responsible official, equal to 40% reduction for buildings equipped with an approved sprinkler system, and 10% reduction for buildings equipped with an alarm system.

C. Nonresidential construction and development activity which requires fire protection but is not a traditional structure, such as a bulk fuel storage facility or a fuel pipeline, shall be assessed an impact fee in an amount determined by the responsible official pursuant to SWMC Section 15.60.140.

