Next Ord: 1579-07
Next Res: 748-07

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

July 11, 2007
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 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 #60803 to #60917 for $239,054.17
   - Payroll Warrants #40492 to #40593 for $209,218.30 (Voided Warrant #40575)
c. Professional Services Agreement - GIS On-Call Services

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

PUBLIC HEARINGS

UNFINISHED BUSINESS

5. City Hall Update

NEW BUSINESS

6. Resolution - Granting Preliminary Approval for the "Plat of Sapp Place" LP-1-07
7. Resolution - Granting Preliminary Approval for the "Plat of Jones Estates" 05-SD-2
8. Resolution - City Insurance Notice of Withdrawal

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

EXECUTIVE SESSION/YES

DATE: July 11, 2007

TO: Mayor Anderson 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 July 11, 2007 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 Dennis London

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.

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
June 27, 2007 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

ROLL CALL: Mayor Mike Anderson, Councilmembers: Ted Meamber, Tony Splane, Louis Requa, Hugh Galbraith, Rick Lemley and Dennis London. Staff: Clerk/Treasurer Nelson, City Supervisor/Attorney Berg, Planner Moore, Police Chief Wood and Fire Chief Klinger.

Attorney Berg noted that Franny White, Skagit Valley Herald reporter is covering the School District meeting tonight instead of the Council meeting. Berg also noted the addition to the Consent Calendar of a Waiver of Fees – Riverfront Park – SW Soropotimist – Various Dates

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #60656 to #60802 for $239,612.37
  - Payroll Warrants #40392 to #40491 for $155,267.76
- Waiver of Fees – Community Center – SW Schools Foundation – October 6, 2007
- Waiver of Fees – Riverfront Park – SW Rotary Club – August 30, 2007
- Request for Out of State Travel – Sewer Department
- Award of Bid – Quick Attack Vehicle – Fire Dept.
- Waiver of Fees – Riverfront Park – SW Soroptomist – Various Dates (*added*)

Councilmember Galbraith moved to approve the consent calendar with and adding Item 3G – Soroptomist Waiver of Fee Request. Seconded by Councilmember Meamber. Motion carried (6-0).

Public Comment

Rob MacReady – Wastewater Treatment Plant Collections Specialist addressed the Council and introduced himself as the new Local 176 SW AFSCME President which is the union that represents the Public Works and City Hall Clerical Employees. He noted he and the union are looking forward a good labor/management relationship with the Council and City staff.

David Bricka – 9343 Claybrook Rd., representing the Chamber of Commerce invited everyone to participate in the upcoming Loggerodeo Celebration. He also hi-lighted the

upcoming production of "Oklahoma" to be held at the Civic Auditorium at Sedro-Woolley High School and the Outdoor Movies during the month of July.

PUBLIC HEARINGS

None

UNFINISHED BUSINESS

City Hall Update

Attorney Berg noted the City Hall project is back on track. He stated he and Mayor Anderson will be meeting with representatives from Cascade Natural Gas to work on a resolve of the damages due to the delay. Berg commented that the plans and specs for City Hall do not include a generator to serve the facility and the addition would be a significant change order. He noted the current generator is not sized to accommodate the current Emergency Operating Center (EOC) and reviewed some options for moving the current generator to accommodate the Senior Center and purchasing an appropriate size generator for City Hall.

Discussion was held regarding generator size, location & cost.

NEW BUSINESS

Metcalf Street Sewer Improvements – Reichhardt & Ebe Engineering

Attorney Berg reviewed the request for authorization for an agreement with Reichhart & Ebe to develop a budget, plans, specifications and engineer's estimates for the Metcalf Street (from Northern to State) trench less sewer improvements.

Councilmember London moved to authorize the Mayor to sign the attached agreement with Reichhardt & Ebe Engineering for the planning, specifications and engineer's estimates for the Metcalf Street sewer improvement project. Councilmember Meamber seconded. Motion carried. (6-0).

Request for Easement from Kelly Bailey

Attorney Berg reviewed a request from Kelly Bailey for an easement from the City for 360 sq. foot in order to meet County adopted setbacks for a building design that he intends to build in the UGA.

Council discussion of the Interlocal agreement with Skagit County regarding UGA standards was held.

Councilmember Meamber moved to authorize the Mayor to sign an easement in favor of Mr. Bailey in a form approved by the City Attorney in exchange for $500.00. Seconded by Councilmember Splane. Motion carried. (6-0).

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

City Engineer Position

Attorney Berg reviewed the recommendation of the special Council committee (Councilmembers Requa, Meamber and London) to address the Public Works/City Engineer position. Berg reviewed two job descriptions: Director of Public Works/City Engineer and Engineering Plans Examiner & Inspector. He noted the Engineering Plans Examiner & Inspector would be a new position and the salary ranges listed are in line with the market but inconsistent with the City's past practices. He also addressed additional issues to include costs, budget amendment, salary ordinance amendment, permit fees and classification/compensation equity.

Council discussion ensued to include timing for advertising of position, preparation for growth, qualified personnel and residency requirement.

Councilmember London moved to authorize the Mayor to fill the two proposed positions as outlined in the committee recommendations. Councilmember Requa seconded. Motion carried. (6-0)

Councilmember London moved to adopt Ordinance #1578-07 An Ordinance Amending SWMC 2.66 Regarding Residency Requirements. Seconded by Councilmember Requa.

Discussion ensued to include Councilmembers belief of residency requirements with Councilmembers Galbraith and Meamber adamant of maintaining the residency requirement.

Motion carried. (5-1) (Councilmember Galbraith opposed).

Police Chief Wood – noted they are getting ready for the upcoming Loggerodeo and updated on Council regarding the Code Enforcement Officer Position.

Fire Chief Klinger – invited everyone to the Firefighters Challenge which will be held Saturday at the High School and to the Pancake Breakfast sponsored by the Volunteer Firefighters to be held on Sunday.

Attorney Berg – reported that he has received his full certification by FEMA for NIMS.

Debbie Allen – Wastewater Treatment Plant Forman, invited everyone to the Cured In Pipe Placement (CIPP) demonstration.

Clerk/Treasurer Nelson – noted that progress is being made on the stormwater process in connection with billing.

Councilmember Requa – thanked staff on their quick response to the Longtime Lane odor problem which is currently being rectified.

Councilmember Lemley – questioned the status of the stop work on the Polte Road project and whether it will be replaced to its original condition.

Discussion ensued with Council direction to fill in the holes.

Councilmember London – thanked Councilmember's Meamber and Requa, Mayor Anderson and Attorney Berg for their assistance on the special committee for the Public Works/City Engineer position. London also noted the clean up mowing of the E&E parking lot field.

Mayor Anderson – thanked the members of the special committee for their efforts and noted other committee's successes and believes the committee method to be working well. He also reminded Councilmembers of the July 10th worksession with Parks being the topic and the regular Council meeting on July 11th. Both to be held at the Community Center.

EXECUTIVE SESSION

Mayor Anderson adjourned to Executive Session at 8:12 P.M. for the purpose of personnel and Real Estate for approximately 30 minutes with possible action following.

The meeting reconvened at 9:00 P.M.

Councilmember Galbraith moved to adjourn. Seconded by Councilmember London. Motion carried. (6-0)

The meeting adjourned at 9:01 P.M.

CITY OF SEDRO-WOOLLEY
GATEWAY TO THE NORTH CASCADES

DATE: July 11, 2007

TO: Mayor Anderson 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 July 11, 2007.

Motion to approve Claim Vouchers #60803 to #60917 in the amount of $239,054.17.

Motion to approve Payroll Warrants #40492 to #40593 in the amount of $209,218.30. (Voided Warrant #40575)

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

CITY OF SEDRO-WOOLLEY

SORTED TRANSACTION WARRANT REGISTER

07/11/2007 (Printed 07/05/2007 15:35)

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
60803	SEDRO-WOOLLEY POSTMASTER	POSTAGE	SWR	333.79
		POSTAGE	SAN	333.78
		WARRANT TOTAL		667.57
60804	ALL-PHASE ELECTRIC	PORTABLE EQUIPMENT	SWR	959.04
		WARRANT TOTAL		959.04
60805	ALPINE FIRE & SAFETY	OPERATING SUPPLIES	SAN	143.26
		WARRANT TOTAL		143.26
60806	ASI	PROFESSIONAL SERVICES	SWR	135.00
		PROFESSIONAL SERVICES	SWR	70.00
		WARRANT TOTAL		205.00
60807	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	PD	1,530.26
		OPERATING SUPPLIES	PL	178.23
		VEHICLE FUEL / DIESEL		509.03
		VEHICLE FUEL / DIESEL		272.26
		VEHICLE FUEL - GOLF	PL	158.29
		AUTO FUEL/DIESEL	SAN	1,582.44
		WARRANT TOTAL		4,230.51
60808	AT & T	TELEPHONE	JUD	1.35
		TELEPHONE	FIN	43.65
		TELEPHONE	LGL	37.71
		TELEPHONE	PLN	32.33
		TELEPHONE	ENG	14.82
		TELEPHONE	INSP	6.73
		TELEPHONE	SWR	20.68
		WARRANT TOTAL		157.27
60809	CINGULAR WIRELESS	TELEPHONE	PD	718.72
		WARRANT TOTAL		718.72
60810	BANK OF AMERICA	MISC-TUITION/REGISTRATION	FIN	375.00
		MISC-TUITION/REGISTRATION	FIN	150.00
		MISC-TUITION/REGISTRATION	PLN	150.00
		ADVERTISING	HOT	38.00
		WARRANT TOTAL		713.00
60811	BANK OF NEW YORK	BOND INTEREST		303.50
		WARRANT TOTAL		303.50
60812	BARNETT IMPLEMENT CO. INC	OPERATING SUPPLIES	PL	6.48-
		OPERATING SUPPLIES	PL	150.64
		OPERATING SUPPLIES	PL	186.06
		OPERATING SUPPLIES	PL	11.08
		REPAIRS/MAINT - EQUIP	PL	144.23
		REPAIRS/MAINT - EQUIP	PL	124.45
		WARRANT TOTAL		609.98
60813	BANK OF AMERICA	PROFESSIONAL SERVICES	CIV	55.55

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		55.55
60814	BANK OF AMERICA	TRAVEL	LGL	7.30
		TRAVEL	LGL	11.33
		TRAVEL	PD	14.60
		TRAVEL	PD	22.65
		TRAVEL/MEALS	FD	7.30
		TRAVEL/MEALS	FD	11.33
		WARRANT TOTAL		74.51
60815	BAY CITY SUPPLY	OFFICE/OPERATING SUPPLIES	PD	54.36
		OPERATING SUPPLIES	FD	54.37
		OPERATING SUPPLIES	PL	104.93
		OPERATING SUPPLIES	PL	12.03
		OPERATING SUPPLIES	PL	86.74
		SUPPLIS - COMMUNITY CENTER	PL	83.16
		CONTAINERS	SAN	47.15
		WARRANT TOTAL		442.74
60816	BIXBY, TINA	MISC-SUMMER READ PROGRAM	LIB	200.00
		WARRANT TOTAL		200.00
60817	BROWN & COLE STORES	REPAIRS/MAINT-DORM	FD	14.77
		WARRANT TOTAL		14.77
60818	CDW GOVERNMENT, INC.	MACHINERY/EQUIP-OFFICE	LIB	853.19
		WARRANT TOTAL		853.19
60819	CHIEF SUPPLY CORPORATION	OPERATING SUPPLIES	SWR	100.99
		WARRANT TOTAL		100.99
60820	CHEMSEARCH	OPERATING SUPPLIES	PL	312.02
		OPERATING SUPPLIES	SAN	182.81
		WARRANT TOTAL		494.83
60821	CINTAS CORPORATION #460	UNIFORMS	FD	69.16
		UNIFORMS	FD	69.16
		WARRANT TOTAL		138.32
60822	COLLINS OFFICE SUPPLY,INC	OFFICE SUPPLIES	LGL	18.99
		SUPPLIES/BOOKS	PLN	46.17
		SUPPLIES/BOOKS	PLN	26.24
		SUPPLIES/BOOKS	PLN	2.76
		SUPPLIES	ENG	46.17
		SUPPLIES	ENG	26.24
		SUPPLIES	ENG	2.77
		OFF/OPER SUPPS & BOOKS	INSP	46.17
		OFF/OPER SUPPS & BOOKS	INSP	26.24
		OFF/OPER SUPPS & BOOKS	INSP	2.76
		WARRANT TOTAL		244.51
60823	COMCAST	COMPUTER NETWORK	CS	68.40

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		TELEPHONE	PD	13.30
		TELEPHONE	FD	13.30
		WARRANT TOTAL		95.00
60824	COOK PAGING (WA)	TELEPHONE	FD	6.57
		WARRANT TOTAL		6.57
60825	CORRECTIONAL INDUSTRIES	PROFES. SVCS. REIMBURSE	ENG	28.41
		WARRANT TOTAL		28.41
60826	CRYSTAL SPRINGS	OPERATING SUPPLIES	SAN	97.75
		OPERATING SUPPLIES	SAN	65.79
		WARRANT TOTAL		163.54
60827	DESTINATION WIRELESS	TELEPHONE	PD	10.79
		TELEPHONE	PD	32.39
		WARRANT TOTAL		43.18
60828	DIETZ, STERLING	MISC-SUMMER READ PROGRAM	LIB	250.00
		WARRANT TOTAL		250.00
60829	DIMENSIONAL COMM, INC.	REPAIRS & MAINTENANCE	PD	446.04
		REPAIRS/MAINT-EQUIP	FD	446.04
		WARRANT TOTAL		892.08
60830	DIVERSINT	COMPUTER NETWORK	CS	237.01
		WARRANT TOTAL		237.01
60831	DW CLOSE COMPANY INC.	MAINTENANCE CONTRACTS	SWR	3,237.84
		WARRANT TOTAL		3,237.84
60832	ESM CONSULTING ENGINEERS LLC	PROFESSIONAL SERVICES	ENG	9,078.00
		PROFES. SVCS. REIMBURSE	ENG	508.00
		PROFES. SVCS. REIMBURSE	ENG	1,559.50
		PROFES. SVCS. REIMBURSE	ENG	2,099.50
		WARRANT TOTAL		13,245.00
60833	E & E LUMBER	PS - Stormwater		47.25
		OPERATING SUPPLIES	PL	22.41
		OPERATING SUPPLIES	PL	67.77
		OP. SUPPLIES - TRAFFIC	PL	35.19
		SUPPLIES - CAMPGROUND	PL	12.79
		REPAIRS/MAINT - EQUIP	PL	6.66
		REPAIRS/MAINT-CAMPGROUND	PL	49.22
		REPAIRS/MAINT-SENIOR CENTER	PL	6.03
		REPAIRS/MAINT-SENIOR CENTER	PL	35.47
		REPAIRS/MAINT-SENIOR CENTER	PL	4.86
		MAINTENANCE OF BUILDINGS	SWR	12.59
		MAINTENANCE OF BUILDINGS	SWR	179.85
		OPERATING SUPPLIES	SWR	43.15
		OPERATING SUPPLIES	SAN	19.07
		WARRANT TOTAL		542.31

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
60834	EBSCO INFORMATION SERVICES	REPAIR/MAINT-COMPUTER	LIB	745.00
		WARRANT TOTAL		745.00
60835	EDGE ANALYTICAL, INC.	PROFESSIONAL SERVICES	SWR	219.00
		WARRANT TOTAL		219.00
60836	EMERGENCY MEDICAL	OPERATING SUPPLIES	FD	179.75
		WARRANT TOTAL		179.75
60837	ESARY ROOF & SIDING, INC	RIVERFRONT PARK	PL	11,488.13
		WARRANT TOTAL		11,488.13
60838	EXPERT SECURITY, LLC	MAINT OF GENERAL EQUIP	SWR	154.21
		MAINTENANCE OF BUILDINGS	SWR	1,848.37
		WARRANT TOTAL		2,002.58
60839	FEDERAL CERTIFIED HEARING	PROFESSIONAL SERVICES	FIN	20.00
		PROFESSIONAL SERVICES	PD	20.00
		WARRANT TOTAL		40.00
60840	FELLER HEATING & AIR COND	MAINT OF GENERAL EQUIP	SWR	1,733.43
		WARRANT TOTAL		1,733.43
60841	FIDALGO NETWORKING	TELEPHONE	SAN	55.00
		WARRANT TOTAL		55.00
60842	FIRST AMERICAN TITLE	PROFESSIONAL SERVICES	INSP	68.00
		WARRANT TOTAL		68.00
60843	FLOYD, WINNIE	PROFESSIONAL SERVICES	CIV	18.00
		WARRANT TOTAL		18.00
60844	GAYLORD BROS.	SUPPLIES	LIB	45.22
		WARRANT TOTAL		45.22
60845	AFFFORDABLE TREE SERVICE BY	OTHER IMPROVEMENTS	PL	1,000.00
		WARRANT TOTAL		1,000.00
60846	GREAT AMERICA LEASING COR	EQUIPMENT LEASES	CS	269.89
		EQUIPMENT LEASES	CS	308.99
		WARRANT TOTAL		578.88
60847	GUARDIAN SECURITY	FIRE/THEFT PROTECTION	FD	26.50
		REPAIRS/MAINTENANCE BLDG.	LIB	354.00
		REPAIRS/MAINT-SENIOR CENTER	PL	160.00
		PORTABLE EQUIPMENT	SWR	242.52
		PORTABLE EQUIPMENT	SWR	270.74
		WARRANT TOTAL		1,053.76
60848	GUYLINE CONSTRUCTION, INC	OPERATING SUPPLIES	PL	21.60
		OPERATING SUPPLIES	PL	21.68
		WARRANT TOTAL		43.28

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
60849	H.B. JAEGER CO. LLC	MAINTENANCE OF LINES	SWR	350.86
		MAINTENANCE OF LINES	SWR	1,817.84
		WARRANT TOTAL		2,168.70
60850	HACH COMPANY	OPERATING SUPPLIES	SWR	104.50
		OPERATING SUPPLIES	SWR	308.10
		WARRANT TOTAL		412.60
60851	HARVARD MENTAL HEALTH LET	BOOKS, PERIOD, RECORDS	LIB	59.00
		WARRANT TOTAL		59.00
60852	HD SUPPLY WATERWORKS LTD	REPAIRS/MAINT-EQUIP	FD	57.15
		WARRANT TOTAL		57.15
60853	HONEY BUCKET	OP. SUPPLIES - GOLF	PL	103.34
		WARRANT TOTAL		103.34
60854	INGRAM LIBRARY SERVICES	BOOKS, PERIOD, RECORDS	LIB	14.53
		BOOKS, PERIOD, RECORDS	LIB	23.82
		BOOKS, PERIOD, RECORDS	LIB	10.33
		BOOKS, PERIOD, RECORDS	LIB	36.32
		BOOKS, PERIOD, RECORDS	LIB	11.39
		BOOKS, PERIOD, RECORDS	LIB	72.73
		BOOKS, PERIOD, RECORDS	LIB	34.28
		BOOKS, PERIOD, RECORDS	LIB	38.23
		BOOKS, PERIOD, RECORDS	LIB	10.00
		BOOKS, PERIOD, RECORDS	LIB	21.30
		BOOKS, PERIOD, RECORDS	LIB	93.72
		BOOKS, PERIOD, RECORDS	LIB	17.43
		BOOKS, PERIOD, RECORDS	LIB	24.39
		BOOKS, PERIOD, RECORDS	LIB	6.81
		WARRANT TOTAL		415.28
60855	KROESEN'S INC.	UNIFORMS	FD	306.24
		WARRANT TOTAL		306.24
60856	L N CURTIS & SONS	OPERATING SUPPLIES	FD	98.75
		WARRANT TOTAL		98.75
60857	LAST LEAF PRODUCTIONS	MISC-SUMMER READ PROGRAM	LIB	191.70
		WARRANT TOTAL		191.70
60858	LEE JOHNSON & SONS	OTHER IMPROVEMENTS	PL	23,133.60
		WARRANT TOTAL		23,133.60
60859	LOGGERS AND CONTRACTORS	REPAIRS/MAINT - EQUIP	PL	22.42
		REPAIRS/MAINT - EQUIP	PL	141.75
		REPAIRS/MAINT - EQUIP	PL	137.14
		WARRANT TOTAL		301.31
60860	MC LAUGHLIN, MIKE	MISC-TUITION/REGISTRATION	PL	90.00
		WARRANT TOTAL		90.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
60861	NEXTEL COMMUNICATIONS	TELEPHONE	FIN	214.36
		TELEPHONE	LGL	53.58
		TELEPHONE	PLN	107.16
		NEXTEL CELL PHONES		107.16
		TELEPHONE	PD	1,127.01
		TELEPHONE	FD	375.13
		TELEPHONE	INSP	53.59
		TELEPHONE	PL	910.86
		NEXTEL CELL PHONES		535.80
		NEXTEL CELL PHONES	SAN	267.90
		WARRANT TOTAL		3,752.55
60862	NORTH CASCADE FORD	REPAIR & MAINT - AUTO	PD	3,498.81
		VEHICLES	PD	23,343.33
		VEHICLES	PD	23,343.33
		REPAIRS/MAINT-EQUIP	FD	46.49
		WARRANT TOTAL		50,231.96
60863	NORTH WEST INST. SERVICES	MAINT OF GENERAL EQUIP	SWR	394.20
		WARRANT TOTAL		394.20
60864	OFFICE DEPOT	COMPUTER NETWORK	CS	29.39
		WARRANT TOTAL		29.39
60865	OVERALL LAUNDRY SERV INC	LAUNDRY	CS	27.19
		MISC-LAUNDRY	PL	49.04
		MISC-LAUNDRY	PL	21.24
		MISC-LAUNDRY	PL	17.34
		MISC-LAUNDRY	PL	15.12
		MISC-LAUNDRY	PL	17.96
		LAUNDRY	SWR	19.40
		WARRANT TOTAL		167.29
60866	OTAK	PROFESSIONAL SERVICES	ENG	2,778.50
		WARRANT TOTAL		2,778.50
60867	PACIFIC POWER	MAINTENANCE CONTRACTS	SWR	1,339.20
		WARRANT TOTAL		1,339.20
60868	PAPE MACHINERY	REPAIRS/MAINT - EQUIP	PL	89.07
		WARRANT TOTAL		89.07
60869	PAT RIMMER TIRE CTR, INC	REPAIRS/MAINT - EQUIP	PL	99.98
		WARRANT TOTAL		99.98
60870	PETROCARD	VEHICLE FUEL / DIESEL		651.59
		WARRANT TOTAL		651.59
60871	PERSONNEL CONCEPTS LTD	OPERATING SUPPLIES	CS	24.95
		PRINTING/PUBLICATIONS	PD	24.95
		OFFICE SUPPLIES	FD	24.95
		SAFETY EQUIPMENT	PL	74.85

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		SAFETY EQUIPMENT	SWR	24.95
		OPERATING SUPPLIES	SAN	24.95
		WARRANT TOTAL		199.60
60872	PETTY CASH-DEBRA PETERSON	SUPPLIES	LIB	33.14
		MISC-SUMMER READ PROGRAM	LIB	34.39
		BOOKS, PERIOD, RECORDS	LIB	12.95
		WARRANT TOTAL		80.48
60873	PRINTWISE, INC.	SUPPLIES	JUD	106.92
		SUPPLIES	JUD	267.84
		WARRANT TOTAL		374.76
60874	PUBLIC UTILITY DIS. NO.1	PUBLIC UTILITIES	CS	47.00
		PUBLIC UTILITIES	CS	33.75
		PUBLIC UTILITIES	FD	158.70
		PUBLIC UTILITIES	LIB	20.75
		PUBLIC UTILITIES	PL	299.10
		PUBLIC UTIL - CAMPGROUND	PL	372.27
		PUBLIC UTIL - HHS	PL	129.15
		PUBLIC UTILITIES	SWR	171.80
		PUBLIC UTILITIES	SAN	31.10
		WARRANT TOTAL		1,263.62
60875	PUGET SOUND ENERGY	PUBLIC UTILITIES	CS	723.21
		PUB UTILITIES-MALL	CS	7.23
		PUB UTILITIES-MALL	CS	27.95
		PS - Stormwater		46.49
		PUBLIC UTILITIES	FD	1,172.70
		PUBLIC UTILITIES	LIB	231.51
		ADVERTISING	HOT	32.33
		PUBLIC UTILITIES	PL	42.49
		PUBLIC UTILITIES	PL	184.56
		PUBLIC UTIL - STREETLIGHTS	PL	60.64
		PUBLIC UTIL - STREETLIGHTS	PL	285.61
		PUBLIC UTIL - CAMPGROUND	PL	653.45
		PUBLIC UTIL - COMM CENTER	PL	111.63
		PUBLIC UTIL - SENIOR CENTER	PL	278.82
		PUBLIC UTIL - TRAIN	PL	73.18
		PUBLIC UTIL - HHS	PL	218.78
		PUBLIC UTILITIES - GOLF	PL	82.90
		MAINT OF PUMPING EQUIP	SWR	425.92
		PUBLIC UTILITIES	SWR	7,975.23
		PUBLIC UTILITIES	SWR	115.43
		PUBLIC UTILITIES	SAN	83.90
		WARRANT TOTAL		12,833.96
60876	PUGET SOUND LEASING CO. INC	PUBLIC UTILITIES	PL	8.70
		PUBLIC UTIL - CAMPGROUND	PL	16.63
		PUBLIC UTIL - COMM CENTER	PL	32.75
		PUBLIC UTIL - SENIOR CENTER	PL	136.24
		PUBLIC UTILITIES	SWR	150.76

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		345.08
60877	PURCHASE POWER	POSTAGE	PD	220.50
		POSTAGE	FD	220.49
		WARRANT TOTAL		440.99
60878	R & D SUPPLY, INC.	MAINTENANCE OF LINES	SWR	1,451.90
		WARRANT TOTAL		1,451.90
60879	RAMBOW, HEATHER	PROFESSIONAL SERVICES	SAN	142.50
		WARRANT TOTAL		142.50
60880	SAFETY TREE SERVICE	OTHER IMPROVEMENTS	PL	1,188.00
		WARRANT TOTAL		1,188.00
60881	SCADA & CONTROLS ENGINEERING INC	PORTABLE EQUIPMENT	SWR	12,577.27
		WARRANT TOTAL		12,577.27
60882	SCIENTIFIC SUPPLY	OPERATING SUPPLIES	SWR	90.71
		OPERATING SUPPLIES	SWR	96.37
		PORTABLE EQUIPMENT	SWR	4,682.70
		WARRANT TOTAL		4,869.78
60883	SEDRO-WOOLLEY AUTO PARTS	REPAIRS/MAINT-EQUIP	FD	31.14
		OPERATING SUPPLIES	PL	3.23
		OPERATING SUPPLIES	PL	62.46
		OPERATING SUPPLIES	PL	13.09
		OPERATING SUPPLIES	PL	8.77
		OPERATING SUPPLIES	PL	7.44
		OPERATING SUPPLIES	PL	8.86
		OPERATING SUPPLIES	PL	53.96
		REPAIRS/MAINT - EQUIP	PL	7.35
		REPAIRS/MAINT-EQUIP	SAN	14.96
		WARRANT TOTAL		211.26
60884	SEDRO-WOOLLEY MUSEUM	S-W MUSEUM	HOT	66.58
		WARRANT TOTAL		66.58
60885	SEDRO-WOOLLEY SCHOOL DIST	SCHOOL GMA IMPACT FEES		30,020.00
		WARRANT TOTAL		30,020.00
60886	SEDRO-WOOLLEY VOLUNTEER	SALARIES-VOLUNTEERS	FD	9,924.00
		WARRANT TOTAL		9,924.00
60887	SETINA MFG. CO., INC.	VEHICLES	PD	1,715.35
		WARRANT TOTAL		1,715.35
60888	SHARE CORP.	OPERATING SUPPLIES	PL	110.49
		WARRANT TOTAL		110.49
60889	SJOSTROM LAW OFFICE	PROFESSIONAL SERVICES	LGL	245.00
		WARRANT TOTAL		245.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
60890	SK CO DEPT OF EMERG MGMT	DEPT OF EMERG MANAGEMENT	EMG	5,088.92
		WARRANT TOTAL		5,088.92
60891	SKAGIT COUNTY SHERIFF	PRISONERS	PD	805.15
		WARRANT TOTAL		805.15
60892	SKAGIT COUNTY TREASURER	CRIME VCTM & WITNSS PROG	LGL	143.99
		WARRANT TOTAL		143.99
60893	SKAGIT FARMERS SUPPLY	OPERATING SUPPLIES	PL	28.06
		PROPANE	PL	8.51
		PROPANE	PL	22.24
		WARRANT TOTAL		58.81
60894	SKAGIT COUNTY HUMAN SVC.	SKAGIT COUNCIL ON ALCOHOL	ALC	2,640.46
		WARRANT TOTAL		2,640.46
60895	SKAGIT RIVER STEEL	CONTAINERS	SAN	260.44
		WARRANT TOTAL		260.44
60896	SKAGIT STATE BANK	RIVERFRONT PARK	PL	604.64
		WARRANT TOTAL		604.64
60897	SKAGIT VALLEY PUBLISHING	LEGAL PUBLICATIONS	LGS	25.65
		LEGAL PUBLICATIONS	LGS	19.95
		ADVERTISING/LEGAL PUBLIC	PLN	79.80
		ADVERTISING/LEGAL PUBLIC	PLN	25.65
		ADVERTISING/LEGAL PUBLIC	PLN	172.20
		ADVERTISING/LEGAL PUBLIC	PLN	239.85
		WARRANT TOTAL		563.10
60898	SOUND OCEAN METAL FAB	MAINTENANCE OF VEHICLES	SWR	130.00
		WARRANT TOTAL		130.00
60899	SOLID WASTE SYSTEMS, INC.	CONTAINERS	SAN	94.24
		WARRANT TOTAL		94.24
60900	STILES & STILES	PROFESSIONAL SERVICES	CIV	50.00
		WARRANT TOTAL		50.00
60901	SUNDOWNER KUSTOM KLEANING	REPAIR & MAINTENANCE	CS	125.00
		WARRANT TOTAL		125.00
60902	SOLID WASTE ASSOC. OF N.A.	MISC-DUES/SUBS & TUITN/REG	SAN	169.00
		WARRANT TOTAL		169.00
60903	TIFFANY, ROBERT L.	PROFESSIONAL SERVICES	JUD	19.00
		PROFESSIONAL SERVICES	FIN	247.00
		PROFESSIONAL SERVICES	LGL	19.00
		PROFESSIONAL SERVICES	PLN	47.50
		PROFESSIONAL SERVICES	ENG	38.00
		PROFESSIONAL SERVICES	PD	380.20

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		PROFESSIONAL SERVICES	FD	76.00
		PROFESSIONAL SERVICES	INSP	28.50
		PROFESSIONAL SERVICES	LIB	114.00
		PROFESSIONAL SERVICES	PL	190.00
		PROFESSIONAL SERVICES	SWR	152.00
		PROFESSIONAL SERVICES	SAN	95.05
		WARRANT TOTAL		1,406.25
60904	TRAFFIC SAFETY SUPPLY CO.	OP. SUPPLIES - TRAFFIC	PL	285.77
		WARRANT TOTAL		285.77
60905	TRUE VALUE	OPERATING SUPPLIES	FD	7.54
		OPERATING SUPPLIES	FD	8.19
		REPAIRS/MAINT-EQUIP	FD	116.68
		OPERATING SUPPLIES	PL	2.72
		OPERATING SUPPLIES	PL	43.19
		OPERATING SUPPLIES	PL	76.63
		SUPPLIS - COMMUNITY CENTER	PL	38.10
		OP. SUPPLIES - GOLF	PL	28.07
		OP. SUPPLIES - GOLF	PL	22.32
		REPAIRS/MAINT - EQUIP	PL	5.93
		REPAIRS/MAINT - EQUIP	PL	6.78
		REPAIRS/MAINT-CAMPGROUND	PL	129.58
		REPAIRS/MAINT-CAMPGROUND	PL	36.71
		REPAIRS/MAINT-COMM CENTER	PL	4.95
		REPAIRS/MAINT-SENIOR CENTER	PL	65.82
		REPAIRS/MAINT-TRAIN	PL	7.62
		MAINTENANCE OF BUILDINGS	SWR	170.55
		OPERATING SUPPLIES	SWR	111.25
		OPERATING SUPPLIES	SWR	73.41
		SMALL TOOLS & MINOR EQUIP	SWR	248.39
		WARRANT TOTAL		1,204.43
60906	VALLEY AUTO SUPPLY	REPAIRS/MAINT-EQUIP	FD	18.00
		OPERATING SUPPLIES	PL	1.39
		SMALL TOOLS & MINOR EQUIP	SAN	143.92
		WARRANT TOTAL		163.31
60907	VALLEY BARK & TOPSOIL	REPAIRS/MAINT-HHS	PL	23.39
		REPAIRS/MAINT-HHS	PL	15.12
		WARRANT TOTAL		38.51
60908	VAN'S EQUIPMENT RENT. INC	PS - Stormwater		390.51
		WARRANT TOTAL		390.51
60909	VERIZON NORTHWEST	TELEPHONE	JUD	65.63
		TELEPHONE	FIN	56.66
		TELEPHONE	LIB	146.13
		TELEPHONE	PL	312.60
		TELEPHONE	SWR	491.57
		TELEPHONE	SWR	31.27
		TELEPHONE	SAN	183.17

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		1,287.03
60910	VISTEN, LESLIE	RETIRED MEDICAL	PD	79.00
		WARRANT TOTAL		79.00
60911	WA STATE PATROL	RENTAL TELETYPE	PD	930.00
		WARRANT TOTAL		930.00
60912	WA ST CRIMINAL JUSTICE	TUITION/REGISTRATION	PD	100.00
		WARRANT TOTAL		100.00
60913	WA ST OFF OF TREASURER	STATE REMITTANCES-COURT		6,918.43
		WARRANT TOTAL		6,918.43
60914	WIDENER AND ASSOCIATES	ENGINEERING-RHODES RD	AST	1,097.60
		WARRANT TOTAL		1,097.60
60915	WOOD'S ELECTRIC, INC.	REPAIRS/MAINTENANCE BLDG.	LIB	113.40
		WARRANT TOTAL		113.40
60916	WOOD'S LOGGING SUPPLY INC	POSTAGE	FD	9.58
		OPERATING SUPPLIES	SWR	2.30
		POSTAGE	SAN	5.91-
		WARRANT TOTAL		5.97
60917	WRITERS DIGEST	BOOKS, PERIOD, RECORDS	LIB	29.96
		WARRANT TOTAL		29.96
		RUN TOTAL		239,054.17

FUND	TITLE		AMOUNT
001	CURRENT EXPENSE FUND		108,764.92
104	ARTERIAL STREET FUND		1,097.60
105	LIBRARY FUND		3,849.62
108	STADIUM FUND		136.91
110	PUBLIC LANDS	110	47,244.47
401	SEWER FUND		43,604.88
407	1998 SEWER REVENUE BOND FUND		303.50
412	SOLID WASTE FUND		4,032.27
621	SUSPENSE FUND		30,020.00
TOTAL			239,054.17

DEPARTMENT		AMOUNT
001 000 000		6,918.43
001 000 011		45.60
001 000 012		460.74
001 000 014		1,106.67
001 000 015		536.90
001 000 016		123.55
001 000 018		1,929.96
001 000 019		929.66
001 000 020		16,771.32
001 000 021		58,430.74
001 000 022		13,549.98
001 000 024		231.99
001 000 025		5,088.92
001 000 062		2,640.46
FUND CURRENT EXPENSE FUND		108,764.92
104 000 042		1,097.60
FUND ARTERIAL STREET FUND		1,097.60
105 000 072		3,849.62
FUND LIBRARY FUND		3,849.62
108 000 019		136.91
FUND STADIUM FUND		136.91
110 000 042		47,244.47
FUND PUBLIC LANDS	110	47,244.47
401 000 035		43,604.88
FUND SEWER FUND		43,604.88
407 000 082		303.50
FUND 1998 SEWER REVENUE BOND FUND		303.50
412 000 037		4,032.27
FUND SOLID WASTE FUND		4,032.27
621 000 000		30,020.00
FUND SUSPENSE FUND		30,020.00
TOTAL		239,054.17

CITY OF SEDRO-WOOLLEY

Wastewater Treatment Plant
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 856-1100
Fax (360) 856-5269

Memorandum

CITY COUNCIL AGENDA
REGULAR MEETING

JUL 1 1 2007

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

Date: July 5, 2007

To: Mayor Anderson and City Council

From: Debbie Allen, Wastewater Treatment Supervisor

Subject: GIS On-Call Services

Background Information:
We have an opportunity to contract with Sue Koenig, Skagit Valley Colleges GIS Instructor, during her summer break from College. She will be tasked with creating new map books, cleaning up the existing mapping data base, and creating other GIS map projects as time allows.

Recommended Action:
Authorize Mayor Anderson to sign an on-call agreement with Sue Koenig for GIS services.

ON-CALL PROFESSIONAL SERVICES AGREEMENT No. 07____- ____.

(To be used for engineering, professional, and consultant services)

This Agreement made and entered into this 11 day of July, 20 07, by and between the City of Sedro-Woolley, a municipal corporation under the laws of the State of Washington, hereinafter referred to as "City" and Sue Koenig, hereinafter referred to as the "Contractor".

WHEREAS, the City desires to engage the Contractor to perform certain duties relating to professional services, and

WHEREAS, the Contractor has agreed to offer its professional services to perform said work, and

WHEREAS, the Contractor has represented and by entering into this Agreement now represents that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, to the standards required by City,

NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

The City hereby agrees to engage the Contractor and the Contractor hereby agrees to perform, in a satisfactory and proper manner, as determined by City, the services hereafter set forth in connection with this Agreement:

1. Scope of Services.

The Contractor agrees to perform in a satisfactory and proper manner, as determined by the City, services as GIS mapping projects that are requested by the City of Sedro-Woolley.

2. Relationship of Parties.

The Contractor, its subcontractors, agents and employees are independent Contractors performing professional services for City and are not employees of City. The Contractor, its subcontractors, agents and employees, shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees. The contractor, subcontractors, agents, and employees shall not have the authority to bind City any way except as may be specifically provided herein.

The Contractor represents that it is customarily engaged in an independently established trade, occupation, profession or business of the same nature as that involved in the contract of services, and that it maintains a principal place of business other than City's office that is eligible for a business deduction under IRS regulations, and that on the effective date of this agreement it assumes responsibility for filing, at the next applicable filing period, a schedule of expenses with the IRS for the services subject to this agreement, it has established all required tax accounts with state government agencies, has a Washington State Uniform Business Identifier number, and is maintaining a separate set of books and records reflecting all expenses and income items of its business.

3. Compensation and Schedule of Payments.

City shall pay the Contractor an hourly rate of $20.00 per hour.

The Contractor shall be paid monthly on the basis of invoices for compensation earned by the Contractor during the billing period, as agreed by the parties. Payment shall be made within ten (10) days after approval of the voucher by the City council.

4. Ownership of Records and Documents.

The written, graphic, mapped, photographic, or visual documents prepared by the Contractor under the scope of work of this Agreement are instruments of the Contractor's services for use by

the City with respect to this project and, unless otherwise provided, shall be deemed the property of the City. The City shall be permitted to retain these documents, including reproducible camera-ready originals of reports, reproduction quality mylars of maps, duplicates of 35 mm slides, and copies in the form of computer files, for the City's use. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data, drawings, images or other material prepared under this Agreement, provided that the Contractor shall have no liability for the use of the Contractor's work product outside of the scope of its intended purpose.

5. Termination.

A. This agreement may be terminated by either party for reasonable cause, upon written notice to the other party. Reasonable cause shall include:

a) Material violation of this agreement.

b) Failure to maintain professional standards in the performance of services related to this agreement.

B. This agreement may be terminated without cause upon thirty (30) days notice by either party.

C. Termination of this agreement shall not relieve either party of their obligations under this agreement which accrue prior to the date of termination, or which, by their nature, are intended to survive completed performance of the scope of work, including the obligation of the City to pay for competent services performed prior to the date of termination.

6. Evaluation and Compliance with the Law.

The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations, including laws governing equal employment opportunity, and prevailing or area standard wage laws, if applicable.

7. City Business and Occupation License.

Prior to performing work under this Agreement, Contractor shall secure a City of Sedro-Woolley Business and Occupation License.

8. Liability and Hold Harmless.

Each party shall indemnify, save, and hold harmless the other party of any claim, damages, losses, liability or expense cause by or resulting from their negligence related to the performance of this contract.

The Contractor shall provide proof to the City that it is insured under a professional liability insurance policy covering the work within the scope of this agreement, in such form and amounts as are acceptable to the City.

The Contractor shall provide proof to the City that it is insured under a general liability insurance policy covering the work within the scope of this agreement, in such form and amounts as are acceptable to the City.

For purposes of this agreement the Contractor waives immunity under RCW Title 51, the State Industrial Insurance Act for any claim brought by the City.

9. Employment Security. The Contractor shall comply with all employment security laws of the State of Washington, and shall timely make all required payments in connection therewith.

10. Amendments.

This Agreement shall not be altered, changed, or amended except by an instrument in writing executed by the parties hereto. Any changes in the scope of work or compensation shall be mutually agreed upon between the City and the Contractor and shall be incorporated in written amendments to this Agreement.

11. Scope of Agreement.

This Agreement incorporates all the agreements, covenants, and understanding between the parties hereto which are merged into this written agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Agreement or written amendment hereto.

12. Ratification.

Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

13. Assignability. This agreement is not assignable by either party, without written consent of the other party.

14. Notices. Any notice given in connection with this agreement shall be given in writing and shall be delivered either by hand to the party or by certified mail, return receipt requested, to the party at the party's address stated herein. Any party may change its address stated herein by giving notice of the change in accordance with this paragraph.

15. Choice of Law/Venue. Any dispute under this agreement or related to this agreement shall be decided in accordance with the laws of the State of Washington. Venue for any court proceeding arising under or related to this agreement shall be in Skagit County Superior Court.

16. Non-exclusive Agreement. This agreement shall not prevent the City of Sedro-Woolley from entering into a contract with another person or firm for similar services.

DATED this _____ day of_____, 20___.

CITY OF SEDRO-WOOLLEY
A Washington municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

CONTRACTOR:

Sue Koenig

By: _____

SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:

Name:
Address
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

UNFINISHED BUSINESS

NEW BUSINESS

MEMORANDUM

CITY COUNCIL AGENDA
REGULAR MEETING
JUL 11 2007
7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 6

TO: Mayor Anderson and City Council

FROM: Jack Moore, Planning Director

DATE: Wednesday, July 11, 2007

SUBJECT: Preliminary Plat of Sapp Place

PROJECT DESCRIPTION / HISTORY

The preliminary plat of Sapp Place is a proposed 7-lot subdivision on approximately 1.81 acres on Sapp Road, just east of the Burlington Northern railway and just south of Longtime Lane. The property is zoned R-5. The minimum lot size in the R-5 Zone is 8,400 square feet. The application does not include any requests for zoning variances, conditional use permits or administrative zoning waivers.

City staff reviewed the preliminary plat of Sapp Place and determined the proposed plat meets the requirements of SWMC chapters 15, 16 and 17.

The Planning Commission held on open record hearing on Tuesday, June 19, 2007 to hear and considered written and public testimony. After hearing and considering information presented by City Staff, the applicant and the public, the Planning Commission recommended approval of the preliminary plat of Sapp Place subject to conditions.

RECOMMENDED ACTION

Motion to approve the Preliminary Plat of Sapp Place, file number LP-1-07, subject to the conditions as recommended by the Planning Commission.

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF SAPP PLACE," A 7-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Bayview Surveying and Engineering, acting as agent for property owner Brian Hanson, has applied for preliminary plat approval for a 7-lot subdivision, attached hereto as Exhibit A; and

WHEREAS, the City of Sedro-Woolley Planning and Public Works staff reviewed the proposed preliminary plat and determined the preliminary plat has met the requirements of SWMC chapters 15, 16 and 17; and

WHEREAS, the Sedro-Woolley Planning Commission held an open record public hearing for the application on Tuesday, June 17, 2007 and public testimony was received and considered; and

WHEREAS, the Planning Commission determined that the application was technically compliant with SWMC Ch. 16.20 and recommended approval of the proposed preliminary plat, subject to conditions, to the City Council. A copy of the Planning Commissions Findings of Fact, Conclusions and Decision/Recommendation is attached hereto as Exhibit B.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sedro-Woolley, Washington adopts the Findings of Fact and Conclusions in the attached Planning Commission Findings of Fact, Conclusions and Decision/Recommendation.

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # LP-1-07, Preliminary Plat of Sapp Place, meets the requirements of SWMC 16.20 and should be given preliminary plat approval, subject to conditions stated in the Planning Commission's Findings of Fact, Conclusions and Decision/Recommendation and the SEPA Mitigated Determination of Non-significance dated May 9, 2007.

_____
Mike Anderson, Mayor

ATTEST:

_____
Patsy Nelson, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Eron Berg, City Attorney

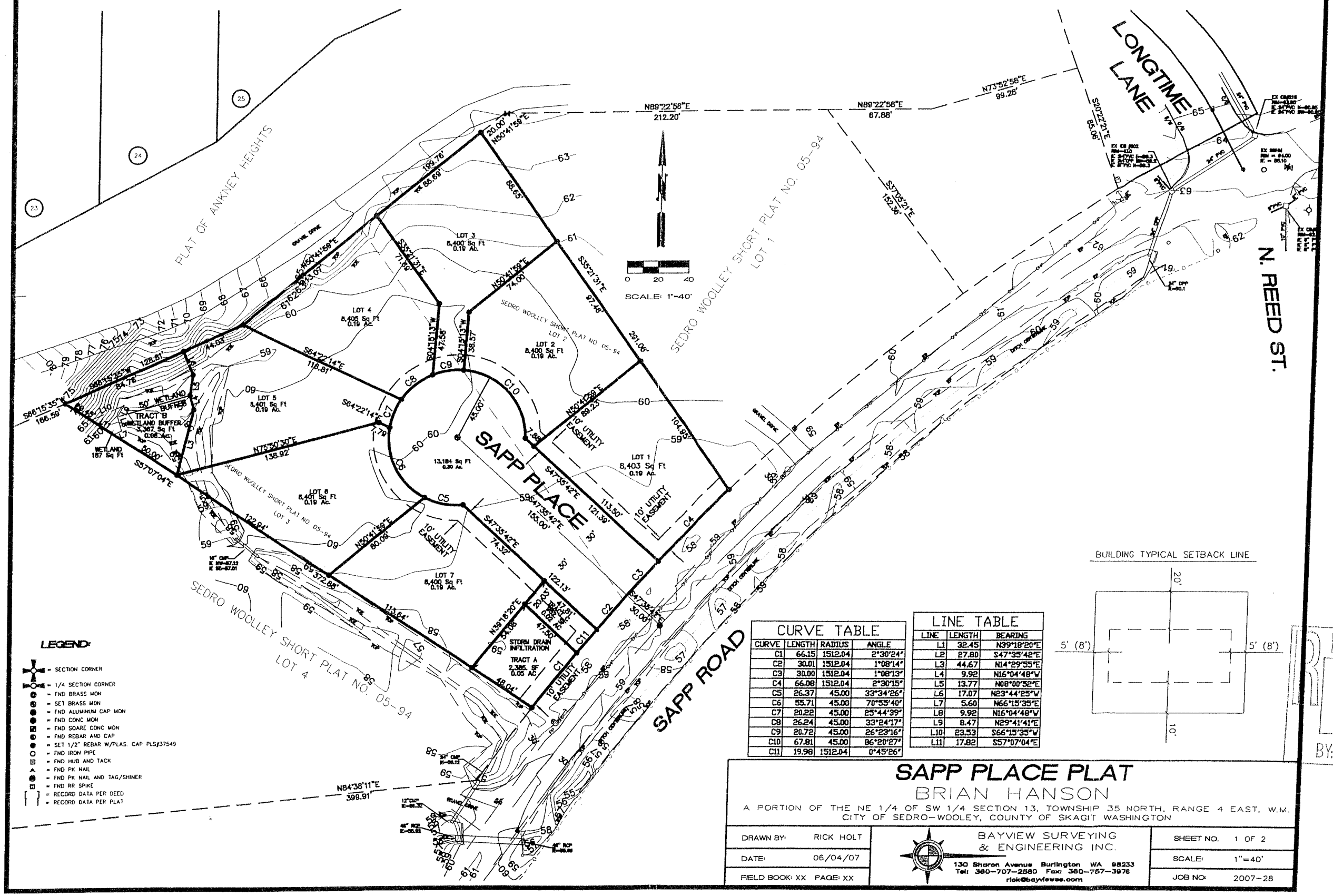
RECORD OF SURVEY FOR SAPP PLACE PLAT NO. LP-1-07

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE

SKAGIT COUNTY AUDITOR _____ BY DEPUTY _____

EXHIBIT A



BUILDING TYPICAL SETBACK LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	ANGLE
C1	66.15	1512.04	2°30'24"
C2	30.01	1512.04	1°08'14"
C3	30.00	1512.04	1°08'13"
C4	66.08	1512.04	2°30'15"
C5	26.37	45.00	33°34'26"
C6	55.71	45.00	70°55'40"
C7	20.22	45.00	25°44'39"
C8	26.24	45.00	33°24'17"
C9	20.72	45.00	26°23'16"
C10	67.81	45.00	86°20'27"
C11	19.98	1512.04	0°45'26"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.45	N39°18'20"E
L2	27.80	S47°35'42"E
L3	44.67	N14°29'55"E
L4	9.92	N16°04'48"W
L5	13.77	N08°00'52"E
L6	17.07	N23°44'25"W
L7	5.60	N66°15'35"E
L8	9.92	N16°04'48"W
L9	8.47	N29°41'41"E
L10	23.53	S66°15'35"W
L11	17.82	S57°07'04"E

RECEIVED
BY: _____

SAPP PLACE PLAT

BRIAN HANSON

A PORTION OF THE NE 1/4 OF SW 1/4 SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO-WOOLEY, COUNTY OF SKAGIT WASHINGTON

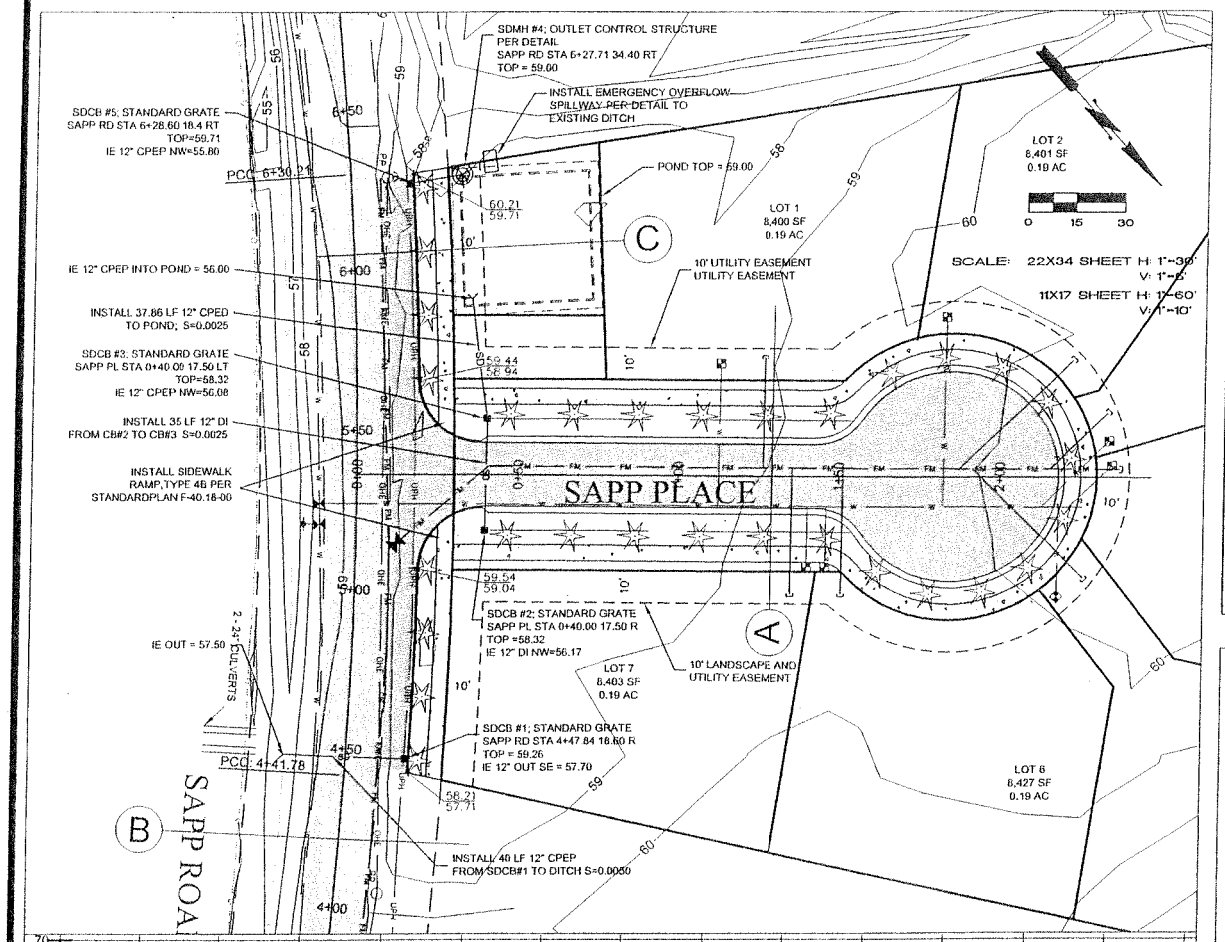
DRAWN BY:	RICK HOLT	BAYVIEW SURVEYING & ENGINEERING INC.	SHEET NO. 1 OF 2
DATE:	06/04/07	130 Sharon Avenue Burlington WA 98233 Tel: 360-707-2580 Fax: 360-757-3978 rick@bayviewse.com	SCALE: 1"=40'
FIELD BOOK: XX	PAGE: XX		JOB NO: 2007-28

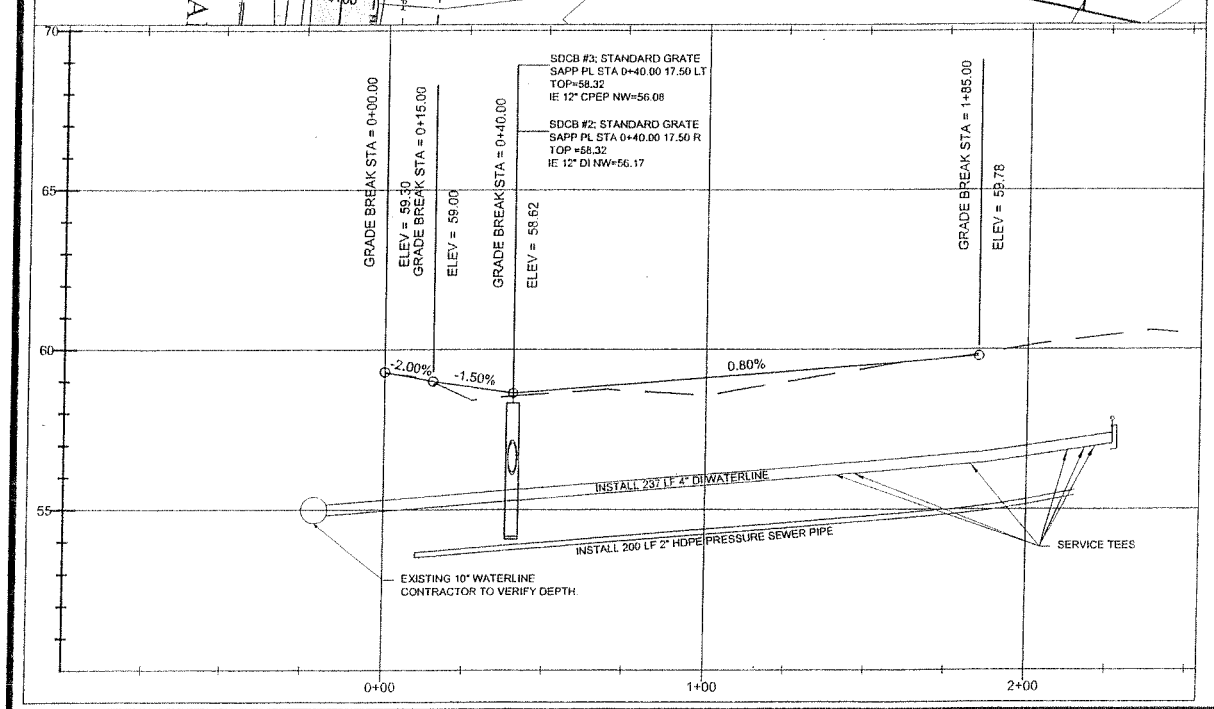
PRELIMINARY PLAT OF SAPP PLACE

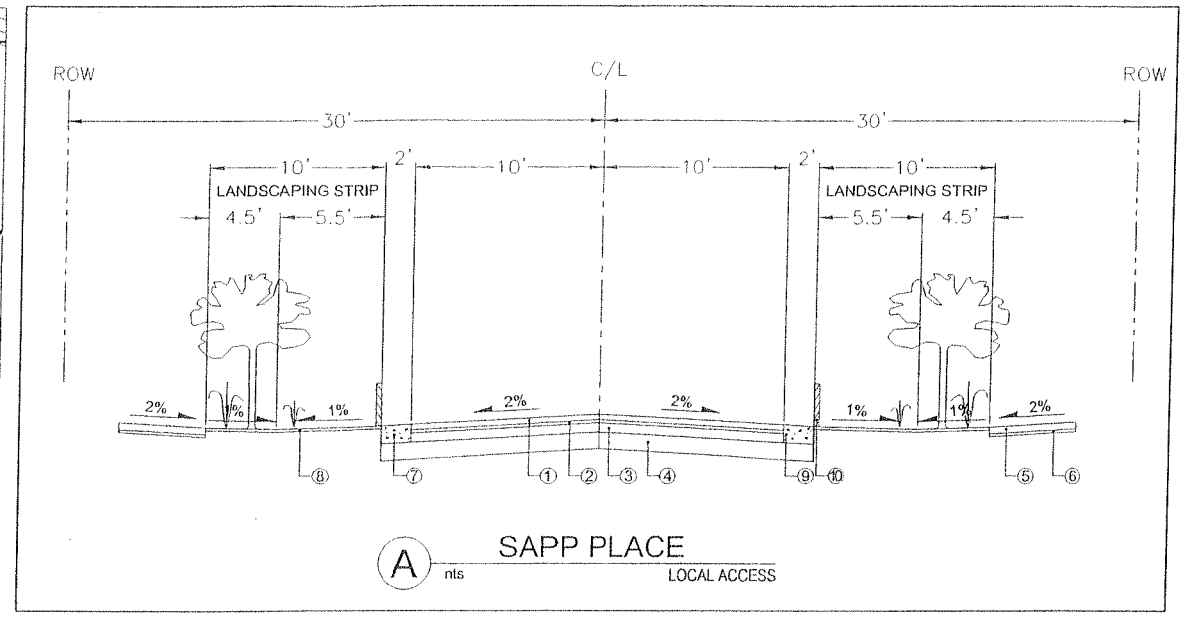
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4WEST, W.M.,
SKAGIT COUNTY, WASHINGTON.

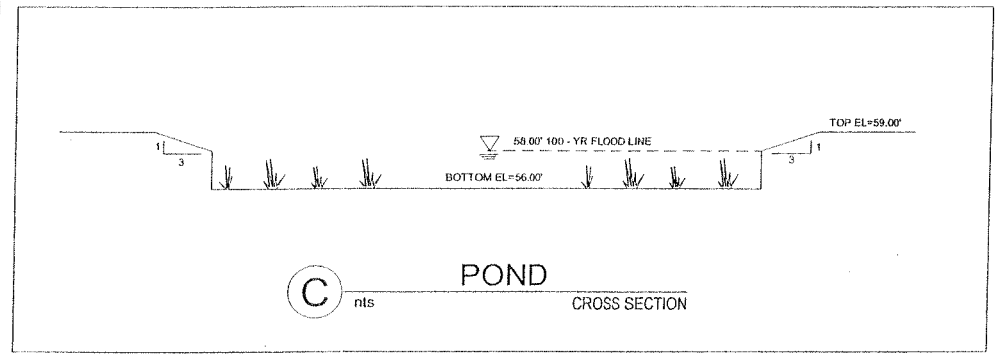
RECEIVED
JUN 11 2007
BY:

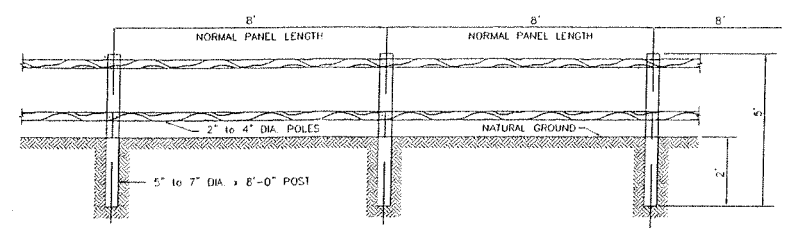
EXHIBIT B



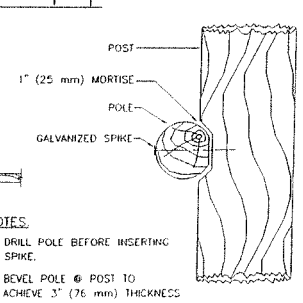








NOTE:
1. ALL THE MATERIALS TO BE CONSTRUCTED OF WEATHER TREATED LUMBER



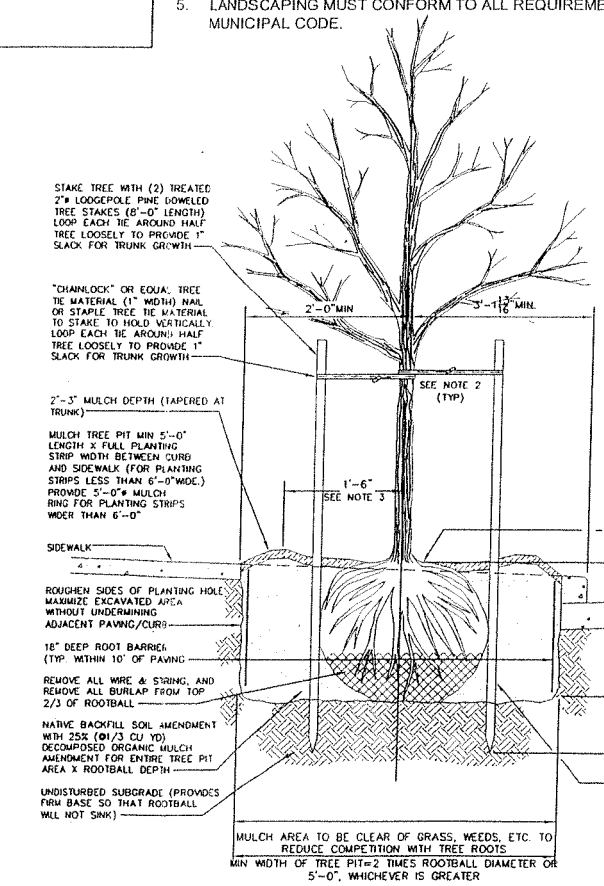
NOTES:
1. DRILL POLE BEFORE INSERTING SPIKE.
2. BEVEL POLE @ POST TO ACHIEVE .3" (76 mm) THICKNESS

POST AND POLE CONNECTION

NOTES:
1. 3" CLASS B ASPHALT OR CLASS 1/2" PG. 64-22
2. 2" CRUSHED SURFACING TOP COURSE
3. 5" CRUSHED SURFACING BASE COURSE
4. 8" GRAVEL BASE
5. 4" COMMERCIAL CONCRETE, 3000 PSL OR BETTER (6" CONCRETE WHERE DRIVEWAY CROSSES
6. 2" CRUSHED SURFACING TOP COURSE
7. 8" COMMERCIAL CONCRETE 3000 PSL OR BETTER 2% CROSS-CLOPE
8. 2" MINIMUM TOPSOIL
9. 2' FLAT CURB AT 2% SLOPE
10. 3' DECORATIVE FENCING TO BE INSTALLED BEHIND BACK OF WALK BETWEEN DRIVEWAY LOCATIONS TO PREVENT CARS FROM PARKING ON LANDSCAPED GRASS.

LANDSCAPING NOTES:
1. TREES TO BE PLANTED EVERY 20' ON CENTER.
2. TREES ALLOWED INCLUDE:
   - FLOWERING ASH
   - FLOWERING CHERRY (NON FRUIT BEARING)
   - CALIFORNIA LAUREL
   - EVERGREEN MAGNOLIA
   - OREGON MYRTLE
   - HOLLY OAK

   ANY OTHER TREE TYPE MUST BE FIRST APPROVED BY THE CITY OF SEDRO-WOOLEY.
3. GROUND COVER OR SHRUBS TO BE PLANTED LIBERALLY.
4. FIRST 5.5' FROM BACK OF CURB TO ℄ OF DRAINAGE SWALE TO BE PLANTED WITH GRASS.
5. LANDSCAPING MUST CONFORM TO ALL REQUIREMENTS OF SEDRO WOOLEY MUNICIPAL CODE.



NOTES:
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING
3. TREE CLEARANCES SHALL BE PER STD PLAN NO 030
4. SEE STD PLAN NO 424 FOR TREE PIT DETAIL.

CITY OF SEDRO-WOOLLEY DATE
APPROVED FOR CONSTRUCTION

CAUTION
UG & OH UTILITIES ARE KNOWN TO EXIST IN THIS AREA NOT ALL ARE SHOWN. CALL 1-800-424-5555 48 HOURS BEFORE YOU DIG

NOVA E. HEATON
STATE OF WASHINGTON
40825
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 1-09-09

NO.	DATE	REVISIONS	BY	APVD

BAYVIEW SURVEYING AND ENGINEERING
PROFESSIONAL LAND SURVEY AND ENGINEERING SERVICES
130 Sharon Avenue Burlington WA 98233
Tel: 360-707-2580 Fax: 360-757-3976
NOVA@BAYVIEWSE.COM

PROJECT
PLAN AND PROFILE FOR
PRELIMINARY PLAT OF SAPP PLACE
A PORTION OF THE NW 1/4 OF THE SE 1/4 AND THE NE OF THE SW 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4WEST, W.M.
SKAGIT COUNTY, WASHINGTON

SCALE: 1"=30'
DRAWN BY: I. KASKO
CHECKED BY: N HEATON
FIELD BOOK: XX
DATE: JUNE 4, 2007

SHEET DESCRIPTION
CIVIL ENGINEERING PLANS
ROAD AND STORM
JUNE 2007

JOB NO. 2007-28
DRAWING NO 2007-28 DAVE HANSONdwg\lots.dwg
SHEET PG 3 OF 9

CITY OF SEDRO-WOOLLEY PLANNING COMMISSION
STATE OF WASHINGTON

In the Matter of: Preliminary Approval for Plat of Jones Estates # **05-SD-2** Jones Estates, LLC Cory Zembruski PO Box 789 Burlington, WA 98233	**FINDINGS OF FACT, CONCLUSIONS AND DECISION/RECOMENDATION**

This matter having come regularly before the City of Sedro-Woolley Planning Commission for a public hearing on **Tuesday, June 19, 2007** under an application filed with the City of Sedro-Woolley by the applicant requesting Preliminary Plat Approval for a 63-lot subdivision as described and located in the Planning Department Staff Report hereby attached and made a part of this decision, which property is identified as Parcel P36480 laying north of East Jones Road and east of Birch Lane.

Application Date:	December 2, 2005
Application Complete:	December 30, 2005
Recommendation:	Approval with Conditions
Hearing Date:	Tuesday, June 19, 2007
Property Owner:	Jones Estates, LLC PO Box 789 Burlington, WA 98233
Project Proponent:	Jones Estates, LLC **ATTN: Cory Zembruski** PO Box 789 Burlington, WA 98233

Site Address:	None assigned	**Parcel ID No.:**	P36480

Zoning District: Residential-5 (R-5)			
Minimum lot size:	8,400 square feet	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building height:	35 feet
Rear Setback:	10 feet	Maximum building coverage:	35%

Description of proposed Long Plat

The applicant seeks to subdivide approximately 17.87 acres zoned Residential 5 (R-5) into sixty-three (63) single family residential lots and a 21,546 square foot park/play area (see Exhibit A – Preliminary Plat of Jones Estates). The proposed subdivision will include "low impact design" principals that will require the Engineering Department to approve several deviations from the engineering construction standards. The application does not include any requests for zoning variances per Chapter 17.60 SWMC. Landscape review per Chapter 17.50 SWMC and design review per Chapter 15.44 SWMC apply to this project.

Notice of the public hearing having been properly published and all matters submitted at the public hearing having been considered together with the testimony, evidence and exhibits in open hearing and made a part of the record in this matter, the Planning Commission makes the following:

FINDINGS OF FACT

1. On December 2, 2005, Skagit Surveyors and Engineers, acting as agent for the applicant, Jones Estates, LLC, submitted a subdivision application (Exhibit C) for parcel P36480. The application is to subdivide the 17.87 acre parcel, zoned Residential 5 (R-5), into sixty-three (63) single family residential lots. The application was given the file number 05-SD-2. The application was considered administratively complete 28 days after the application submittal date.

2. Subdivisions of land into five or more properties are classified as "subdivisions" (also termed "long plats"). Preliminary approval for a subdivision is treated as a Type III decision by the City Council following a Planning Commission open record hearing and recommendation (SWMC 2.90.010(C)).

3. City regulations concerning subdivisions are found in **Chapter 16.04 –General Provisions** and **Chapter 16.08 - Subdivisions. Title 17- Zoning, Chapter 2.88 – Environmental Policy** and **Chapter 15.44 – Design Review** also apply to long plats in Sedro-Woolley.

4. The Comprehensive Plan and Zoning Code designation for this property is Residential 5 (R-5). One single-family residence per lot (SWMC 17.08.010) on lots no smaller than 8,400 square feet (SWMC 17.08.030) is allowed in the R-5 Zone.

5. The application submitted December 2, 2005 was for a standard long plat which would not require deviations from the Public Works Construction Standards as they are described in Chapter 15.40 SWMC. It was not until January 26, 2007 that the applicant changed the application to include low impact development (LID) techniques that require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards.

6. Long plats are subject to SEPA (Chapter 2.88 SWMC) and require a SEPA checklist to be submitted along with the application. The SEPA checklist for this proposal is included as Exhibit D. A Notice of Application and SEPA Mitigated Determination of Non Significance (MDNS) was issued by the SEPA lead agency (City of Sedro-Woolley) on March 3, 2006 (Exhibit E). Notice was published in the local newspaper, posted on-site and mailed to the property owners within 500 feet of the subject parcel. The notice required a two week comment period ending March 17, 2006. One written comment was received (Exhibit F). Along with voicing his opposition to the project in said letter, Mr. Jack N. Bates points out that the wrong parcel number for the subject parcel was given on the MDNS. Parcel number P37229 was written on the MDNS instead of the correct parcel number P36480.

7. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. No critical areas were identified on the subject project site.

8. On March 10, 2006, after reviewing the application materials, the Planning Department sent a letter to the applicant explaining that more information was necessary in order for the Planning Department to continue its review of the long plat application.

9. On May 25, 2006 the applicant submitted a revised application materials as per the comments in the staff plan review letter dated March 10, 2006 and a letter (dated May 26) responding to staff's March 10th plan review letter. The revised plat showed significant changes from the original proposed plat.

10. On June 1, 2006 the Planning Department sent a second plan review letter to the applicant requiring further information. Due to the significant changes in the second submittal, the second plan review letter contained many comments not addressed in the first plan review letter.

11. On August 9, 2006, the applicant met with the Planning Department and the Engineering Department to discuss substantially changing the proposed plat to incorporate LID elements, such as narrow streets to reduce the amount of impervious surfaces on-site and rain-gardens to store and treat stormwater runoff. The proposed LID elements would require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards. Discussed at this meeting was the process

that the City and the applicant would need to follow in order for LID elements to be approved.

12. On January 26, 2007, the applicant submitted a fully revised plat that includes the above mentioned LID elements.

13. Because the new submittal required significant deviations from Chapter 15.40 – Public Works Design Standards, the Engineering Department brought the topic of deviating from public works standards as related to LID to the City Council. The City Council would ultimately need to approve the preliminary plat, so prudence dictated that staff run the idea of deviating from Public Works standards by the City Council to gauge the Council's support for the idea.

14. At the February 6, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard a presentation on the issue of deviating from Public Works standards laid out in Chapter 15.40 SWMC as related to LID. No decisions were made at this meeting. Further discussion was scheduled for the February 28 City Council meeting and a presentation from leaders in the field of low impact development was scheduled for the March 20 Joint City Council/Planning Commission meeting.

15. On February 28, 2007, the City Council further discussed LID; no decisions were made and the discussion was continued to the April 11, 2007 City Council meeting.

16. On March 15, 2007 the Planning Department received an official request to deviate from Chapter 15.40 – Public Works Design Standards the from Marianne Manville-Ailles of Skagit Surveyors and Engineers, the applicant's surveying company.

17. At the March 20, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard further presentations on the issue of LID. This was an informational session and no decisions were made.

18. On March 28, 2007 LID was not on the City Council agenda. During the Public Comment period Cory Zembruski, Co-President of Jones Estates LLC., asked if the Council was going to embrace the concept of LID and allow his project to move forward or if it was necessary to submit a traditional plat. The Council came to the consensus that they were not opposed to the concept of LID. The Council was still scheduled to discuss the matter on April 11, 2007.

19. On April 11, 2007, after hearing two informational presentations at earlier meetings, discussing LID at two earlier regular City Council meetings and discussing LID in the Public Comment period of another meeting, the City Council continued its discussion on LID. The consensus of the City Council was that Council is receptive to LID as identified in the Low Impact Development Technical Guidance Manual for Puget Sound, published in January 2005 by the Puget Sound Action Team and the Washington State University.

20. On May 16, 2007, the Planning Department sent a final plan review letter to the applicant and Skagit Surveyors and Engineers.

21. On June 4, 2007, Skagit Surveyors and Engineers submitted a revised preliminary plat. On June 5, 2007, Skagit Surveyors and Engineers submitted revised landscape plans. Per SWMC 2.90.010, landscaping and design elements are to be reviewed and approved by the Planning Commission and Design Review Committee, respectively, as part of the preliminary plat approval process. The landscape plan includes both the landscaping to be reviewed by the Planning Commission and the design elements that will be reviewed by the Design Review Committee.

22. On June 6, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of Public Hearing (Exhibit G) for Preliminary Plat approval for Jones Estates was published in the Courier Times and sent to all property owners within 500 feet of the subject parcel (P36480). The notice also included an announcement of a field trip to the project site at 6PM, June 19, 2007.

23. On June 8, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of a 6PM field trip to the project site and of a Public Hearing before the Planning Commission for Preliminary Plat approval for Jones Estates was posted in two locations on the subject parcel (P36480).

24. On June 19, 2007, three Planning Commission members attended the advertised field trip to see the conditions of the project site. The field trip was open to the public and several members of the public attended. No attendance was taken at the field trip, no discussion of the project was made by the Planning Commissioners during the site visit and no minutes for the field trip were recorded due to the physical constraints of recording a mobile, outdoor event.

25. At 7:00PM on June 19, 2007 the Planning Commission held a regular public hearing to take testimony on the proposed Plat of Jones Estates.

26. The following exhibits were provided to the Planning Commission as Exhibits to the Staff Report and are hereby made a part of the record:

    A. Preliminary Plat of Jones Estates
    B. Landscaping plan and design review materials
    C. Preliminary Plat Application
    D. SEPA Checklist
    E. Notice of Application and SEPA Mitigated Determination of Non Significance
    F. Public Comment from Jack N. Bates, 23151 East Jones Road
    G. Notice of Public Hearing

27. On June 19, 2007, one written comment in response to the Notice of Public Hearing was received from Rick and Debbie Mumford of 8809 Birch Lane, Sedro-Woolley. This comment is hereby included as Exhibit H.

CONCLUSIONS

The Planning Commission, having duly considered the matter and all testimony and evidence presented at the public hearing and submitted while the record was open, makes the following conclusions:

1. Sedro-Woolley Municipal Code (SWMC) Chapters 2, 15, 16 and 17 apply to this project. The application has been reviewed in accordance with the State Environmental Policy Act (WAC 197-11-800(6)(b)) and a Mitigated Determination of Non-Significance (MDNS) was issued on March 3, 2006. No appeal of the determination was filed.

2. The application was determined complete on December 30, 2005 and is considered vested under the rules and regulations in effect on December 30, 2005.

3. City staff reviewed the application pursuant to the design criteria and technical standards for subdivisions in SWMC Chapters 15, 16 and 17 and, with the exception of the construction plans and Stormwater Site Plan, found the application to be in conformance. The construction plans and Stormwater Site Plan are still under review and/or are pending revisions by the applicant. Should the City Council approve the Preliminary Plat of Jones Estates, the applicant may begin infrastructure improvements as soon as the construction plans and Stormwater Site Plan are approved by staff.

4. There are no variances, waivers of conditional use permits associated with the proposed Plat of Jones Estates.

5. Public notice was properly conducted pursuant to SWMC 2.90.

6. One written comment was received during the first comment period associated with the Notice of Application from Jack N. Bates, 23151 East Jones Road, Sedro-Woolley. Mr. Bates' comments were received on March 15, 2006 and are hereby made part of the record.

7. One written comment was received during the second comment period associated with the Notice of Public Hearing from Rick and Debbie Mumford, 8809 Birch Lane, Sedro-Woolley. The Mumford's comments were received on June 19, 2007 and are hereby made part of the record.

8. On June 19, 2007, the Planning Commission held an open record hearing authorized pursuant to SWMC 16.08.024 and 2.90.010(3). Marianne Manville-Ailles spoke as the representative of the applicant. No comments in opposition of the plat were voiced. Two members of the public spoke in favor of the proposed Plat of Jones Estates:
    - Erik Pederson, 7413 NE Capehorn Road, Concrete WA.
    - Kris Goode, 3001 Arbor Street, Mount Vernon, WA.

9. After reviewing the staff report dated June 8, 2007, including exhibits A-G, visiting the project site and hearing testimony from staff, the applicant and the public, the Planning Commission motioned to recommend preliminary approval of the Plat of Jones Estates subject to the conditions listed in the staff report and one further condition.

DECISION

BASED UPON THE FOREGOING Findings of Fact and Conclusions, the City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** the Preliminary Plat of Jones Estates, a 63-lot subdivision, subject to the following conditions.

1. Comply with the mitigation measures included in the SEPA MDNS issued March 3, 2006 and as set forth below:

   a. Comply with the 2001 Department of Ecology Stormwater Manual as adopted by the City of Sedro-Woolley;
   b. Impact and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
   c. Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
   d. Locate fire hydrants every 350 ft and provide adequate fire flow as approved by the Fire Chief;
   e. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
   f. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
   g. Coordinate placement of mailboxes as required with Postmaster;
   h. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
   i. Provide a Residential Play Area of approximately 3,700 sq. ft. pursuant to SWMC 17.38.10;
   j. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Commission;
   k. Provide landscape plans demonstrating compliance with SWMC 17.50.040(A), twenty percent (20%) landscaping required and SWMC 17.50.050, street frontage requirements;
   l. Provide 60 ft. ROW extension to parcel P36379 pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   m. Provide a 10 ft. ROW along Birch Lane frontage pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   n. Provide a 25ft ROW along East Jones Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   o. Obtain and comply with conditions of a NPDES Stormwater general permit from the Department of Ecology as may be required;
   p. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;

q. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
r. Comply with Northwest Air Pollution Authority Requirements during construction activities;
s. Comply with SWMC 17.65, Natural Resources and Sensitive Areas; and
t. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, street lighting and play areas shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.

3. Signage shall be placed throughout the plat that restricts on-street parking to designated on-street parking spots. Sign placement shall be per Public Works standards or per approval by the City Engineer.

4. A homeowners association shall be created to maintain and own the common tracts within the Plat of Jones Estates. Said homeowner association shall also be responsible for maintaining the landscaping and hydrologic functions of the raingardens within the plat.

5. Construction of all landscaping shall be in accordance with the landscape plan approved by the Planning Commission.

6. Construction of all design elements, such as the amenities within the park and monuments within the plat, shall be in accordance with the designs approved by the Design Review Committee (Planning Commission).

7. A boundary screening fence as shown in detail #6 on page L-7 of the landscaping plan and design review materials (Exhibit B) shall be constructed around the perimeter of the proposed Plat of Jones Estates. To assure the proper maintenance of and to prevent any portion of said fence from being removed, the homeowner association shall have the responsibility of maintaining the fence.

CERTIFICATION

The City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** the Preliminary Plat of Jones Estates, a 63-lot subdivision, subject to conditions at a **REGULAR** meeting of the City of Sedro-Woolley Planning Commission held on **Tuesday, June 19, 2007**, at which time a quorum was present and the recommendation was approved by a vote of **4 FOR, 0 AGAINST**, and **0 ABSTENTIONS.**

Dan Lefeber, Planning Commission Chairman

6-28-07
Date

ATTACHMENT

Staff Report and Exhibits

Preliminary Plat Staff Report
Chapter 16.08 SWMC

In the Matter of: Application # **Subdivision LP-1-07** Brian Hanson 17958 Cove Lane Burlington, WA 98233	**Staff Report and Findings of Fact** **For** **Preliminary Plat of Sapp Place**

Application Date:	April 9, 2007
Application Complete:	April 12, 2007
Recommendation:	Staff Recommends **Approval with Conditions**
Hearing Date:	Tuesday, June 19, 2007
Property Owner:	Brian Hanson 17958 Cove Lane Burlington, WA 98233
Project Proponent:	Bayview Surveying and Engineering, Inc. Contact: Rick Holt 130 Sharon Ave. Burlington, WA 98233

Site Address:	328 & 332 Sapp Road	**Parcel ID No.:**	P107811 & P107810

Zoning District: Residential 5 (R-5)			
Minimum lot size:	8400 sqft	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building height:	35 feet
Rear Setback:	10 feet	Maximum building coverage:	35 %

Description of proposal

The applicant seeks to subdivide approximately 1.81 acres zoned Residential 5 (R-5) into seven (7) single family residential lots and a 901 square foot park/play area (see Exhibit A – Record of Survey for Sapp Place Plat). The proposed subdivision will served by a single cul-de-sac off of Sapp Road. A small wetland has been shown to exist in the western corner of the property. The application does not include any requests for zoning variances per Chapter 17.60 SWMC. Landscape review per Chapter 17.50 SWMC and design review per Chapter 15.44 SWMC apply to this project. Exhibit B includes both the landscape plan and the design elements that are subject to design review.

FINDINGS OF FACT

1. Subdivisions of land into five or more properties are classified as "subdivisions" (also termed "long plats"). Per SWMC 2.90.010(C) preliminary approval for a subdivision is treated as a Type III decision by the City Council following a Planning Commission open record hearing and recommendation.

2. City regulations concerning subdivisions are found in **Chapter 16.04 –General Provisions** and **Chapter 16.08 - Subdivisions. Title 17- Zoning, Chapter 2.88 – Environmental Policy** and **Chapter 15.44 – Design Review** also apply to long plats in Sedro-Woolley.

3. The Comprehensive Plan and Zoning Code designation for this property is Residential 5 (R-5). One single-family residence per lot (SWMC 17.08.010) on lots no smaller than 8,400 square feet (SWMC 17.08.030) is allowed in the R-5 Zone

4. On April 9, 2007, Bayview Surveying and Engineering, Inc., acting as agent for the applicant, Brian Hanson, submitted a subdivision application (Exhibit C) for parcels P107811 and P107810. The application is to subdivide the two parcels, totaling 1.81 acres, zoned Residential 5 (R-5), into seven (7) single family residential lots. The application was given the file number LP-1-07.

5. On April 9, 2007, the Planning Department sent notice to the applicant that the application was technically incomplete because required items were missing from the application materials.

6. The applicant submitted a portion of the required revised materials on April 11 then on April 12, 2007 the applicant submitted the rest of the required items necessary to consider the application technically complete.

7. On April 12, 2007 the Planning Department sent notice to the applicant that the application was considered administratively complete.

8. Long plats are subject to SEPA (Chapter 2.88 SWMC) and require a SEPA checklist to be submitted along with the application. The SEPA checklist for this proposal is included as Exhibit D. The SEPA checklist is sent to all state and local agencies with

an interest in development in the City. One comment was received from one of these agencies; the Department of Ecology submitted a letter, dated May 1, 2007, concerning the necessity of the applicant to obtain a National Pollution Discharge Elimination System (NPDES) permit (Exhibit E).

9. A Notice of Application and SEPA Comment Period was issued by the SEPA lead agency (City of Sedro-Woolley) on April 18, 2007 (Exhibit F). Notice was published in the local newspaper, posted at the project site and mailed to the property owners within 500 feet of the subject parcel. The notice required a two week comment period ending May 2, 2007. One written comment was received (Exhibit G). Mr. Arnold M. Donovan, who owns the property located at 324 Sapp Road, commented that he is in favor of the proposed development.

10. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. A Wetland Assessment was performed by Skagit Wetlands & Critical Areas, LLC. A small depressional forested Category III wetland was found at the western corner of the property, continuing west onto the neighboring parcel. Per SWMC 17.65.240(B), Category III wetlands require a 50 foot buffer. The wetland was delineated, and protective measures for the wetland and its 50' buffer were identified in the Wetland Assessment dated April 3, 2007. All recommendations for fencing the wetland buffer and preventing disturbance of the wetland or its buffer shall be adhered to during and after construction of infrastructure and/or structures.

11. Per 17.65.160(A)(5)(a) SWMC:

    "For proposed land divisions, critical areas and their associated buffers identified through the site assessment and city review process shall be designated as PCAs and placed in separate tracts or easements and protected through protective covenants shown on the face of the recorded plat. (See Protected critical area requirements, SWMC Section 17.65.170.) Protected critical areas shall be placed in separate tracts under a single owner, unless an easement or alternative method is shown to provide superior protection overtime. An example of an easement that is preferable to a separate tract would be an easement conveyed to a third-party conservation advocacy group."

12. On May 9, 2007, the SEPA lead agency issued a Mitigated Determination of Non-Significance (MDNS) for the proposed Plat of Sapp Place (Exhibit H). The MDNS included a 15 day appeal period that ended on May 24, 2007. No appeals were received.

13. On May 18, 2007, the Planning Department sent a letter to the applicant explaining that more information was necessary in order for the Planning Department to continue its review of the long plat application. One comment in the review letter required that measures be taken to prevent vehicles from parking on the landscape strip along the along the straight section of road if flat curbs are used (as opposed to

traditional curbs). Parking is not allowed in the circular portion of the cul-de-sac, so the fence is not necessary in that portion.

14. On June 4, 2007 the applicant submitted a revised application materials as per the comments in the staff plan review letter dated May 18, 2007. The applicant chose to use flat curbs for stormwater treatment purposes. To mitigate for the flat curbs, the landscape plan shows a three foot tall fence along the straight section of the road at the edge of the curb to prevent cars from parking on the planting strip. Said fence is included in the landscape plan as an element to be reviewed as part of the design review process. However, the proposed road is not wide enough to allow parking anyway, so the fencing plan may be dropped by the applicant.

15. On June 11, 2007, the applicant submitted a revised landscaping plan that incorporated design details for a fence along the curb on Sapp Place. Per SWMC 2.90.010, landscaping and design elements are to be reviewed and approved by the Planning Commission and Design Review Committee, respectively, as part of the preliminary plat approval process. The landscape plan includes both the landscaping to be reviewed by the Planning Commission and the design elements that will be reviewed by the Design Review Committee.

16. On June 8, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of Public Hearing (Exhibit I) for Preliminary Plat approval for Sapp Place was sent to all property owners within 500 feet of the subject parcels (P107810 and P107811) and posted on the project site. On June 13, the Notice of Public Hearing was published in the Skagit Valley Herald.

17. On June 11, 2007 the applicant submitted revised landscape and design plan

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through H, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Sapp Place, a request to subdivide two parcels totaling 1.81 acres in the R-5 Zone into seven (7) new residential lots **subject to the following conditions**:

1. Comply with the mitigation measures included in the SEPA mitigated determination of non-significance (MDNS) issued May 9, 2007 and as set forth below:
    a. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
    b. Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
    c. Pursuant to SWMC 17.50.070, provide street landscaping at a minimum of 10 feet wide along Sapp Road and the cul-de-sac. The landscaping shall include street trees on average of 30-foot centers;

d. Provide road improvements, curb, gutter and a 5-foot wide sidewalk along the Sapp Road frontage and along the cul-de-sac frontage as approved by City Engineer;
e. Locate and install fire hydrants as approved by the Fire Chief;
f. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
g. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
h. Coordinate placement of mailboxes as required with Postmaster;
i. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
j. Coordinate installation of public water infrastructure improvements with Skagit Public Utility District No. 1;
k. Identify the wetland and its 50-foot buffer as a protected area in perpetuity on the preliminary and final plats;
l. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Director;
m. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
n. Comply with Northwest Clean Air Agency Regulations during construction activities; and
o. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, fencing, permanent wetland markers, street lighting and play areas shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.

3. Parking shall not be allowed on Sapp Place or it right-of-way. Signage restricting parking shall be posted per Public Works standards or as per approval by the City Engineer.

4. A homeowners association shall be created to own and maintain the common tracts, stormwater infrastructure and curb-edge fencing within the Plat of Sapp Place.

5. Construction of all landscaping shall be in accordance with Chapter 17.50 SWMC and the landscape plan as amended and approved by the Planning Commission.

6. The requirements of the Critical Areas Ordinance, Chapter 17.65 SWMC, shall be followed. Particular attention shall be paid to **SWMC 17.65.170 – Protected Critical Areas** (PCAs). This section requires, among other things, that an agreement stipulating the conditions for protecting the wetland and buffer be signed by the

applicant and the Planning Director and recorded with the county Auditor. Also, the location of the delineated wetland and buffer shall appear on the face of the final plat, be permanently marked on-site and the Auditor File number for the recorded agreement shall be included on the face of the plat.

7. The stormwater detention facility on Tract A may require a 20-foot non-buildable easement that will encumber the adjoining proposed Lot 1 and a portion of parcel P107812 (324 Sapp Road). A 20-foot nonbuildable easement from the owner of P107812 may be necessary to achieve this required setback.

8. Stromwater detention facilities with slopes/walls that exceed a slope of 3 to 1 may require fencing around it. If the slope of the stormwater detention facility exceeds a slope of 3 to 1 a fence around the facility may be required. Because the detention area is next to a sidewalk on one side and a play area on another, safety is an extremely high concern.

9. Construction of any design elements, such as the curb-edge fencing shall be in accordance with the designs approved by the Design Review Committee (Planning Commission). The type of street lighting used shall be the same as or very similar to cut-off type street lighting that has been approved in other plats or projects in the City.

EXHIBITS

A. Preliminary Plat of Sapp Place (Record of Survey For Sapp Place Plat, Sheet 1 of 2)
B. Landscaping plan and design review materials (pg. 3 of 9 - Civil Eng. Plans)
C. Preliminary Plat Application
D. SEPA Checklist
E. Letter from Andrew Craig of the Dept. of Ecology
F. Notice of Application and SEPA Comment Period
G. Public Comment from Mr. Arnold M. Donovan, 324 Sapp Road
H. SEPA MDNS
I. Notice of Public Hearing

John Coleman, Associate Planner

Date: 6·11·07

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APR - 9 2007
BY: LP-1-07

CITY OF SEDRO-WOOLLEY SUBDIVISION APPLICATION

(Long Plat)

Part 1 General property and applicant information

Application # LP-1-07 (assigned by city) Pre-application # 6-07 Date: 3/21/07
Pre-application date 3/14/07

EXHIBIT C

PLAT NAME: Hanson Long Plat

LOCATION (cross street names or other general location information – addresses if they exist.
328 and 332 Sapp Road, Sedro-Woolley, WA 98284

P-number(s) 107811, 107810

Section: 13 Township: 35 Range: 4

Applicant Name: Rick Holt, Bayview Surveying & Engineering Inc.

Applicant Address 130 Sharon Ave, Burlington, WA 98233

Applicant Phone (360) 707-2580 E-mail rick@bayviewse.com
Fax. 360.757.3976

Owner: Brian Hanson

Owner Address: 17958 Cone Lane, Mount Vernon WA ~~98274~~ 98274

Owner Phone: 360. 661.4085

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

I am applying for the following variances or other permits: Fill + Grade

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

Signature

3/21/07
Date Received

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

Name Brian Hanson Date 3/21/07

Part 2

Zoning and Comprehensive Plan Designation R5,

Total site size in acres 1.8 acres Critical Areas by type and acres:

Number of lots proposed 7 Number of housing units proposed 7

Flood zone: C

Describe existing conditions on and adjacent to site:

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

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

Process: Preliminary plat applications shall be processed simultaneously with applications for rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing.

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

Application Checklist:

☑ A. Pre-application date: 5/14/07 meeting date

☑ B. State Environment Policy Act (SEPA). The applicant shall submit a SEPA checklist or environmental impact statement (EIS), and associated fees, with an application for a subdivision. The SEPA checklist or EIS shall be reviewed by the SEPA official.
No public hearing on a subdivision proposal shall be scheduled prior to the issuance of a determination of nonsignificance or mitigated determination of nonsignificance by the SEPA official.

☑ C. Fees. See current fee schedule. The applicant will also be billed for mailing and publication costs.

☑ D. Complete Application Required. The planning director notifies applicant when the application is complete.

☑ E. Application Map. Ten copies of an accurately scaled and dimensioned map of the plat prepared by a land surveyor licensed by the state of Washington and showing the following:

**Every preliminary plat shall consist of one or more maps, on both mylar and in digital format approved by the City Engineer, together with written and digital data including the following:

- ☐ The name of the proposed subdivision;
- ☐ North point and scale; the location of existing property lines: streets, building, if any; watercourses and all general features;
- ☐ The legal description of the land contained within the subdivision;
- ☐ The names and addresses of all persons, firms and corporations holding interest in the lands, including easement rights and interest;
- ☐ The proposed names, locations, widths and other dimensions of proposed streets, alleys, easements, parks, lots, building lines, if any, and all other information necessary to interpret the plat, including the location of existing utility and access easements which are to remain;
- ☐ The location of streets in adjoining plats and the approximate location of adjoining utilities and proposed extensions into the plat;
- ☐ The names of adjoining plats;
- ☐ The name, address and telephone number and seal of the registered land surveyor who made the survey or under whose supervision it was made;
- ☐ The date of the survey;
- ☐ All existing monuments and markers located by the survey;
- ☐ The zoning classification applicable to the land within the subdivision;
- ☐ The conditions of or the limitations on dedications, if any, including slope rights;
- ☐ Contour intervals as required, based upon city datum with intervals of five feet or less utlizing U.S.G.S, or better datum.
- ☐ Location of significant physical features such as buildings, bodies of water, power lines, slopes, trees, and section lines within or adjacent to the proposed plat;

- ☐ Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
- ☐ Location and outline of any sensitive areas, as defined under Section 17.65.040, using the delineation and classification methods and definitions provided for the specific sensitive area under the provisions of Chapter 17.65;
- ☐ If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
- ☐ Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.

☑ F. Mailing labels: See separate form for instructions.
☐ G. Posting: See attached form for instructions.
☐ H. Copies of covenants, restrictions and collective maintenance agreements, if applicable.
☑ I. Environmental checklist or EIS.
☐ J. Survey information of all features within 100 feet of the boundary of the proposed subdivision.
☐ K. Evidence of water availability. PUD letter _____. NEED
☐ L. Evidence of sewer availability.
☐ M. Required materials identified in the pre-application meeting.
☐ N. Other information deemed necessary by the planning director, planning commission or city council
☐ O. Landscaping Plan
☐ P. Street Profiles

Special Studies:
☐ Q. Traffic
☐ R. Stormwater
☑ S. Critical areas

Criteria: The proponent bears the burden or proving that the application should be granted. The project permit must be supported by convincing proof that it conforms to the applicable elements of the city's development regulations and comprehensive plan. The proponent must also prove that any significant adverse environmental impacts have been adequately mitigated.

Describe how the following provisions will be met with the proposed subdivision:

☐ Public health, safety and general welfare: _____

☐ Open spaces: _____

☐ Drainage ways: _____

☐ Streets, alleys, other public ways: _____

☐ Water supplies: _____

☐ Sanitary wastes: _____

☐ Fire protection facilities: _____

☐ Parks, playgrounds: _____

Relevant Municipal Code Chapters which will be used in the review of all subdivision applications:

Applications shall be processed according to the procedures set forth in chapter 2.90 SWMC, and the additional procedures established in this subchapter and state law.

Applications for the division of land shall be processed within the time limitations of SWMC 2.90, RCW Ch. Ch. 43.21C, and RCW Chapter 36.70B.

SWMC Chapter 16.08 Subdivisions; SWMC Chapter 2.88 State Environmental Policy Act; SWMC Chapter 15.40 Public Works Construction Standards; SWMC Chapter 2.90 Consolidated Planning Procedures; and Title 17 Zoning.

days prior to the end of any required comment period, and removed within 15 days after the end of the notice period.

d. Removal of the notice board prior to the end of the notice period shall be cause for discontinuance of the department review until the notice board is replaced and remains in place for the specified time period.

e. An affidavit of posting shall be submitted to the director by the applicant at least 10 days prior to the hearing or final comment date. If an affidavit is not filed as required, any scheduled hearing or date by which the public may comment on the application shall be postponed until there is compliance with the notice requirement.

f. Notice boards shall be constructed and installed in accordance with specifications promulgated by the director.

Applicant

3/21/07

Date

SEPA – ENVIRONMENTAL CHECKLIST
HANSON SHORT PLAT
SAPP ROAD – CITY OF SEDRO-WOOLLEY

EXHIBIT D

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

A. BACKGROUND

1. Name of proposed project, if applicable:

   Hanson Long Plat

2. Name of applicant:

   Brian Hanson

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

   APPLICANT:
   Brian Hanson
   17958 Cove Lane
   Mount Vernon, WA 98274
   Phone: 360.661.4085

   CONTACT:
   Rick Holt, P.L.S.; Bayview Surveying & Engineering, Inc.
   130 Sharon Avenue
   Burlington, WA 98233
   360.707.2580 phone, 360.757.3976 fax

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BY: JL
LP-1-07

4. Date checklist prepared:

   3/23/07

5. Agency requesting checklist:

City of Sedro-Woolley, Washington

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

Construction Implementation May 2007.
Construction Completion September 2007.

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

No, we do not have any plans for future additions, expansion or further.

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

Wetland reconnaissance is being prepared by Skagit Wetlands of Skagit County and report is forthcoming. The soil analysis is currently being performed by GeoTest of Bellingam Washington.

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

No, there are no applications pending for governmental approvals or proposals directly affecting the property that we are aware of.

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

The City of Sedro-Woolley will need to approve a Fill and Grade Permit and an Application for a Long Plat.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is on two parcels approximately on 1.81 acres. This project includes construction of seven residential lots for single family residences and construction of raod, storm, water, and sewer to the lots as necessary. Onsite fill and grade will be done for construction of roadway and to facilitate drainage as required.

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

328 and 332 Sapp Road, Sedro-Woolley, WA 98284, Parcel Numbers: 107811, 107810.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

The site is generally flat.

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

The site is flat with grades less than 3%

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

The existing soils are sandy. A soil report is currently being prepared for this site.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity.

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

There will be approximately 650 cubic yards of fill and 450 cubic yards of cut for roadway construction and drainage facilities. This includes fill already on site. Fill is from an offsite pit.

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

There is very little risk of erosion occurring on this site due to how flat this site is.

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

Approximately 35 % of the site will be covered by impervious surfaces.

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

Exposed soils will be seeded after compaction, silt fencing as needed to protect site wetlands.

a. **Air**

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

Dust from placement of fill is a possibility.

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

No, there are no off-site sources of emission or odor that may affect our proposal.

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

Fill material should be moist when placed, and watered as necessary to prevent dust during grading and compaction.

3. **Water**

a. Surface:

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

There is indication of a small wetland at the corner of the property.

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

If wetland is present work would be limited to 50' buffer as required by the wetland report and SWPPP. Road and Utility work is not within 200 feet of any potential wetland.

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

There will be no fill or dredge material placed in or removed from surface water or wetland areas.

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

No, the proposal will not require surface water withdrawals or diversions.

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

NO. This proposed site does not lie within a 100-year flood plain. Panel #530159 0001-0002.

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

No, this proposal does not involve any discharge of waste materials to surface waters.

b. Ground:

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

No, there will be no ground water withdrawn or discharged.

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

None. There will be no waste material discharged into the ground.

c. **Water runoff (including stormwater):**

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

Storm water run off will be collected on the road way and treated by swale or similar procedure; retained and released in the existing ditch to the current levels.

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

No, stormwater treatment will be implemented.

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

Detention and treatment systems will reduce and/or control surface, ground and runoff water impacts.

4. **Plants**

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

——— Deciduous tree: alder, maple, aspen, other

——— Evergreen tree: fir, cedar, pine, other

——— Shrubs

XXXXX Grass

——— Pasture

——— Crop or grain

——— Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

——— Water plants: water lily, eelgrass, milfoil, other

——— Other types of vegetation

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

Grass will be removed and replaced.

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

There are no threatened or endangered species known on this site.

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

Grass will be planted over the fill area.

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

None. There are no threatened or endangered species known on this site.

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

No, this is not part of a migration route.

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

None at this time.

6. **Energy and natural resources**

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

Energy/power used to meet the projects needs will be provided by existing overhead power lines.

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

No, our project will not affect the potential use of solar energy by adjacent properties.

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

None at this time.

7. **Environmental health**

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

It is possible for an oil or gas spill to occur from the construction machinery.

1) Describe special emergency services that might be required.

None. There are no special emergency services required.

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

There will be a spill kit on site during construction.

b. **Noise**

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

None. There are no known noises that will affect our project.

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

Short term noise from the construction machinery, between the hours of 7 am and 5 pm.

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

None at this time.

8. **Land and shoreline use**

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

The current use of the site, and adjacent sites are Residential single family housing.

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

No. this site has not been used for agriculture.

c. Describe any structures on the site.

There are no structures on the site.

d. Will any structures be demolished?

No, there are no structures to demolish.

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

The current zoning classification is Residential, R-5.

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

The current comprehensive designation is Residential, R-5.

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

Not applicable

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

There is a possibility of a wetland onsite. The wetland and its buffer would be classified as environmentally sensitive.

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

There are seven single family homes approximately 32 people.

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

None. There are no people being displaced as a result of this project.

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

None. Not applicable

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

There are no measures necessary at this time.

9. **Housing**

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

There will be Seven homes in the middle income housing market.

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

None. No units are being eliminated

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

None. Not applicable.

10. **Aesthetics**

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

Height will conform with building codes and final determinations are unknown at this time.

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

There are no obstructions of views with this project.

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

There are no measures needed to control aesthetic impacts.

11. **Light and glare**

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

There are no concerns of light or glare with this proposal at any time of the day.

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

No light or glare from this project will not be a safety hazard or interfere with any views.

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

There are no existing off-site sources of light or glare affecting this proposal.

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

There are no measures needed at this time.

12. **Recreation**

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

There are no designated and informal recreational opportunities in the immediate vicinity that we are aware of.

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

No, this project will not displace any existing recreational uses.

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

Applicant will provide a community play area.

13. **Historic and cultural preservation**

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

No, this site is not listed on or proposed for and national, state or local preservation register.

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

None. There are no historical, archaeological, scientific or culturally significant landmarks on this site.

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

None.

14. **Transportation**

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

Sapp Road

Access on Sapp Road

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

No. The nearest transit stop is approximately ¼ mile.

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

Home parking only.

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

Yes, this project will include a new cul-de-sac that is approximately 185LF in length.

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

No.

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

There will be approximately 70 trips per day (Assuming 10 per household).

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

None.

15. **Public services**

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

The only increased in need for public services is in relation to that of general public facilities.

b. Proposed measures to reduce or control direct impacts on public services, if any.

There will be a payment of city impact development fees.

16. **Utilities**

a. Circle utilities currently available at the site: **electricity,** natural gas, **water, refuse service, telephone, sanitary sewer,** septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The sewer will need to be extended to the site, as well as water, phone and power.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Rose Hart

Date Submitted: 4/2/07

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Bellingham Field Office • 1204 Railroad Avenue, Suite 200 • Bellingham, Washington 98225
(360) 738-6250 • FAX (360) 738-6253

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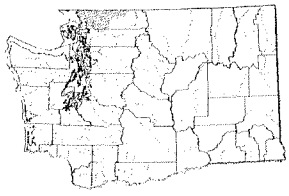
BY: LP-1-07

May 1, 2007



Your address is in the Nooksack watershed

EXHIBIT E

John Coleman
City of Sedro Woolley
720 Murdock St
Sedro Woolley, WA 98284

RE: **LA File#** **LP-1-07**
DOE file# 200703067
Applicant **Bayview Surveying and Engineering Inc**

Dear Mr. Coleman:

Thank you for the opportunity to provide comments on the above referenced Determination of Nonsignificance. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Determination of Nonsignificance we offer the following comments:

Stormwater runoff from construction activities can have a significant impact on water quality, introducing sediment and other construction site pollutants into waters of the state. Such pollutants can impair or eliminate aquatic habitat and prevent such waters from having multiple beneficial uses (e.g., fishing, swimming, drinking, etc).

From the SEPA register, it appears that this project may be subject to Ecology's NPDES General Permit for Stormwater Discharges associated with Construction Activity.

<u>Permit coverage is necessary if the project meets the following criteria:</u>

- Any land disturbing activities such as clearing, grading, excavating, and/or demolition that:
  1. Disturb one or more acres of land;
  2. Are "part of a larger common plat of development or sale," that will ultimately disturb one or more acres of land; AND
  3. Discharge stormwater from the site into state surface waters or into storm drainage systems which discharge to state surface waters. (Surface waters may include wetlands, ditches, rivers, unnamed creeks, lakes, estuaries, marine waters).

- Projects that include clearing forested areas, IF THE CLEARING is preparation for construction activities (e.g., homes/buildings) and the project meets the criteria listed above.

- Phased Construction: The total land area disturbed must be considered when the project is "part of larger common plan of development or sale." This term means an area where multiple separate and distinct construction activities may be taking place on different schedules under one plan. In a larger common plan, the disturbed area of the entire plan is used to determine if a permit is required.

  EXAMPLE: A two acre construction site is planned for completion in three phases and each phase disturbs less than one acre. Because the total area disturbed under this common plan is cumulatively greater than one acre, permit coverage for the site would be necessary ***before any phase of the project is started***. See change in ownership below.

- Industrial facilities already covered by the Industrial Baseline General Permit for their industrial activity, and which are planning construction which will disturb one or more acres of total land area, must apply for permit coverage.

- Change in ownership: When a construction site with permit coverage is sold to a new owner or owners, modifying or transferring permit coverage to the new owner(s) is necessary. You may also transfer a portion of permit coverage of a site, via a partial transfer, to new owner(s).

Exemptions to the permit

- Construction activity for routine maintenance of an original line and grade, hydraulic capacity, or the facilities original purpose.

- Sites that retain all stormwater on site. For example, if all stormwater is discharged to the ground through infiltration basins, dry wells, drain fields, or other means of discharge to the ground.

- Construction sites on federal land or Indian Reservations.

- Forestry activities such as nurseries, reforestation, thinning, prescribed burning, or timber harvesting that is NOT part of preparation for construction activity.

- Sites covered by an existing NPDES individual permit for stormwater discharges.

- Sites covered by an erosivity waiver (see below).

Low Rainfall Erosivity Waiver

Sites ***under five acres*** of disturbed area may be exempt from the permit if the site meets the following Low Rainfall erosivity waiver conditions:

- The erosivity factor during the project is less than five according to a calculator found online at: http://ei.tamu.edu/.

- Construction disturbance **starts and finishes** within the following timeline:
  West of the Cascade Crest: June 15 – September 15 of the ***same year.***
  East of the Cascade Crest, except the Central Basin: June 15- October 15 of the ***same year.***

  If the construction activity extends beyond these time periods, the owner or operator must follow public notice requirements and apply for a stormwater permit.

During this interim period, operators of 1-5 acre sites who have discharges to surface waters and want to obtain permit coverage may do so by applying for coverage under the current construction stormwater general permit.

The construction site operator must apply for a low rainfall erosivity waiver ***at least one week prior*** to beginning land disturbance (e.g., clearing, grading, etc.)

PLEASE NOTE: The low rainfall erosivity waiver:

1. Does not apply to non-stormwater discharges such as wastewaters and hydrostatic test waters;
2. Only applies to the requirements of this permit;
3. Does not replace the authority of other local agencies; and
4. Is not available for sites determined to be a significant contributor of pollutants or sites excluded from this permit, such as sites with post construction discharges.

Applying for the permit

The operator of the construction site must apply for permit coverage. The operator can be either the party with operational control over construction plans and specifications or the party in charge of day-to-day activities related the Stormwater Pollution Prevention Plan (SWPPP). The operator is responsible for applying and following the terms of the permit.

Submittal of an application for permit coverage should be completed at least 60 days prior to the discharge of stormwater from sites conducting construction activities (e.g. clearing, grading, excavating). Additional information and application forms are available from Ecology's Web Site at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/

NOTICE:

Operators of construction sites, and their representatives/contractors, who allow a discharge of stormwater from their site, regardless of size, into surface waters should be aware that discharging stormwater to surface waters without coverage under an Ecology Permit may be in violation of state and federal law and may bring enforcement action by Ecology or generate citizens' third party lawsuits. Ecology has the authority under Washington State Water Pollution Control Act (RCW 90.48) to issue formal enforcement actions for violations of this Act, which may include penalties of up to $10,000 per day for each violation. Third party suits may result in even larger penalties.

Whether or not a project is subject to Ecology's NPDES General Permit for Stormwater Discharges associated with Construction Activity, it is recommended that all land disturbance projects obtain and implement a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP is a temporary erosion and sediment control plan. To prevent pollution of state waters it is necessary to implement the SWPPP when soil disturbing activity commences and to conduct regular site inspections to determine if the SWPPP is adequate to prevent soil erosion and discharges of stormwater from the site to surface waters. The SWPPP needs to be updated and maintained throughout the entire life of the construction project.

A SWPPP needs to ensure the following:

- Implementation of Best Management Practices (BMPs) (specifically structural or stabilization measures) that identify and reduce, eliminate or prevent sediment and erosion problems on site.
- Prevention of violations of surface or ground water quality and sediment management standards.
- Prevention of impacts to receiving waters from peak rates and volumes of stormwater runoff.

A full explanation of the Construction Site SWPPP criteria and guidance information for development of a SWPPP is available from Ecology's Web Site at:

http://www.ecy.wa.gov/programs/wq/stormwater/construction/

Thank you for considering these comments from the Department of Ecology. If you have questions please call me at (360) 676-2217.

Sincerely,

Andrew Craig
Water Quality Specialist

AC:la

cc: Bayview Surveying and Engineering Inc;
BFO SEPA File

CITY OF SEDRO-WOOLLEY
NOTICE OF APPLICATION AND SEPA COMMENT PERIOD

Description of proposal/application: The proposal is to subdivide (long plat) two existing parcels into seven new residential parcels. The site is approximately 1.81 acres in size and is located at 328/332 Sapp Road. The long plat project will require the construction of road, stormwater, sewer and other infrastructure necessary to serve the proposed lots as well as a fill and grade permit to allow 200 cubic yards of fill to be imported. The application was determined to be complete on 4/12/07. File # LP-1-07

EXHIBIT F

Proponent: Bayview Surveying and Engineering, Inc.
Rick Holt, P.L.S., contact person
130 Sharon Avenue
Burlington, WA 98233

Location of project, including street address if any: The project is located at 328 and 332 Sapp Road, Sedro-Woolley, WA.

Environmental Review: The City of Sedro-Woolley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts.

Documents are available for review at: The City of Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 a.m. to 5:00 p.m. Environmental documents available include a wetlands assessment, a soils report and a SEPA checklist. For more information, contact John Coleman at the Sedro-Woolley Planning Department at (360) 855-0771.

Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. May 2, 2007** and should be submitted to the City of Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, WA 98284. Comments may be mailed or personally delivered and should be as specific as possible. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Once all of the application materials have been reviewed, a public hearing in front of the Planning Commission will be scheduled for the purpose of determining if the Planning Commission should approve, modify and approve, or deny the preliminary plat application. The Planning Commission decision results in a recommendation to the City Council for review and final decision. Public notice of the hearing will be made pursuant to Ch.2.90 SWMC.

John Coleman, Associate Planner
City of Sedro-Woolley Planning Department

Published in Courier Times on April 18, 2007.

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MAY - 2 2007
CITY OF SEDRO-WOOLLEY
PLANNING & PERMIT CENTER

Date: April 30, 2007

Arnold M Donovan Jr
PO Box 408
Burlington, Wa. 98233

EXHIBIT G

City of Sedro-Woolley Planning Department
Attn: John Coleman
720 Murdock Street
Sedro-Woolley, Wa. 98284

John,

This letter is in response to the City's notice of application & SEPA comment period for 328/332 Sapp Rd. My Sister and I own the property next to it, at 324 Sapp Rd.

We don't feel that this project would have a negative impact on our property. Actually, it could have a positive impact, such as the ability to access sewer. At this time our lands elevation is to low to hook up to the City's present sewer system. This leads us to ask that you require that this pressurized sewer system be engineered to handle our future sewer hook up needs.

Access to this sewer system dictates whether we can develop our 1.93 acres in the near future. We also understand that we would share in the cost of hooking up to the pressure sewer system.

Please contact me if you have any questions regarding this application.

Thank you,

Arnie Donovan Jr
arnie@mcfueling.com
360-708-5949

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Burlington, WA 98233
arnie@mcfueling.clearwire.net
Independent Pacific Pride Marketer

SEPA Notice of Threshold Determination
Mitigated Determination of Non-significance (MDNS)

PROJECT DESCRIPTION: The proposal is to subdivide (long plat) two existing parcels into seven new residential parcels. The site is approximately 1.81 acres in size and is located at 328/332 Sapp Road. The long plat project will require the construction of road, stormwater, sewer and other infrastructure necessary to serve the proposed lots as well as a fill and grade permit to allow 200 cubic yards of fill to be imported. The application was determined to be complete on 4/12/07. File # LP-1-07

Proponent: Bayview Surveying and Engineering, Inc.
Rick Holt, P.L.S., contact person
130 Sharon Ave.
Burlington, WA 98233

EXHIBIT H

LOCATION OF PROPERTY, INCLUDING STREET ADDRESS IF ANY. The project is located at 328 and 332 Sapp Road, Sedro-Woolley, WA. Assessor parcel numbers P107810 and P107811.

Other project permits: City of Sedro-Woolley Fill and Grade Permit and ROW Permit.

Lead Agency: City of Sedro-Woolley

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, public comments and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant.

1. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
2. Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
3. Pursuant to SWMC 17.50.070, provide street landscaping at a minimum of 10 feet wide along Sapp Road and the cul-de-sac. The landscaping shall include street trees on average of 30-foot centers;
4. Provide road improvements, curb, gutter and a 5-foot wide sidewalk along the Sapp Road frontage and along the cul-de-sac frontage as approved by City Engineer;
5. Locate and install fire hydrants as approved by the Fire Chief;
6. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
7. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
8. Locate and install of mailboxes as approved by the Postmaster;
9. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
10. Coordinate installation of public water infrastructure improvements with Skagit Public Utility District No. 1;
11. Identify the wetland and its 50-foot buffer as a protected area in perpetuity on the preliminary and final plats;
12. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Director;
13. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
14. Comply with Northwest Clean Air Agency Regulations during construction activities; and

15. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.

The lead agency previously issued a comment period for this proposal under WAC 197-11-355. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 15 days from date of issue. Written appeals must be submitted by **Thursday, May 24, 2007** to the Associate Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284 or electronically to jcoleman@ci.sedro-woolley.wa.us.

Responsible SEPA Official: Planning Director – City of Sedro-Woolley
Contact Person: John Coleman, Associate Planner

Address: 720 Murdock Street, Sedro-Woolley, WA. 98284

Date of Issue: Wednesday, May 9, 2007 **Date of publication:** Wednesday, May 9, 2007

Signature: _____
John Coleman, Associate Planner
For Jack Moore, Planning Director

NOTICE OF PUBLIC HEARING

Tuesday, June 19, 2007 – field trip at 6:00 PM and regular hearing at 7:00PM

Sedro-Woolley Municipal Courtroom
220 Woodworth Street, Sedro-Woolley, WA 98284

EXHIBIT I

Application: Subdivision #LP-1-07, Preliminary Plat of Sapp Place

Applicant Bayview Surveying and Engineering, 130 Sharon Ave, Burlington, WA 98233: Contact person: Rick Holt (360) 707-2580.

Address: The property is located on two parcels totaling 1.81 acres at 328/332 Sapp Road.

Assessors Parcel Number(s): P107810 and P107811

Request: The applicant wishes to subdivide approximately 1.81 acres zoned Residential 5 (R-5) into seven (7) single family residential lots with a 901 square foot park/play area. The application does not include any requests for variances.

Project Approvals Required: Clear & Grade Permit, Access Permit, ROW Permit and Building Permits.

Reports Required or Requested: Stormwater Design Report

Environmental Documents: SEPA MDNS, SEPA Checklist, Wetland Assessment

Public Comment Period: Interested persons may comment on the application, receive notice, and participate in any hearings, request a copy of the decision, and appeal the decision. Written or oral testimony may be submitted to: John Coleman, Associate Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284 (Phone: (360) 855-0771), **until 4:30 of the date of the public hearing**.

Public Hearing: The Sedro-Woolley Planning Commission will hold a two part public hearing on the Preliminary Plat application on **Tuesday, June 19th, 2007**. The Planning Commission will be conducting a field trip to the proposed Sapp Place subdivision at **6:00 PM**; the public is welcome to attend the field trip. The Planning Commission members will meet at City Hall at 6:00 PM, travel by car to the project site and return to City Hall by 7:00 PM. Public transportation will not be provided. At **7:00 PM** the Planning Commission will reconvene and hold a public hearing on the Preliminary Plat application at the Sedro-Woolley Municipal Courtroom, 220 Woodworth Street.

Date of Application: April 9, 2007

Date of Notice of Completion: April 12, 2007

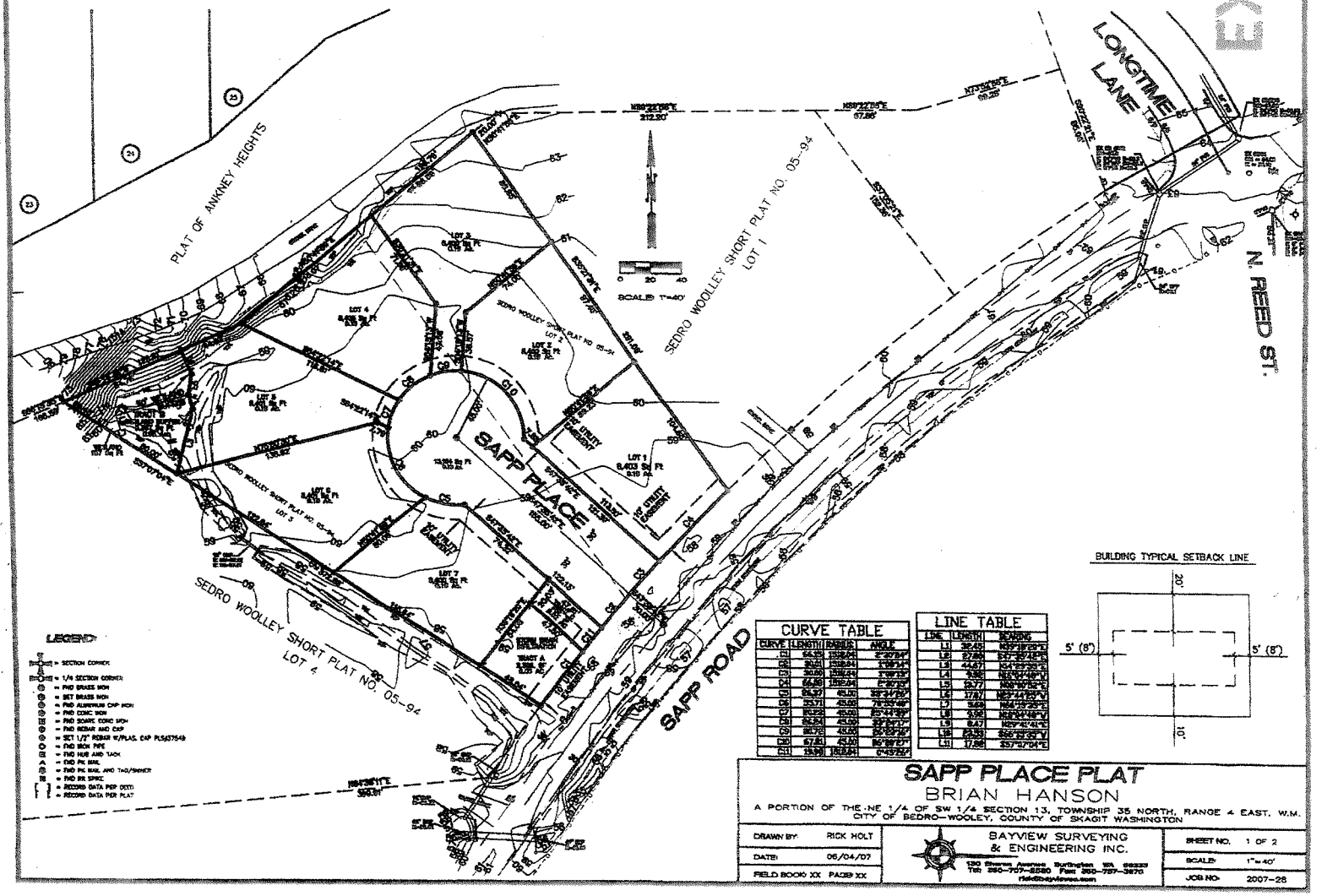
Notice Published: Wednesday, June 13, 2007

RECORD OF SURVEY FOR SAPP PLACE PLAT NO. LP-1-07

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE

SKAGIT COUNTY AUDITOR _____ BY DEPUTY _____



CURVE TABLE			
CURVE	LENGTH	RADIUS	ANGLE
C1	64.33	1188.84	2°29'54"
C2	30.01	1188.84	1°09'14"
C3	30.00	1188.84	1°09'13"
C4	64.36	1188.84	2°29'53"
C5	24.37	45.00	29°14'29"
C6	53.71	45.00	68°39'46"
C7	60.23	45.00	76°44'29"
C8	60.23	45.00	76°44'29"
C9	60.23	45.00	76°44'29"
C10	57.61	45.00	73°39'27"
C11	19.98	1818.84	0°43'56"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.45'	N37°01'29"E
L2	27.46'	S71°46'18"E
L3	44.67'	N41°19'35"E
L4	9.96'	N61°01'49"W
L5	33.77'	N8°40'52"E
L6	17.87'	N27°41'03"W
L7	5.68'	N64°19'29"E
L8	5.96'	N28°04'18"W
L9	8.47'	N29°41'41"E
L10	64.93'	S66°12'37"W
L11	17.86'	S37°07'04"E

SAPP PLACE PLAT

BRIAN HANSON

A PORTION OF THE NE 1/4 OF SW 1/4 SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT WASHINGTON

DRAWN BY: RICK HOLT	SAYVIEW SURVEYING & ENGINEERING INC. 130 Stevens Avenue Burlington WA 98233 Tel: 360-707-8580 Fax: 360-757-3876 rick@sayview.com	SHEET NO. 1 OF 2	
DATE: 06/04/07		SCALE: 1"=40'	
FIELD BOOK: XX PAGE: XX		JOB NO. 2007-28	

MEMORANDUM

TO: Mayor Anderson and City Council

FROM: Jack Moore, Planning Director

DATE: Wednesday, July 11, 2007

SUBJECT: Preliminary Plat of Jones Estates

CITY COUNCIL AGENDA
REGULAR MEETING

JUL 11 2007

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

PROJECT DESCRIPTION / HISTORY

The preliminary plat of Jones Estates is a proposed 63-lot subdivision on approximately 17.87 acres north of Jones Road and east of Birch Lane. The property is zoned R-5. The minimum lot size in the R-5 Zone is 8,400 square feet. The application does not include any requests for zoning variances, conditional use permits or administrative zoning waivers.

City staff reviewed the preliminary plat of Jones Estates and determined the proposed plat meets the requirements of SWMC Chapters 15, 16 and 17.

The Planning Commission held on open record hearing on Tuesday, June 19, 2007 to hear and considered written and public testimony. After hearing and considering information presented by City Staff, the applicant and the public, the Planning Commission recommended approval of the preliminary plat of Jones Estates subject to conditions.

RECOMMENDED ACTION

Motion to approve the Preliminary Plat of Jones Estates, file number 05-SD-2, subject to the conditions as recommended by the Planning Commission.

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF JONES ESTATES," A 63-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Jones Estates Inc., a Washington Corporation, has applied for preliminary plat approval for a 63-lot subdivision, attached hereto as Exhibit A; and

WHEREAS, the City of Sedro-Woolley Planning and Public Works staff reviewed the proposed preliminary plat and determined the preliminary plat has met the requirements of SWMC chapters 15, 16 and 17; and

WHEREAS, the Sedro-Woolley Planning Commission held an open record public hearing for the application on Tuesday, June 17, 2007 and public testimony was received and considered; and

WHEREAS, the Planning Commission determined that the application was technically compliant with SWMC Ch. 16.20 and recommended approval of the proposed preliminary plat with conditions to the City Council. A copy of the Planning Commissions Findings of Fact, Conclusions and Decision/Recommendation is attached hereto as Exhibit B.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sedro-Woolley, Washington adopts the Findings of Fact and Conclusions in the attached Planning Commission Findings of Fact, Conclusions and Decision/Recommendation.

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # 05-SD-2, Preliminary Plat of Jones Estates, meets the requirements of SWMC 16.20 and should be given preliminary plat approval, subject to conditions stated in the Planning Commission's Findings of Fact, Conclusions and Decision/Recommendation and the SEPA Mitigated Determination of Non-significance dated March 3, 2006.

_____
Mike Anderson, Mayor

ATTEST:

_____
Patsy Nelson, City Clerk/Treasurer

APPROVED AS TO FORM:

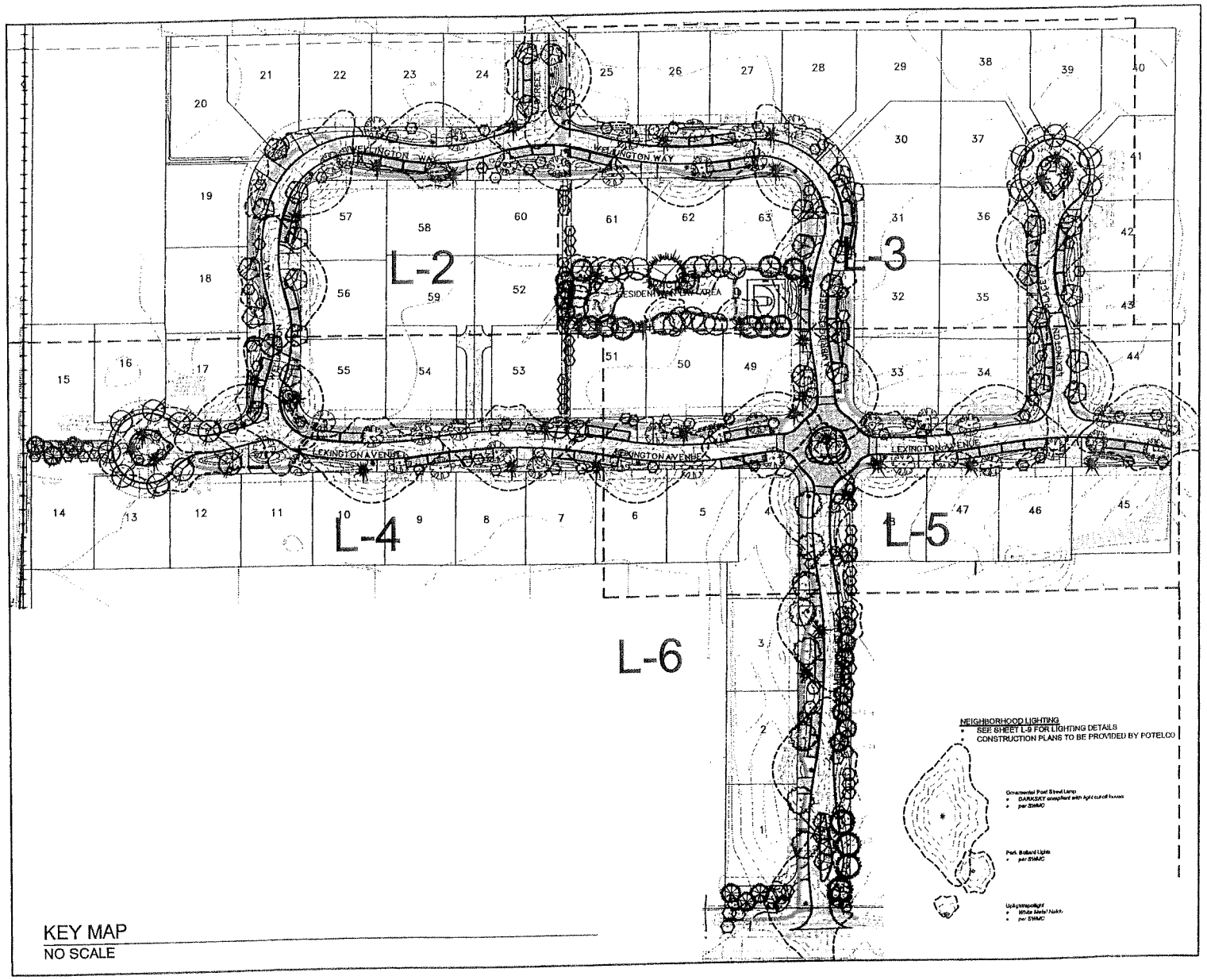
_____
Eron Berg, City Attorney

EXHIBIT A
ABRIDGED
APPLE LANE
EAST APPLE LANE
SHORT PLAT PL00-0167
SHORT PLAT 93-006
SHORT PLAT 80-78
SHORT PLAT 70-80
SHORT PLAT 30-74
WELLINGTON WAY
LEXINGTON AVENUE
LEXINGTON PLACE
CAMBRIDGE STREET
TRACT A
RESIDENTIAL PLAY AREA
21546 s.f.
TRACT B
COMMON AREA
1707 s.f.
PLAT OF GARDEN TERRACE
GARDEN TERRACE LANE
BIRCH LANE
S00°29'49"W 2637.53'
1318.76'
S00°15'17"W 1285.76'
1315.26'
S89°33'18"E 2630.53'
10' OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO CITY
25' OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO CITY
FOUND 2" IRON PIPE WITH PLUG AND TACK IN CASE & COVER.
EAST JONES ROAD
GARDEN OF EDEN RD
Vicinity Sketch
(NO SCALE)
SUBJECT PROPERTY
BIRCH LANE
EAST JONES ROAD
GARDEN OF EDEN ROAD
SAPP ROAD
STATE ROUTE 20

JONES ESTATES

Site Amenities, Landscape and Recreation Plans

RECEIVED
JUN - 5 2007
BY: 05-SD-2
EXHIBIT B



KEY MAP
NO SCALE

SHEET LIST

L-1 VICINITY MAP, COVERSHEET, NOTES
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN
L-6 LANDSCAPE PLAN and PLANTING LEGEND
L-7 PLAYGROUND LAYOUT AND DETAILS
L-8 DETAILS

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, 2002.
3. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. 3 WAY TOPSOIL TO BE PLACED AT A MINIMUM OF 4" IN ALL BED AREAS AND TILLED INTO EXISTING SUBGRADE
6. *ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) AND WETTING AGENT (TERAWET OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE* .
7. MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
8. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
9. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
10. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
11. ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
12. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
13. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
14. ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
15. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
16. PLANTING PLAN EMPHASIZES DROUGHT TOLERANT AND NATIVE PLANTS ARE TO BE USED IN AN AMENDED SOIL IN LIEU OF AN AUTOMATED IRRIGATION SYSTEM AS A WATER CONSERVATION 'BEST PRACTICE'. SUPPLEMENTAL HAND WATERING WILL BE DONE DURING FIRST YEAR TO GUARANTEE PLANT ESTABLISHMENT. IF CITY REQUIRES AUTOMATED IRRIGATION SYSTEM THEN BIDDER DESIGNED SYSTEM WILL BE PROVIDED.
17. BASEMAP PROVIDED BY SKAGIT SURVEYORS AND ENGINEERINS,SEDRO-WOOLLEY, WA 98284, 360-855-2121

PHASING NOTES

1. RAINGARDENS AND RAINGARDEN PLANTINGS TO BE INSTALLED WITH STREET
2. ALL OTHER LANDSCAPE TO BE INSTALLED AFTER HOME COMPLETION

RAINGARDEN NOTES:

1. NO HEAVY EQUIPMENT ALLOWED IN BIORETENTION SWALE AREA DURING CONSTRUCTION.
2. NO EXCAVATION DURING WET OR SATURATED CONDITIONS.
3. SOIL INSTALLED IN MAXIMUM LIFTS OF 6 INCHES AND FOOT COMPACTED.

PLANTING SOIL MIX
- 50 TO 60% SAND, 20 TO 30% COMPOST, AND 20 TO 30% TOPSOIL.
- TOPSOIL IS SANDY LOAM, LOAMY SAND OR LOAM TEXTURE (USDA TEXTURE TRIANGLE).
- MAXIMUM CLAY CONTENT < 5%.
- PH RANGE 5.5 TO 6.5.
- UNIFORM MIX FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR MATERIAL > 2 INCHES.
- CLEAN SAND (0.02 TO 0.04 INCHES) MEETING AASHTO M-6 OR ASTM C-33.

Landscape Statistics:

1. Overall Requirement: 20% of Gross Site Area

Total Area = 17.87 Acres
Req Landscape = .20 x 17.87 ac. = 3.57 Acres
(155,083 SF)

Provided Landscape
- Tract A (Park) = 21, 646 SF
- Entry Monument = 1,707 SF
- Front Yard Area (w/o street trees)
  - 63 lots x low average 2000 SF 126,000 SF
- Side Yard within Setbacks
  - 63 lots x low average 800 SF 50,400 SF

TOTAL PROVIDED (4.58 Acres) 199,653 SF

1. Street Tree Requirement: 1 tree every 30 feet

PROVIDED: Quantity in excess of 1 tree every 30 feet

2. Irrigation Provided: None

Rationale: Plant palette provided is predominately drought tolerant or native material which will thrive in native conditions. Specified soil is amended with water holding organic and polymers. Improved environmental quality in terms of soil health and resource conservation results from the elimination of the automatic irrigation system. Additionally, use of stormwater infiltraters throughout the project will insure recharge of groundwater in the immediate vicinity.

Administrative relief is sought for any irrigation requirement.

0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
CERTIFICATE NO. 795

NO.	DATE	REVISION	BY	REV.

prepared for:
Jones Estates LLC
PO Box 789
Burlington, WA 98233

prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 98274
p. 360.423.4894
f. 800.598.2917
www.eccosdesign.com

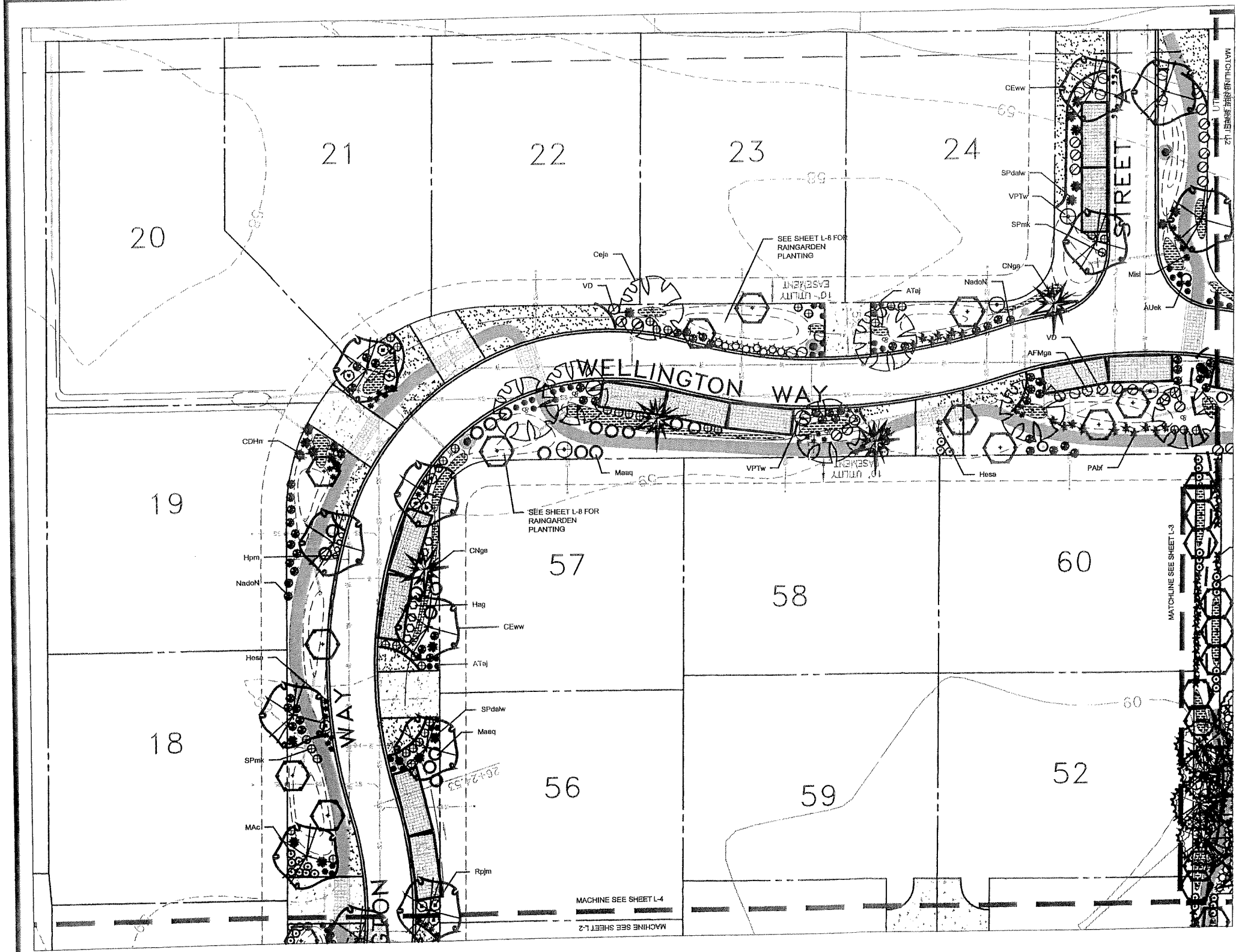
Jones Estates
Planned Home Community
SECTION 13, TWP. 35 N., RGE. 4 E., W.M
Sedro-Woolley, WA 98274

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

COVERSHEET,NOTES AND LIGHTING PLAN

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-1



PLANTING PLAN
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
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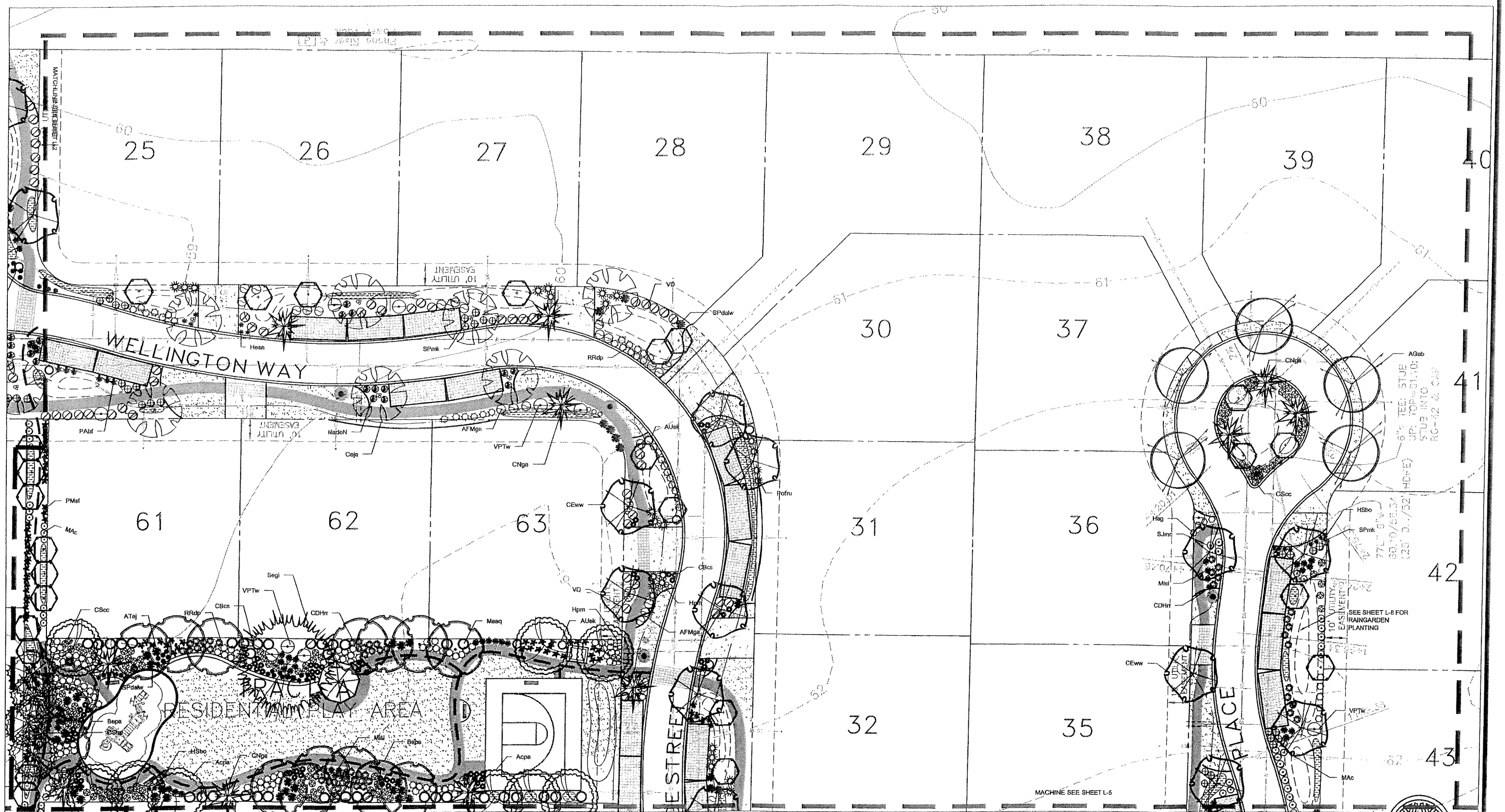
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-2



PLANTING PLAN

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0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
CERTIFICATE NO. 763

NO.	DATE	REVISION	BY	REV.

prepared for:

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PO Box 789

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prepared by:

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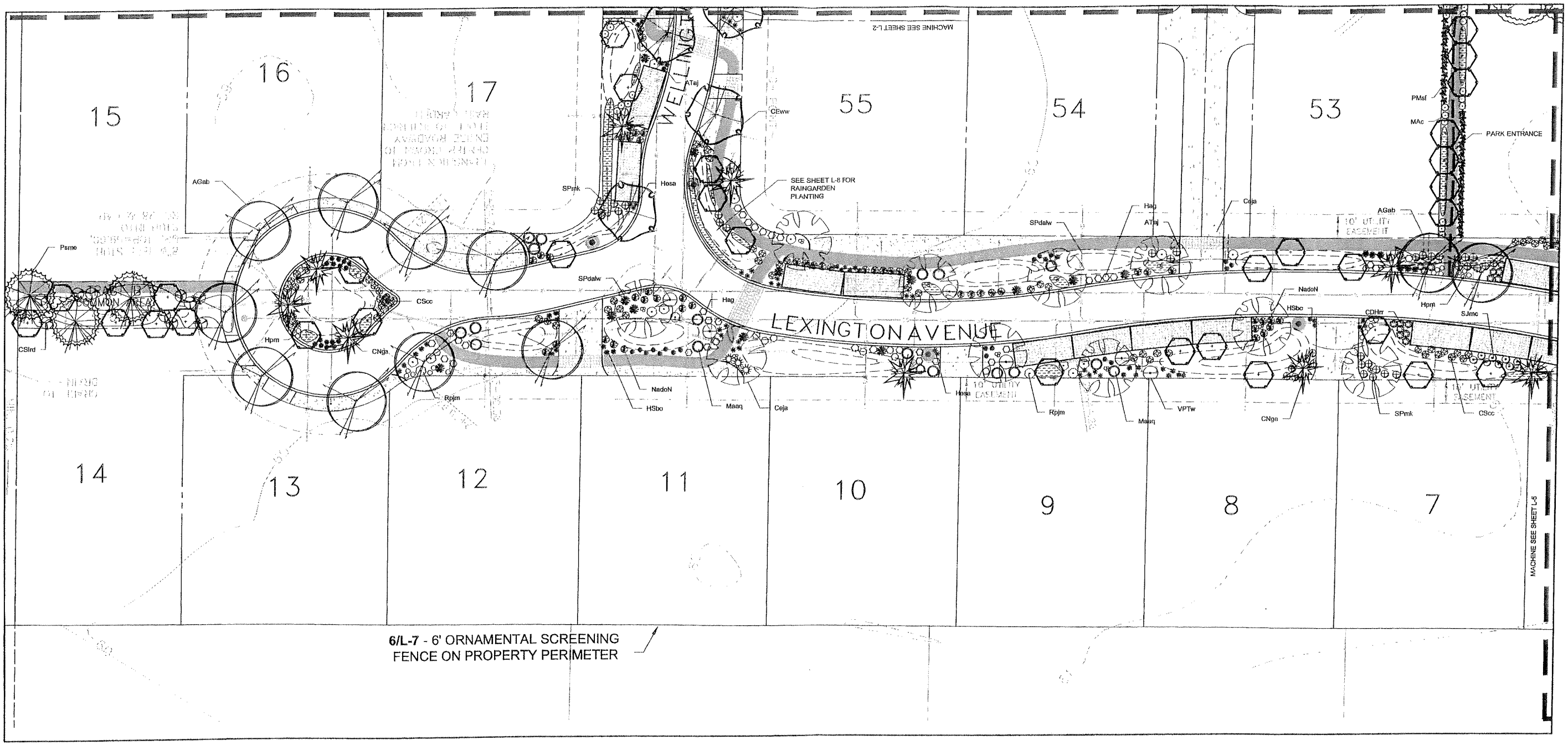
Planned Home Community
SECTION 13, TWP. 35 N., RGE. 4 E., W.M
Sedro-Woolley, WA 98274

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-3



PLANTING PLAN
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0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

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www.ecosdesign.com

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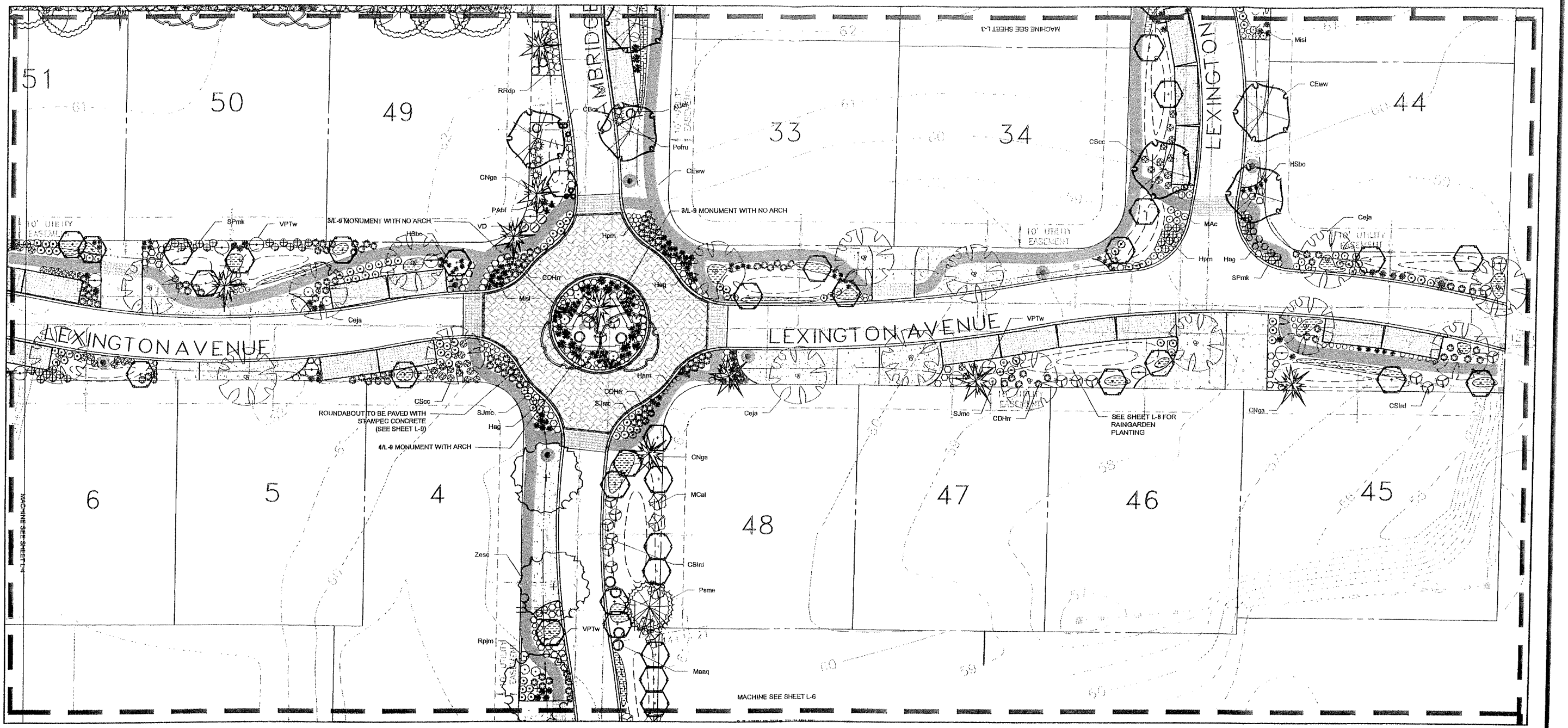
Sedro-Woolley, WA 98274

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-4



PLANTING PLAN
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

0' 20' 40' 60' 80'

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VERTICAL : N/A

DESIGNED: PD
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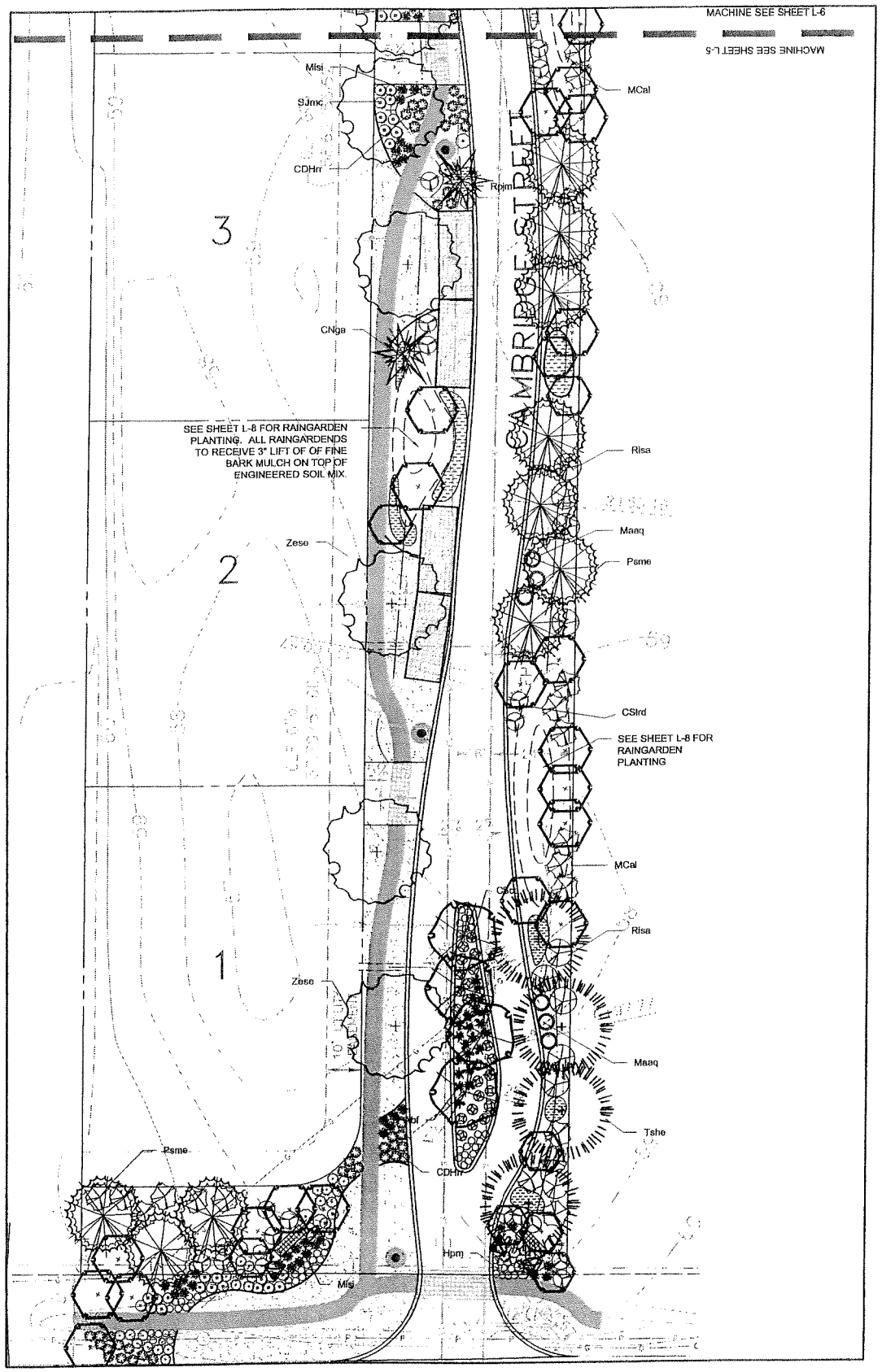
CHECKED: PD

PLANTING PLAN

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-5



PLANTING PLAN

1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

Plant Legend

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
20		Acer circinatum	Vine Maple	ACin	4' - 6'
9		Acer palmatum	Japanese maple	Acpa	1 1/2"-Cal
16		Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	AGab	1 1/2"-Cal
18		Betula papyrifera	Paper birch	Bepa	1 1/2"-Cal
41		Cercidiphyllum japonicum	Katsura Tree	Ceja	2"-Cal
36		Cornus Sp. 'Eddies White Wonder'	Ornamental Dogwood	CEww	2"-Cal
8		Zelkova serrata	Japanese zelkova	Zose	2"-Cal

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
35		Chamaecyparis nootkatensis 'Green Arrow'	Weeping Alaska Cedar	CNga	8' - 10'
18		Pseudotsuga menziesii	Douglas fir	Psme	8' - 10'
1		Sequoiadendron giganteum	Giant sequoia	Segi	8' - 10'
4		Tsuga heterophylla	Western hemlock	Tshe	4' - 6'

Fern

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
126		Polystichum munitum	Sword Fern	PMst	1-Gal

Grass

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
63		Carex buchananii	Fox Red Curly Sedge	CBcs	1-Gal
151		Helictotrichon sempervirens	Blue Oat Grass	HSbo	1-Gal
180		Miscanthus sinensis	'Yaku Jima' Maiden Grass	Misi	1-Gal

Ground Cover

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
826		Arcostaphylos uva-ursi	Kinnikinnick	Aruv	1-Gal
23653	SF	Locally Grown Sod	Turf	LGS	N/A
189		Rosa rugosa 'Dwarf Pavement'	Rugosa Rose	RRdp	2-Gal

Perennial

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
213		Hemerocallis 'Pardon Me'	Red Daylilly	Hpm	1-Gal
65		Heuchera sanguinea	Coral bells	Hosa	1-Gal
3		Iris siberica	Siberian Iris	ISsi	1-Gal
3		Juncus ensifolius	Daggerleaf Rush	JEdr	1-Gal
55		Pteridium aquilinum	Bracken Fern	PAbf	1-Gal
3		Rudbeckia hirta	Black-eyed susan	Ruhi	1 1/2"-Cal
100		Sedum telephium 'Autumn Joy'	Autumn Joy Sedum	ATaj	1-Gal
1		Zantedeschia aethiopica	Common calla	Zaae	1-Gal

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
37		Abelia 'Francis Mason'	Glossy Abelia	AFMga	5-Gal
17		Arbutus Unedo 'Elfin King'	Strawberry Tree	AUek	2-Gal
236		Camellia sasanqua 'Chansonette'	CHANSONETTE CAMELLIA	CScc	5-Gal
251		Cistus 'Doris Hibberson'	Rockrose	CDHrr	2-Gal
5		Cornus Stolonifera 'Kelseyi'	Dwarf Redtwig Dogwood	CS k	1-Gal
51		Cornus stolonifera 'Isanti'	Red Twig Doogwood	CSlrd	5-Gal
148		Hebe 'Autumn Glory'	Hebe	Heg	2-Gal
85		Mahonia aquifolium	Oregon grapeholly	Maaq	2-Gal
110		Mahonia Aquifolium 'Compacta'	Compact Oregon Grape	MAc	2-Gal
24		Myrica californica	Pacific Wax Myrtle	MCal	5-Gal
121		Nandina domestica 'Nana'	Dwarf nandina	NadoN	2-Gal
36		Potentilla fruticosa	Bush cinquefoil	Pofru	2-Gal
1		Rhododendron 'PJM'	PJM Rhody	Rpjm	5-Gal
50		Rhododendron 'PJM'	PJM Rhody	Rpjm	5-Gal
10		Ribes sanguineum	Pink winter currant	Risa	2-Gal
78		Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	SPdalw	5-Gal
2		Spiraea bumalda	Bumald spiree	Spbu	2-Gal
159		Spirea Japonica 'Magic Carpet'	Magic Carpet Spirea	SJmc	2-Gal
149		Syringa patula 'Miss Kim'	Miss Kim Lilac	SPmk	2-Gal
66		Viburnum davidii	David's Viburnum	VD	2-Gal
38		Viburnum plicatum tomentosum 'Watanabe'	Doublefile Viburnum	VPTw	5-Gal

NOTE:
Planting legend does not include plants for raingardens. Contractor is to use 'Typical Raingarden' detail to determine quantities.

0' 20' 40' 60' 80'

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PLANTING PLAN

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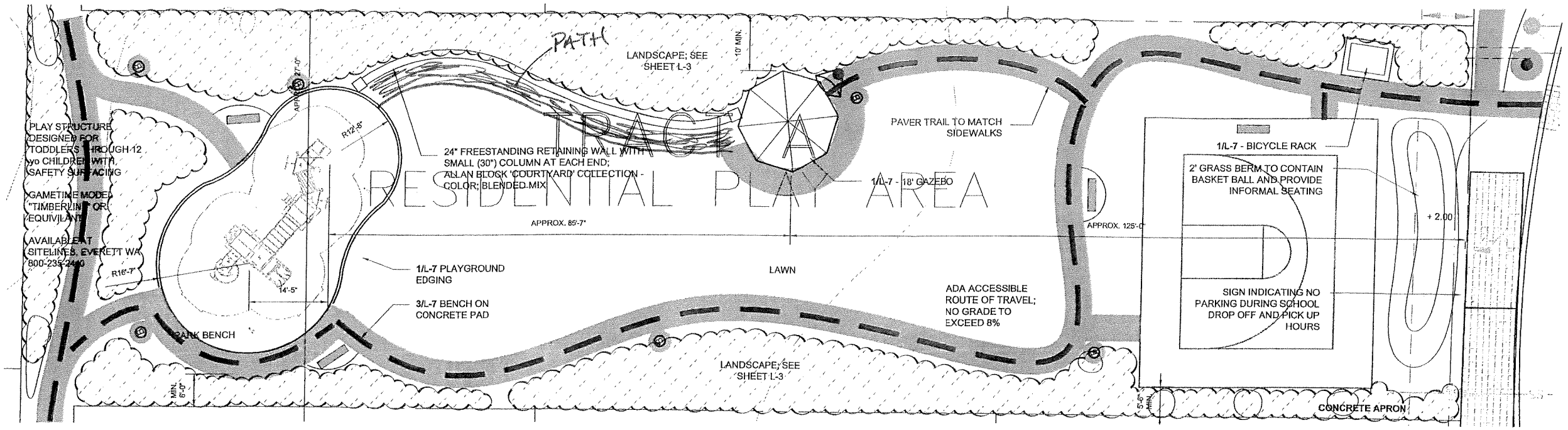
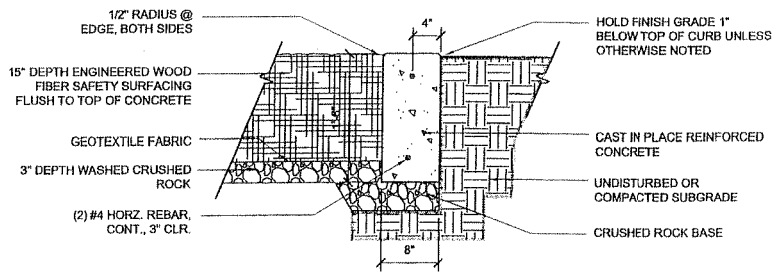
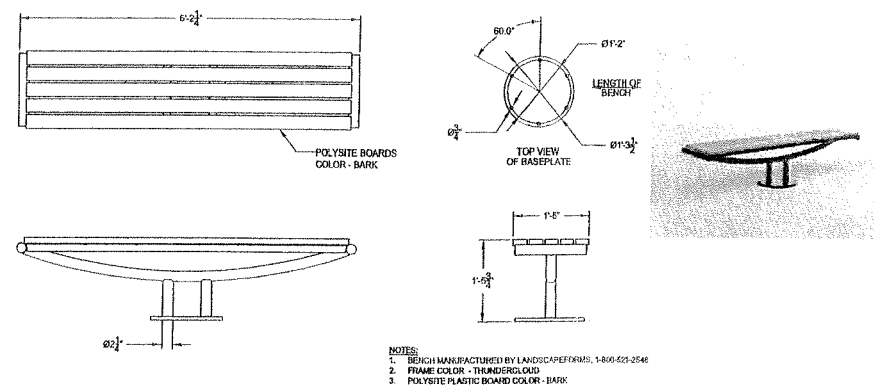
SHEET: L-6



LAYOUT PLAN
1" =10'-0"

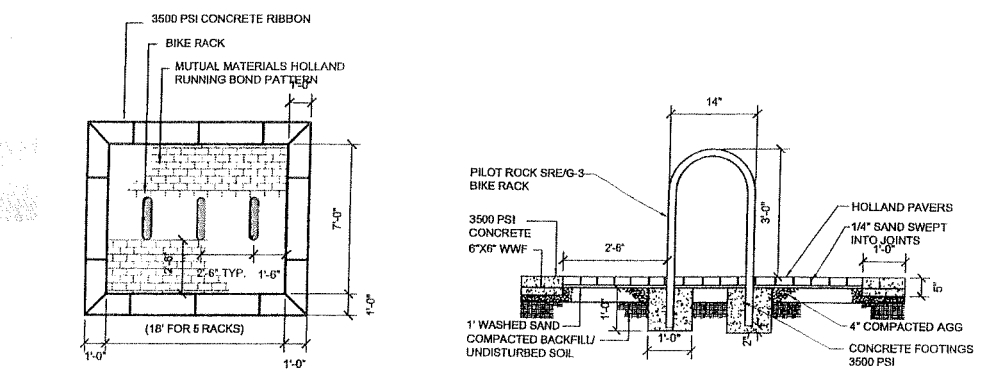


1 / L-7 PLAYGROUND SURFACE EDGING
1" = 1'-0"

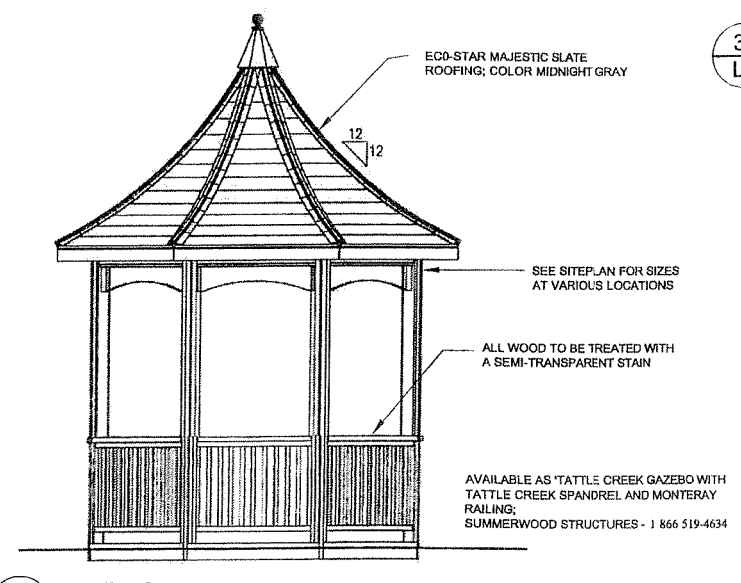


NOTES:
1. BENCH MANUFACTURED BY LANDSCAPEFORMS, 1-800-521-2546
2. FRAME COLOR - THUNDERCLOUD
3. POLYSITE PLASTIC BOARD COLOR - BARK

3 / L-7 BACKLESS BENCH
NO SCALE

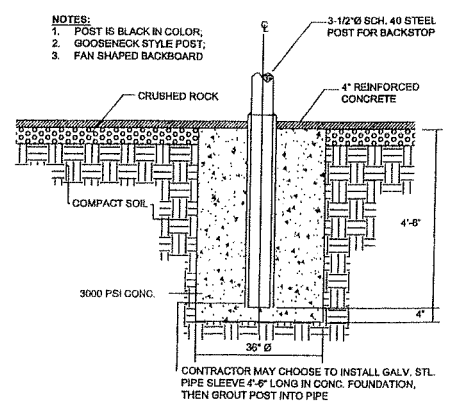


5 / L-7 BIKE RACK
1" = 1'-0"

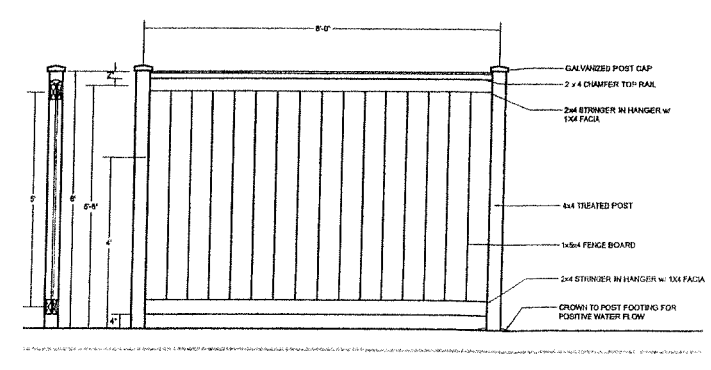


2 / L-7 GAZEBO
NO SCALE

NOTES:
1. POST IS BLACK IN COLOR;
2. GOOSENECK STYLE POST;
3. FAN SHAPED BACKBOARD



4 / L-7 BASKETBALL POST FOUNDATION
1/2" = 1'-0"



6 / L-7 BOUNDARY SCREENING FENCE
1/2" = 1'-0"

20' 40' 60' 80'

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DRAWING: 0608SITECD
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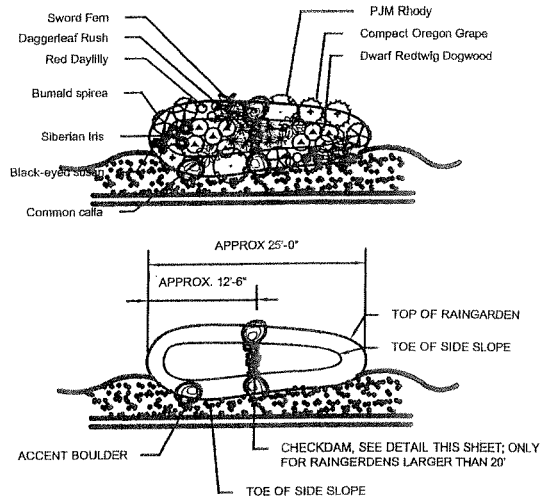
SHEET: L-7



ALTERNATE PLANTS
ZONE 1
SHRUBS
DWARF ARCTIC WILLOW

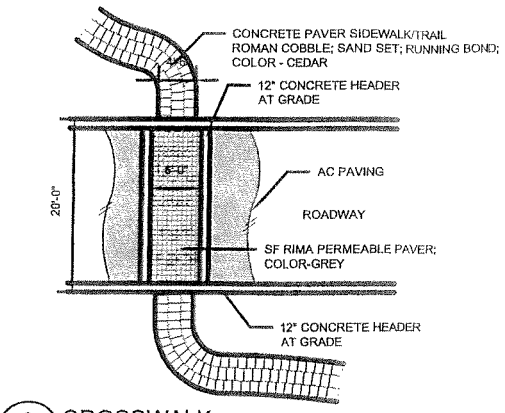
PERENNIALS
SLOUGH SEDGE
EQUISETUM HYEMALE
NEW ENGLAND ASTER
PANICUM VIRGATUM-STICH GRASS

ZONE 2
SHRUBS
SHRUBBY CINQUEFOIL
ROCK ROSE
PAVEMENT ROSE
"MOLLIS" SNOWBERRY

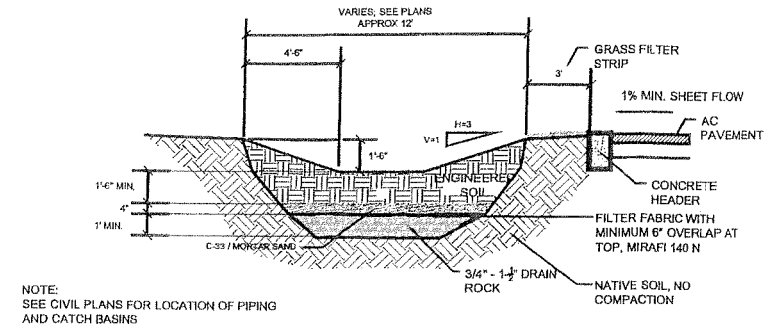
GROUNDCOVER
BEACH STRAWBERRY
DAVIDSON'S PENSTEMON

NOTES:
1. THIS PLANTING PLAN IS A TYPICAL CONDITION FOR A 12X25 RAINGARDEN. RAINGARDENS THAT ARE A DIFFERENT SIZE ARE TO PROPORTINLALLY HAVE MORE OR LESS PLANTS.
2. PLANTS ARE TO BE PLANTED EITHER ON THE BOTTOM OR SIDE SLOPE OF THE RAINGARDEN AS SHOWN
3. RAINGARDENS LESS THAN 20' LINEAL FEET DO NOT REQUIRE A CHECK DAM
4. SUBSTIUTUTIONS OF PLANTS MAY BE MADE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. AREA ON BOTTOM OF RAINGARDEN IS ZONE 1, AREA ON THE SIDE SLOPE IS ZONE 2. SEE ALTERNATE PLANTS ON THIS SHEET THAT MAY BE USED IN EACH ZONE.
6. ACCENT BOULDERS TO BE PLACED AT TOP EDGE OF RAINGARDEN FROM ON-SITE STOCKPILE AS AVAILABLE. NO MORE THAN ONE BOULDER PER 20'.

1 / L-8 RAINGARDEN PLANTING PLAN
1" = 10'-0" (check scale bar for accuracy)

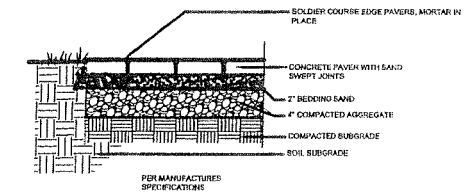


2 / L-8 CROSSWALK
1" = 10'-0" (check scale bar for accuracy)

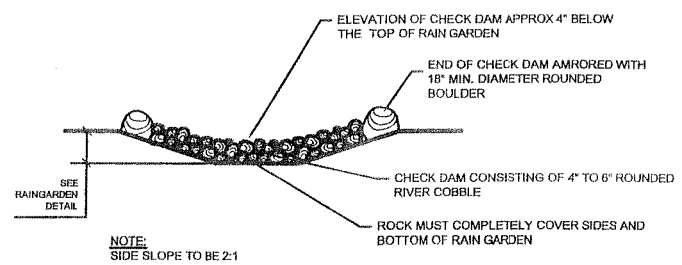


NOTE:
SEE CIVIL PLANS FOR LOCATION OF PIPING AND CATCH BASINS

3 / L-8 RAINGARDEN CROSS SECTION
1" = 4'-0" (check scale bar for accuracy)

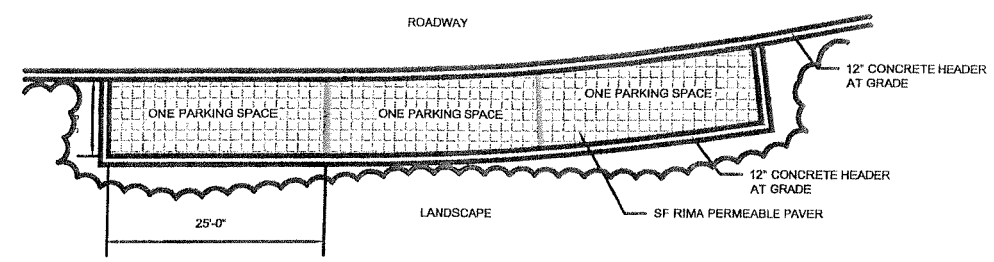


9 / L-8 PAVER SIDEWALK CROSS SECTION
1" = 1'-0"

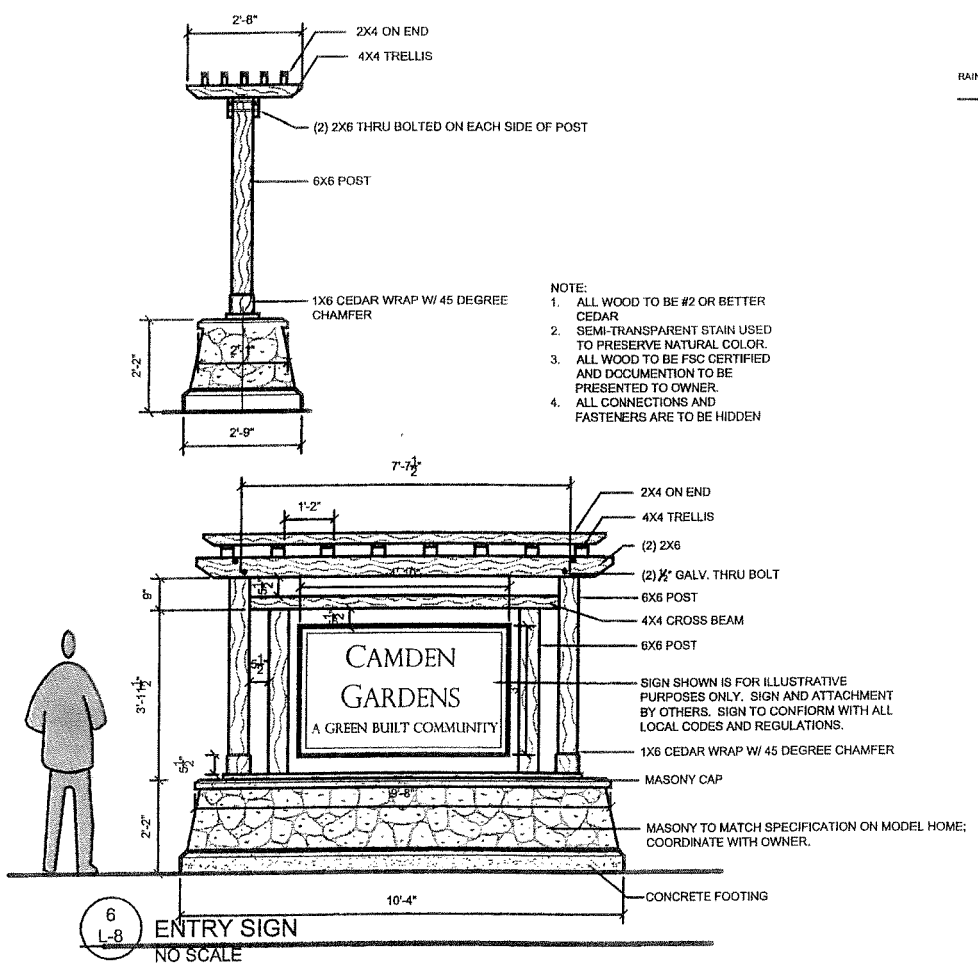


NOTE:
SIDE SLOPE TO BE 2:1

4 / L-8 RIVER COBBLE CHECK DAM
NO SCALE

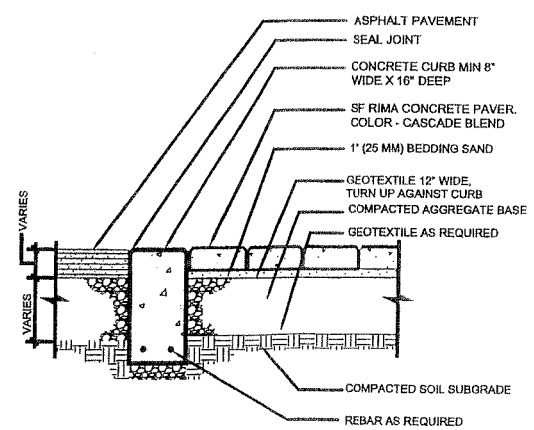


5 / L-8 ON STREET PARKING
1" = 10'-0" (check scale bar for accuracy)



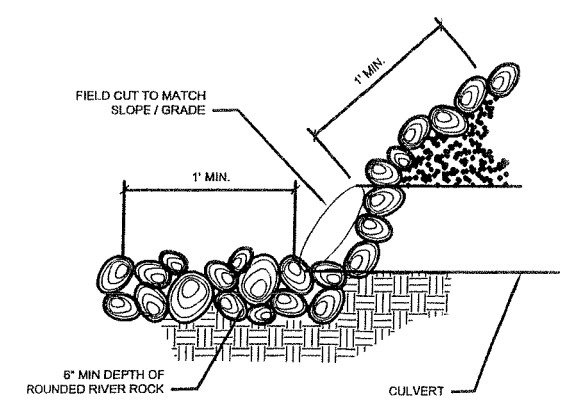
NOTE:
1. ALL WOOD TO BE #2 OR BETTER CEDAR
2. SEMI-TRANSPARENT STAIN USED TO PRESERVE NATURAL COLOR.
3. ALL WOOD TO BE FSC CERTIFIED AND DOCUMENTION TO BE PRESENTED TO OWNER.
4. ALL CONNECTIONS AND FASTENERS ARE TO BE HIDDEN

6 / L-8 ENTRY SIGN
NO SCALE



NOTES:
1. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS.
2. CONCRETE CURBS DO NOT DEFLECT TO THE SAME DEPTH AS PAVERS OR EXISTING ASPHALT.
3. THIS DETAIL IS NOT RECOMMENDED FOR OTHER THAN LOW VOLUME RESIDENTIAL STREETS.
4. THICKENING ASPHALT PAVEMENT ADJACENT TO CONCRETE CURB IS RECOMMENDED.

7 / L-8 PERMEABLE PAVER
NO SCALE



8 / L-8 PIPE ARMORING
NO SCALE

0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
CERTIFICATE NO. 793

NO.	DATE	REVISION	BY	REV.

prepared for:
Jones Estates LLC
PO Box 789
Burlington, WA 98233

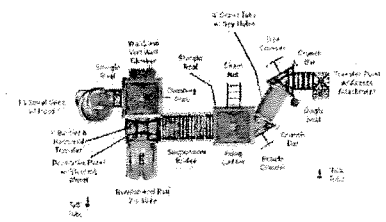
prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 98274
p. 360.428.4894
F 800.508.2017
www.eccosdesign.com

Jones Estates
Planned Home Community
SECTION 13, TWP. 35 N., RGE. 4 E., W.M
Sedro-Woolley, WA 98274

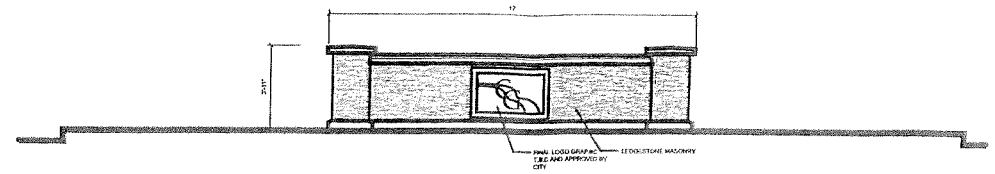
SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

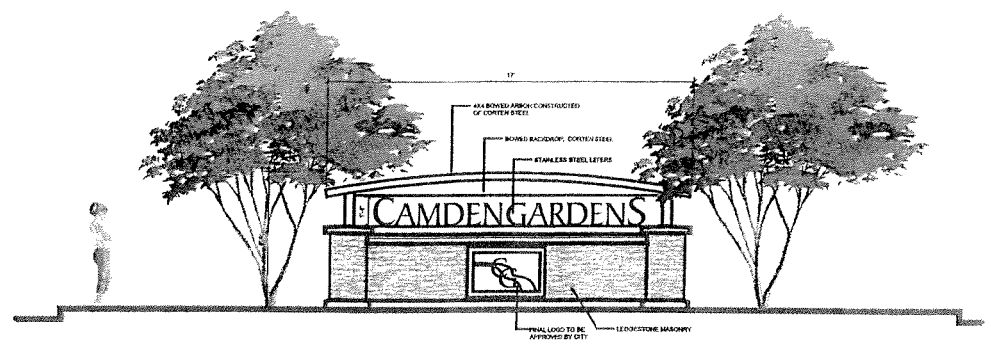
ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-8



1 / L-9 PLAYGROUND (Gametime - Model 'Timberline')
NO SCALE



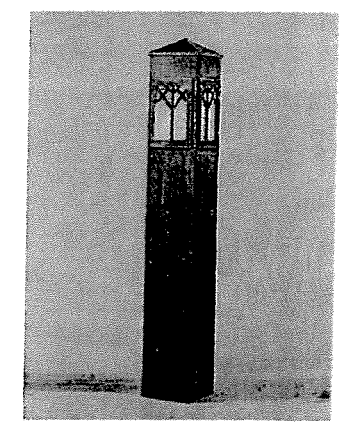
3 / L-9 ROUNDABOUT FEATURE
NO SCALE



4 / L-9 ROUNDABOUT FEATURE WITH ARCH
NO SCALE

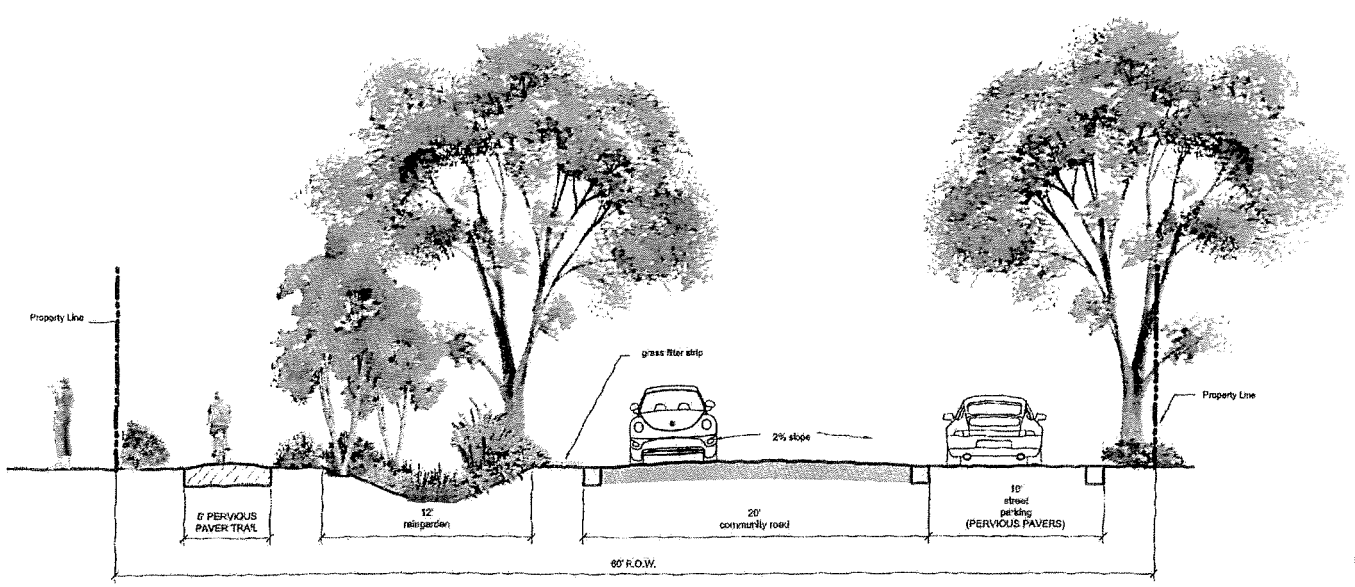
STREETLIGHT

- "Cooper Dayform Traditional" with white acrylic lens; Grey post
- Available through Intolight and Installed by Potelco

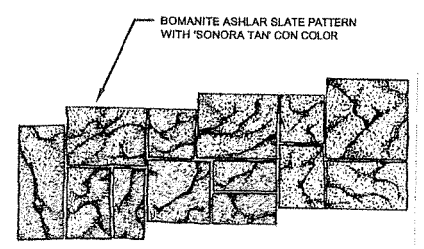


BOLLARD

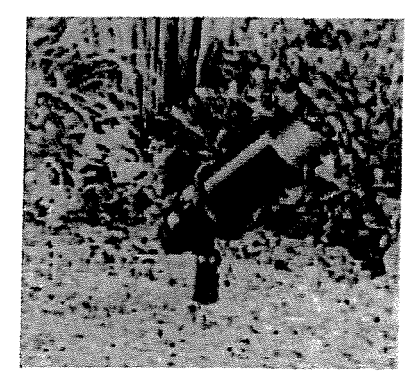
- Sternberg "Prairie Bollard" # 740 LB with white acrylic lens; weathered black color
- Available through Lightrix, 503-297-8888



2 / L-9 SECTION THROUGH STREET
NO SCALE



5 / L-9 STAMPED CONCRETE PATERN
NO SCALE



SPOTLIGHT

6 / L-9 PROJECT LIGHTING STANDARDS
NO SCALE

0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
CERTIFICATE NO. 753

NO.	DATE	REVISION	BY	REV.

prepared for:
Jones Estates LLC
PO Box 789
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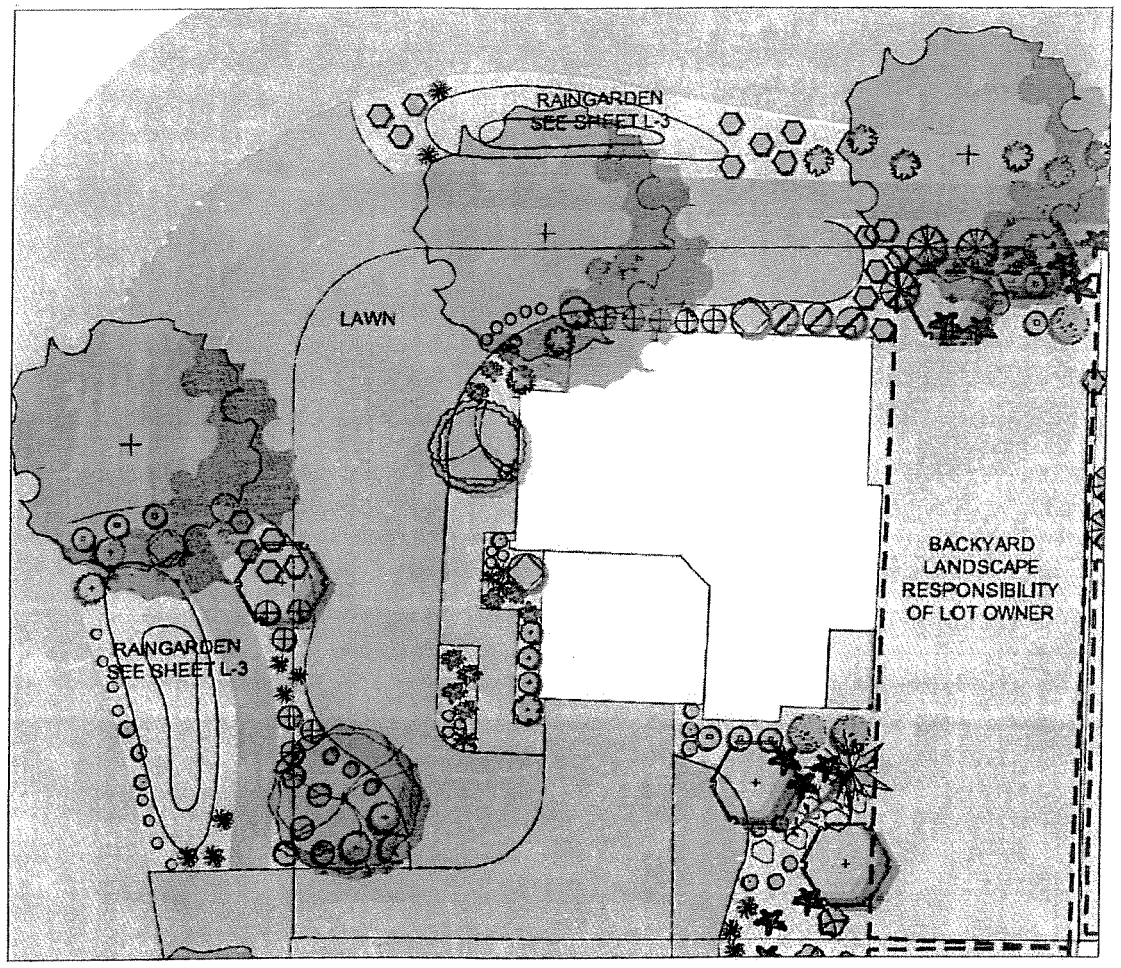
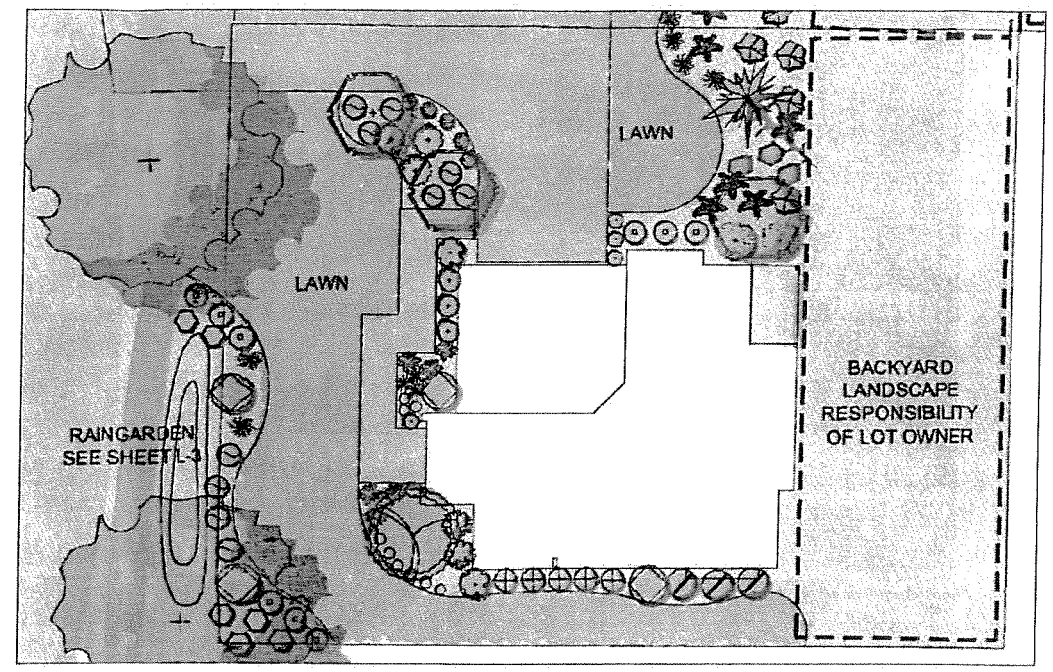
Jones Estates
Planned Home Community
SECTION 13, TWP. 35 N., RGE. 4 E., W.M
Sedro-Woolley, WA 98274

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-9





Typical Front Yard Landscape - Interior and Corner Condition

- Complete entry and front landscape
- Raingarden and street tree planting integrated into landscape
- Low maintenance and drought tolerant species selection

Symbol Key

- ACCENT EVERGREEN
- STREET TREE
- ACCENT TREE
- ORNAMENTAL DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS, FERNS AND GRASSES
- LAWN
- STEPPING STONES

0' 20' 40' 60' 80'

NORTH

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PATRIK DYLAN
CERTIFICATE NO. 793

NO.	DATE	REVISION	BY	REV.

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Jones Estates
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SECTION 13, TWP. 35 N., RGE. 4 E., W.M
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SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

ISSUE DATE: 6.5.07
DRAWING: 0608SITECD
JOB NO.: 0608
SHEET: L-10

Resolution _____ Exhibit B

Planning Commission Findings of Fact, Conclusions and Decision/Recommendation

CITY OF SEDRO-WOOLLEY PLANNING COMMISSION
STATE OF WASHINGTON

In the Matter of: Preliminary Approval for Plat of Jones Estates # **05-SD-2** Jones Estates, LLC Cory Zembruski PO Box 789 Burlington, WA 98233	**FINDINGS OF FACT, CONCLUSIONS AND DECISION/RECOMENDATION**

This matter having come regularly before the City of Sedro-Woolley Planning Commission for a public hearing on **Tuesday, June 19, 2007** under an application filed with the City of Sedro-Woolley by the applicant requesting Preliminary Plat Approval for a 63-lot subdivision as described and located in the Planning Department Staff Report hereby attached and made a part of this decision, which property is identified as Parcel P36480 laying north of East Jones Road and east of Birch Lane.

Application Date:	December 2, 2005
Application Complete:	December 30, 2005
Recommendation:	Approval with Conditions
Hearing Date:	Tuesday, June 19, 2007
Property Owner:	Jones Estates, LLC PO Box 789 Burlington, WA 98233
Project Proponent:	Jones Estates, LLC **ATTN: Cory Zembruski** PO Box 789 Burlington, WA 98233

Site Address:	None assigned	**Parcel ID No.:**	P36480

Zoning District: Residential-5 (R-5)			
Minimum lot size:	8,400 square feet	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building height:	35 feet
Rear Setback:	10 feet	Maximum building coverage:	35%

Description of proposed Long Plat

The applicant seeks to subdivide approximately 17.87 acres zoned Residential 5 (R-5) into sixty-three (63) single family residential lots and a 21,546 square foot park/play area (see Exhibit A – Preliminary Plat of Jones Estates). The proposed subdivision will include "low impact design" principals that will require the Engineering Department to approve several deviations from the engineering construction standards. The application does not include any requests for zoning variances per Chapter 17.60 SWMC. Landscape review per Chapter 17.50 SWMC and design review per Chapter 15.44 SWMC apply to this project.

Notice of the public hearing having been properly published and all matters submitted at the public hearing having been considered together with the testimony, evidence and exhibits in open hearing and made a part of the record in this matter, the Planning Commission makes the following:

FINDINGS OF FACT

1. On December 2, 2005, Skagit Surveyors and Engineers, acting as agent for the applicant, Jones Estates, LLC, submitted a subdivision application (Exhibit C) for parcel P36480. The application is to subdivide the 17.87 acre parcel, zoned Residential 5 (R-5), into sixty-three (63) single family residential lots. The application was given the file number 05-SD-2. The application was considered administratively complete 28 days after the application submittal date.

2. Subdivisions of land into five or more properties are classified as "subdivisions" (also termed "long plats"). Preliminary approval for a subdivision is treated as a Type III decision by the City Council following a Planning Commission open record hearing and recommendation (SWMC 2.90.010(C)).

3. City regulations concerning subdivisions are found in **Chapter 16.04 –General Provisions** and **Chapter 16.08 - Subdivisions. Title 17- Zoning, Chapter 2.88 – Environmental Policy** and **Chapter 15.44 – Design Review** also apply to long plats in Sedro-Woolley.

4. The Comprehensive Plan and Zoning Code designation for this property is Residential 5 (R-5). One single-family residence per lot (SWMC 17.08.010) on lots no smaller than 8,400 square feet (SWMC 17.08.030) is allowed in the R-5 Zone.

5. The application submitted December 2, 2005 was for a standard long plat which would not require deviations from the Public Works Construction Standards as they are described in Chapter 15.40 SWMC. It was not until January 26, 2007 that the applicant changed the application to include low impact development (LID) techniques that require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards.

6. Long plats are subject to SEPA (Chapter 2.88 SWMC) and require a SEPA checklist to be submitted along with the application. The SEPA checklist for this proposal is included as Exhibit D. A Notice of Application and SEPA Mitigated Determination of Non Significance (MDNS) was issued by the SEPA lead agency (City of Sedro-Woolley) on March 3, 2006 (Exhibit E). Notice was published in the local newspaper, posted on-site and mailed to the property owners within 500 feet of the subject parcel. The notice required a two week comment period ending March 17, 2006. One written comment was received (Exhibit F). Along with voicing his opposition to the project in said letter, Mr. Jack N. Bates points out that the wrong parcel number for the subject parcel was given on the MDNS. Parcel number P37229 was written on the MDNS instead of the correct parcel number P36480.

7. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. No critical areas were identified on the subject project site.

8. On March 10, 2006, after reviewing the application materials, the Planning Department sent a letter to the applicant explaining that more information was necessary in order for the Planning Department to continue its review of the long plat application.

9. On May 25, 2006 the applicant submitted a revised application materials as per the comments in the staff plan review letter dated March 10, 2006 and a letter (dated May 26) responding to staff's March 10th plan review letter. The revised plat showed significant changes from the original proposed plat.

10. On June 1, 2006 the Planning Department sent a second plan review letter to the applicant requiring further information. Due to the significant changes in the second submittal, the second plan review letter contained many comments not addressed in the first plan review letter.

11. On August 9, 2006, the applicant met with the Planning Department and the Engineering Department to discuss substantially changing the proposed plat to incorporate LID elements, such as narrow streets to reduce the amount of impervious surfaces on-site and rain-gardens to store and treat stormwater runoff. The proposed LID elements would require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards. Discussed at this meeting was the process

that the City and the applicant would need to follow in order for LID elements to be approved.

12. On January 26, 2007, the applicant submitted a fully revised plat that includes the above mentioned LID elements.

13. Because the new submittal required significant deviations from Chapter 15.40 – Public Works Design Standards, the Engineering Department brought the topic of deviating from public works standards as related to LID to the City Council. The City Council would ultimately need to approve the preliminary plat, so prudence dictated that staff run the idea of deviating from Public Works standards by the City Council to gauge the Council's support for the idea.

14. At the February 6, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard a presentation on the issue of deviating from Public Works standards laid out in Chapter 15.40 SWMC as related to LID. No decisions were made at this meeting. Further discussion was scheduled for the February 28 City Council meeting and a presentation from leaders in the field of low impact development was scheduled for the March 20 Joint City Council/Planning Commission meeting.

15. On February 28, 2007, the City Council further discussed LID; no decisions were made and the discussion was continued to the April 11, 2007 City Council meeting.

16. On March 15, 2007 the Planning Department received an official request to deviate from Chapter 15.40 – Public Works Design Standards the from Marianne Manville-Ailles of Skagit Surveyors and Engineers, the applicant's surveying company.

17. At the March 20, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard further presentations on the issue of LID. This was an informational session and no decisions were made.

18. On March 28, 2007 LID was not on the City Council agenda. During the Public Comment period Cory Zembruski, Co-President of Jones Estates LLC., asked if the Council was going to embrace the concept of LID and allow his project to move forward or if it was necessary to submit a traditional plat. The Council came to the consensus that they were not opposed to the concept of LID. The Council was still scheduled to discuss the matter on April 11, 2007.

19. On April 11, 2007, after hearing two informational presentations at earlier meetings, discussing LID at two earlier regular City Council meetings and discussing LID in the Public Comment period of another meeting, the City Council continued its discussion on LID. The consensus of the City Council was that Council is receptive to LID as identified in the Low Impact Development Technical Guidance Manual for Puget Sound, published in January 2005 by the Puget Sound Action Team and the Washington State University.

20. On May 16, 2007, the Planning Department sent a final plan review letter to the applicant and Skagit Surveyors and Engineers.

21. On June 4, 2007, Skagit Surveyors and Engineers submitted a revised preliminary plat. On June 5, 2007, Skagit Surveyors and Engineers submitted revised landscape plans. Per SWMC 2.90.010, landscaping and design elements are to be reviewed and approved by the Planning Commission and Design Review Committee, respectively, as part of the preliminary plat approval process. The landscape plan includes both the landscaping to be reviewed by the Planning Commission and the design elements that will be reviewed by the Design Review Committee.

22. On June 6, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of Public Hearing (Exhibit G) for Preliminary Plat approval for Jones Estates was published in the Courier Times and sent to all property owners within 500 feet of the subject parcel (P36480). The notice also included an announcement of a field trip to the project site at 6PM, June 19, 2007.

23. On June 8, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of a 6PM field trip to the project site and of a Public Hearing before the Planning Commission for Preliminary Plat approval for Jones Estates was posted in two locations on the subject parcel (P36480).

24. On June 19, 2007, three Planning Commission members attended the advertised field trip to see the conditions of the project site. The field trip was open to the public and several members of the public attended. No attendance was taken at the field trip, no discussion of the project was made by the Planning Commissioners during the site visit and no minutes for the field trip were recorded due to the physical constraints of recording a mobile, outdoor event.

25. At 7:00PM on June 19, 2007 the Planning Commission held a regular public hearing to take testimony on the proposed Plat of Jones Estates.

26. The following exhibits were provided to the Planning Commission as Exhibits to the Staff Report and are hereby made a part of the record:

    A. Preliminary Plat of Jones Estates
    B. Landscaping plan and design review materials
    C. Preliminary Plat Application
    D. SEPA Checklist
    E. Notice of Application and SEPA Mitigated Determination of Non Significance
    F. Public Comment from Jack N. Bates, 23151 East Jones Road
    G. Notice of Public Hearing

27. On June 19, 2007, one written comment in response to the Notice of Public Hearing was received from Rick and Debbie Mumford of 8809 Birch Lane, Sedro-Woolley. This comment is hereby included as Exhibit H.

CONCLUSIONS

The Planning Commission, having duly considered the matter and all testimony and evidence presented at the public hearing and submitted while the record was open, makes the following conclusions:

1. Sedro-Woolley Municipal Code (SWMC) Chapters 2, 15, 16 and 17 apply to this project. The application has been reviewed in accordance with the State Environmental Policy Act (WAC 197-11-800(6)(b)) and a Mitigated Determination of Non-Significance (MDNS) was issued on March 3, 2006. No appeal of the determination was filed.

2. The application was determined complete on December 30, 2005 and is considered vested under the rules and regulations in effect on December 30, 2005.

3. City staff reviewed the application pursuant to the design criteria and technical standards for subdivisions in SWMC Chapters 15, 16 and 17 and, with the exception of the construction plans and Stormwater Site Plan, found the application to be in conformance. The construction plans and Stormwater Site Plan are still under review and/or are pending revisions by the applicant. Should the City Council approve the Preliminary Plat of Jones Estates, the applicant may begin infrastructure improvements as soon as the construction plans and Stormwater Site Plan are approved by staff.

4. There are no variances, waivers of conditional use permits associated with the proposed Plat of Jones Estates.

5. Public notice was properly conducted pursuant to SWMC 2.90.

6. One written comment was received during the first comment period associated with the Notice of Application from Jack N. Bates, 23151 East Jones Road, Sedro-Woolley. Mr. Bates' comments were received on March 15, 2006 and are hereby made part of the record.

7. One written comment was received during the second comment period associated with the Notice of Public Hearing from Rick and Debbie Mumford, 8809 Birch Lane, Sedro-Woolley. The Mumford's comments were received on June 19, 2007 and are hereby made part of the record.

8. On June 19, 2007, the Planning Commission held an open record hearing authorized pursuant to SWMC 16.08.024 and 2.90.010(3). Marianne Manville-Ailles spoke as the representative of the applicant. No comments in opposition of the plat were voiced. Two members of the public spoke in favor of the proposed Plat of Jones Estates:
    - Erik Pederson, 7413 NE Capehorn Road, Concrete WA.
    - Kris Goode, 3001 Arbor Street, Mount Vernon, WA.

9. After reviewing the staff report dated June 8, 2007, including exhibits A-G, visiting the project site and hearing testimony from staff, the applicant and the public, the Planning Commission motioned to recommend preliminary approval of the Plat of Jones Estates subject to the conditions listed in the staff report and one further condition.

DECISION

BASED UPON THE FOREGOING Findings of Fact and Conclusions, the City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** the Preliminary Plat of Jones Estates, a 63-lot subdivision, subject to the following conditions.

1. Comply with the mitigation measures included in the SEPA MDNS issued March 3, 2006 and as set forth below:

   a. Comply with the 2001 Department of Ecology Stormwater Manual as adopted by the City of Sedro-Woolley;
   b. Impact and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
   c. Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
   d. Locate fire hydrants every 350 ft and provide adequate fire flow as approved by the Fire Chief;
   e. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
   f. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
   g. Coordinate placement of mailboxes as required with Postmaster;
   h. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
   i. Provide a Residential Play Area of approximately 3,700 sq. ft. pursuant to SWMC 17.38.10;
   j. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Commission;
   k. Provide landscape plans demonstrating compliance with SWMC 17.50.040(A), twenty percent (20%) landscaping required and SWMC 17.50.050, street frontage requirements;
   l. Provide 60 ft. ROW extension to parcel P36379 pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   m. Provide a 10 ft. ROW along Birch Lane frontage pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   n. Provide a 25ft ROW along East Jones Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
   o. Obtain and comply with conditions of a NPDES Stormwater general permit from the Department of Ecology as may be required;
   p. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;

q. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
r. Comply with Northwest Air Pollution Authority Requirements during construction activities;
s. Comply with SWMC 17.65, Natural Resources and Sensitive Areas; and
t. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, street lighting and play areas shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.

3. Signage shall be placed throughout the plat that restricts on-street parking to designated on-street parking spots. Sign placement shall be per Public Works standards or per approval by the City Engineer.

4. A homeowners association shall be created to maintain and own the common tracts within the Plat of Jones Estates. Said homeowner association shall also be responsible for maintaining the landscaping and hydrologic functions of the raingardens within the plat.

5. Construction of all landscaping shall be in accordance with the landscape plan approved by the Planning Commission.

6. Construction of all design elements, such as the amenities within the park and monuments within the plat, shall be in accordance with the designs approved by the Design Review Committee (Planning Commission).

7. A boundary screening fence as shown in detail #6 on page L-7 of the landscaping plan and design review materials (Exhibit B) shall be constructed around the perimeter of the proposed Plat of Jones Estates. To assure the proper maintenance of and to prevent any portion of said fence from being removed, the homeowner association shall have the responsibility of maintaining the fence.

CERTIFICATION

The City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** the Preliminary Plat of Jones Estates, a 63-lot subdivision, subject to conditions at a **REGULAR** meeting of the City of Sedro-Woolley Planning Commission held on **Tuesday, June 19, 2007**, at which time a quorum was present and the recommendation was approved by a vote of **4 FOR, 0 AGAINST**, and **0 ABSTENTIONS.**

Dan Lefeber, Planning Commission Chairman

6-28-07
Date

ATTACHMENT

Staff Report and Exhibits

Preliminary Plat Staff Report
Chapter 16.08 SWMC

In the Matter of: Application # **Subdivision 05-SD-2** Jones Estates, LLC Cory Zembruski PO Box 789 Burlington, WA 98233	**Staff Report and Findings of Fact** **For** **Preliminary Plat of Jones Estates**

Application Date:	December 2, 2005
Application Complete:	December 30, 2005
Recommendation:	Staff Recommends **Approval with Conditions**
Hearing Date:	Tuesday, June 19, 2007
Property Owner:	Jones Estates, LLC Cory Zembruski PO Box 789 Burlington, WA 98233
Project Proponent:	Jones Estates, LLC Cory Zembruski PO Box 789 Burlington, WA 98233

Site Address:	East Jones Road	**Parcel ID No.:**	P36480

Zoning District: Residential 5 (R-5)			
Minimum lot size:	8400 sqft	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building height:	35 feet
Rear Setback:	10 feet	Maximum building coverage:	35 %

Description of proposal

The applicant seeks to subdivide approximately 17.87 acres zoned Residential 5 (R-5) into sixty-three (63) single family residential lots and a 21,546 square foot park/play area (see Exhibit A – Preliminary Plat of Jones Estates). The proposed subdivision will include many "low impact design" principals that will require the Engineering Department to approve several deviations from the engineering construction standards. The application does not include any requests for zoning variances per Chapter 17.60 SWMC. Landscape review per Chapter 17.50 SWMC and design review per Chapter 15.44 SWMC apply to this project. Exhibit B includes both the landscape plan and the design elements that are subject to design review.

FINDINGS OF FACT

1. On December 2, 2005, Skagit Surveyors and Engineers, acting as agent for the applicant, Jones Estates, LLC, submitted a subdivision application (Exhibit C) for parcel P36480. The application is to subdivide the 17.87 acre parcel, zoned Residential 5 (R-5), into sixty-three (63) single family residential lots. The application was given the file number 05-SD-2. The application was considered administratively complete 28 days after the application submittal date.

2. Subdivisions of land into five or more properties are classified as "subdivisions" (also termed "long plats"). Preliminary approval for a subdivision is treated as a Type III decision by the City Council following a Planning Commission open record hearing and recommendation (SWMC 2.90.010(C)).

3. City regulations concerning subdivisions are found in **Chapter 16.04 –General Provisions** and **Chapter 16.08 - Subdivisions**. **Title 17- Zoning, Chapter 2.88 – Environmental Policy** and **Chapter 15.44 – Design Review** also apply to long plats in Sedro-Woolley.

4. The Comprehensive Plan and Zoning Code designation for this property is Residential 5 (R-5). One single-family residence per lot (SWMC 17.08.010) on lots no smaller than 8,400 square feet (SWMC 17.08.030) is allowed in the R-5 Zone

5. The application submitted December 2, 2005 was for a standard long plat which would not require deviations from the Public Works Construction Standards as they are described in Chapter 15.40 SWMC. It was not until January 26, 2007 that the applicant changed the application to include low impact development (LID) techniques that require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards. Deviations from engineering requirements are not subject to Planning Commission approval; however, the Planning Commission may recommend that preliminary approval of the long plat be conditioned as such to address zoning issues that may be affected by deviations from construction standards.

6. Long plats are subject to SEPA (Chapter 2.88 SWMC) and require a SEPA checklist to be submitted along with the application. The SEPA checklist for this proposal is included as Exhibit D. A Notice of Application and SEPA Mitigated Determination of Non Significance (MDNS) was issued by the SEPA lead agency (City of Sedro-

Woolley) on March 3, 2006 (Exhibit E). Notice was published in the local newspaper, posted on-site and mailed to the property owners within 500 feet of the subject parcel. The notice required a two week comment period ending March 17, 2006. One written comment was received (Exhibit F). Along with voicing his opposition to the project in said letter, Mr. Jack N. Bates points out that the wrong parcel number for the subject parcel was given on the MDNS. Parcel number P37229 was written on the MDNS instead of the correct parcel number P36480.

7. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. No critical areas were identified on the subject project site.

8. On March 10, 2006, after reviewing the application materials, the Planning Department sent a letter to the applicant explaining that more information was necessary in order for the Planning Department to continue its review of the long plat application.

9. On May 25, 2006 the applicant submitted a revised application materials as per the comments in the staff plan review letter dated March 10, 2006 and a letter (dated May 26) responding to staff's March 10th plan review letter. The revised plat showed significant changes from the original proposed plat.

10. On June 1, 2006 the Planning Department sent a second plan review letter to the applicant requiring further information. Due to the significant changes in the second submittal, the second plan review letter contained many comments not addressed in the first plan review letter.

11. On August 9, 2006, the applicant met with the Planning Department and the Engineering Department to discuss substantially changing the proposed plat to incorporate LID elements, such as narrow streets to reduce the amount of impervious surfaces on-site and rain-gardens to store and treat stormwater runoff. The proposed LID elements would require the City Engineer to approve deviations from Chapter 15.40 – Public Works Design Standards. Discussed at this meeting was the process that the City and the applicant would need to follow in order for LID elements to be approved.

12. On January 26, 2007, the applicant submitted a fully revised plat that includes the above mentioned LID elements.

13. Because the new submittal required significant deviations from Chapter 15.40 – Public Works Design Standards, the Engineering Department brought the topic of deviating from public works standards as related to LID to the City Council. The City Council would ultimately need to approve the preliminary plat, so prudence dictated that staff run the idea of deviating from public works standards by the City Council to gauge the Council's support for the idea.

14. At the February 6, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard a presentation on the issue of deviating from public works standards laid out in Chapter 15.40 SWMC as related to LID. No

decisions were made at this meeting. Further discussion was scheduled for the February 28 City Council meeting and a presentation from leaders in the field of low impact development was scheduled for the March 20 Joint City Council/Planning Commission meeting.

15. On February 28, 2007, the City Council further discussed LID; no decisions were made and the discussion was continued to the April 11, 2007 City Council meeting.

16. On March 15, 2007 the Planning Department received an official request to deviate from Chapter 15.40 – Public Works Design Standards the from Marianne Manville-Ailles of Skagit Surveyors and Engineers, the applicant's surveying company.

17. At the March 20, 2007 Joint City Council/Planning Commission meeting, the City Council/Planning Commission heard further presentations on the issue of LID. This was an informational session and no decisions were made.

18. On March 28, 2007 LID was not on the City Council agenda. During the Public Comment period Cory Zembruski, Co-President of Jones Estates LLC., asked if the Council was going to embrace the concept of LID and allow his project to move forward or if it was necessary to submit a traditional plat. The Council came to the consensus that they were not opposed to the concept of LID. The Council was still scheduled to discuss the matter on April 11, 2007.

19. On April 11, 2007, after hearing two informational presentations at earlier meetings, discussing LID at two earlier regular City Council meetings and discussing LID in the Public Comment period of another meeting, the City Council continued its discussion on LID. The consensus of the City Council was that Council is receptive to LID as identified in the Low Impact Development Technical Guidance Manual for Puget Sound, published in January 2005 by the Puget Sound Action Team and the Washington State University.

20. On May 16, 2007, the Planning Department sent a final plan review letter to the applicant and Skagit Surveyors and Engineers.

21. On June 4, 2007, Skagit Surveyors and Engineers submitted a revised preliminary plat. On June 5, 2007, Skagit Surveyors and Engineers submitted revised landscape plans. Per SWMC 2.90.010, landscaping and design elements are to be reviewed and approved by the Planning Commission and Design Review Committee, respectively, as part of the preliminary plat approval process. The landscape plan includes both the landscaping to be reviewed by the Planning Commission and the design elements that will be reviewed by the Design Review Committee.

22. On June 6, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of Public Hearing (Exhibit G) for Preliminary Plat approval for Jones Estates was published in the Courier Times and sent to all property owners within 500 feet of the subject parcel (P36480).

23. On June 8, 2007, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, Notice of Public Hearing before the Planning Commission for Preliminary Plat approval for

Jones Estates was posted in two locations on the subject parcel (P36480). The date of the hearing was set for June 19, 2007 and included a 6PM field trip to the site, followed by a 7PM regular public hearing.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through G, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Jones Estates, a request to subdivide a 17.87 acre parcel zoned R-5 into sixty-three (63) new residential lots **subject to the following conditions**:

1. Comply with the mitigation measures included in the SEPA mitigated determination of non-significance (MDNS) issued March 3, 2006 and as set forth below:
    a. Comply with the 2001 Department of Ecology Stormwater Manual as adopted by the City of Sedro-Woolley;
    b. Impact and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
    c. Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
    d. Locate fire hydrants every 350 ft and provide adequate fire flow as approved by the Fire Chief;
    e. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
    f. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
    g. Coordinate placement of mailboxes as required with Postmaster;
    h. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
    i. Provide a Residential Play Area of approximately 3,700 sq. ft. pursuant to SWMC 17.38.10;
    j. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Commission;
    k. Provide landscape plans demonstrating compliance with SWMC 17.50.040(A), twenty percent (20%) landscaping required and SWMC 17.50.050, street frontage requirements;
    l. Provide 60 ft. ROW extension to parcel P36379 pursuant to SWMC 16.08.052 and as approved by the City Engineer;
    m. Provide a 10 ft. ROW along Birch Lane frontage pursuant to SWMC 16.08.052 and as approved by the City Engineer;
    n. Provide a 25ft ROW along East Jones Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
    o. Obtain and comply with conditions of a NPDES Stormwater general permit from the Department of Ecology as may be required;
    p. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
    q. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;

r. Comply with Northwest Air Pollution Authority Requirements during construction activities;
s. Comply with SWMC 17.65, Natural Resources and Sensitive Areas; and
t. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, street lighting and play areas shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.

3. Signage shall be placed throughout the plat that restricts on-street parking to designated on-street parking spots. Sign placement shall be per Public Works standards or per approval by the City Engineer.

4. A homeowners association shall be created to maintain and own the common tracts within the Plat of Jones Estates. Said homeowner association shall also be responsible for maintaining the landscaping and hydrologic functions of the raingardens within the plat.

5. Construction of all landscaping shall be in accordance with the landscape plan approved by the Planning Commission.

6. Construction of all design elements, such as the amenities within the park and monuments within the plat, shall be in accordance with the designs approved by the Design Review Committee (Planning Commission).

Added @ Hearing June 19, 2007 7. FENCE ALONG PROPERTY LINE (A 6' TALL SCREENING FENCE)

8. MAINTENANCE OF FENCE SHALL BE RESPONSIBILITY OF HOMEOWNER ASSOCIATION TO ASSURE PROPER MAINTENANCE OF FENCE.

EXHIBITS

A. Preliminary Plat of Jones Estates
B. Landscaping plan and design review materials
C. Preliminary Plat Application
D. SEPA Checklist
E. Notice of Application and SEPA Mitigated Determination of Non Significance
F. Public Comment from Jack N. Bates, 23151 East Jones Road
G. Notice of Public Hearing

John Coleman, Associate Planner

Date: 6·8·07

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
DATE RECEIVED 12/2/05

CITY OF SEDRO-WOOLLEY
SUBDIVISION APPLICATION
(Long Plat)
Part 1 General property and applicant information

EXHIBIT C

Application # 3398-05 (assigned by city) Pre-application #2238 Date: 11-15-05
Pre-application date 04-27-04

PLAT NAME: Plat of Jones Estates

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

P-number(s): P36480 Section: 13 Township: 35 Range: 4E

Applicant Name: Jones Estates LLC; Corey Zembruski & Virginia Blackburn
Applicant Address P.O. Box 789; Burlington, WA 98233
Applicant Phone, E-mail (360) 319-3764 & (360) 540-7368

Owner: Same as applicant
Owner Address:
Owner Phone:

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

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

I am applying for the following variances or other permits at the same time:

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

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

SIGNATURE: DATE RECEIVED: 12/2/05

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

Name Date 11-30-05

Part 2

Zoning and Comprehensive Plan Designation R-5

Total site size in acres 17.87 acres

Critical Areas by type and acres: N/A

Number of lots proposed 63

Number of housing units proposed 63

Flood zone: No

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

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

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

Application Checklist:

A. ☒ Pre-application date: 4-27-04

B. ☒ State Environment Policy Act (SEPA). The applicant shall submit a SEPA checklist or environmental impact statement (EIS), and associated fees, with an application for a subdivision. The SEPA checklist or EIS shall be reviewed by the SEPA official.

No public hearing on a subdivision proposal shall be scheduled prior to the issuance of a declaration of nonsignificance or mitigated declaration of nonsignificance by the SEPA official.

C. ☒ Fees. See current fee schedule. The applicant will also be billed for mailing and publication costs.

D. ☒ Complete Application Required. The planning director notifies applicant when the application is complete.

E. ☒ Application Map. Ten copies of an accurately scaled and dimensioned map of the plat prepared by a land surveyor licensed by the state of Washington and showing the following:

1. ☒ Name of proposed plat;
2. ☒ Date and north point;
3. ☒ Scale of one hundred feet or less to the inch;
4. ☒ Name, address, and phone numbers of subdivider and representative;
5. ☒ Legal description;
6. ☒ Lines of property to be platted and lots and blocks with numbers;
7. ☒ Acreage of plat and size of individual lots;
8. ☒ Existing monuments of record;
9. ☒ Location, dimensions, and name of all existing or proposed streets, sidewalks, easements, rights-of-way, and parks within or adjacent to the proposed plat;
10. ☒ Location of significant physical features such as buildings, bodies of water, power lines, slopes, trees, and section lines within or adjacent to the proposed plat;
11. ☒ Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
12. ☒ Elevation contours with intervals of five feet or less utilizing U.S.G.S., or better, datum;
13. ☒ Zoning classifications;
14. ☒ Lot lines of adjoining properties, and driveway, private or public road locations as they relate to proposed new private or public road locations and access points;
15. N/A Location and size of any proposed open space or recreation area to be provided within the plat;
16. N/A Location and outline of any sensitive areas, as defined under Section 17.65.040, using the delineation and classification methods and definitions provided for the specific sensitive area under the provisions of Chapter 17.65;
17. N/A If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
18. ☒ Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.

F. ☒ Three copies of labels with names and addresses of owners of all land within 500 feet of the perimeter of the proposed plat, or any other contiguous lands owned by the applicant, as determined by the county assessor of records.

G. N/A Copies of covenants, restrictions and collective maintenance agreements, if applicable.

H. ☒ Environmental checklist or EIS.

I. ☒ Other information deemed necessary by the planning director, planning commission or city council

City Review Process:

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

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

Time limit of preliminary plat approval – 5 years.
Preliminary plat approval shall become void if a final plat is not submitted within five years, unless extended by the hearing examiner.

Please see the following two code sections for the next steps after preliminary plat approval.
16.12.070 Improvements.
16.12.080 Final plat.

(From Chapter 16.16 Minimum Standards)
1. Comprehensive plan.
Describe how this proposal conforms to the intent and purpose of the comprehensive plan as regards such factors as intended and surrounding land use, flood hazard and other limitations, ease of providing services, and general safety and efficiency of design. (Ord. 1104 § 6 (part), 1990)
This application is for residential lots in a residential area. The application has the potential for 63 new single family residential lots.

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

This property contains no natural resource or critical areas.

3. Construction standards.

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

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

5 Water.
Water line sizes, location, and all connections thereto shall conform to the requirements of the city public works and fire departments, in consultation with the public utility district (PUD). (Ord. 1104 § 6 (part), 1990)
Date of letter from PUD 11/18/05

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

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

8 Access.
Direct access to lots shall be onto local streets, collector arterials or approved private roads, and not onto primary or secondary arterials or alleys, except where no other access is possible.
Describe all access points
All lots shall access new streets within the plat. The access to the plat itself will be from East Jones Road.

9 Alleys.
Alley width shall be at least twenty feet.

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

11. Substandard streets—Improvements/dedications.
Half-street improvements on adjoining street ROWs: sidewalks, planting strip, curb, gutter, sidewalks, parking and driving lanes.
Provide a street profile with site plan.

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

B. Existing vegetation: Significant trees shall be marked and protected during the grading and clearing of the site. Significant trees are those 6" or greater diameter at chest height.

C. Erosion and sediment control: Provide an ESC plan.

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

14. Approval of plat and street names.
All street names and plat names shall be reviewed by the city and county to insure that proposed names do not duplicate those already in existence.
List proposed street names Cambridge Court, Camberly Park, Lexington Lane

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

16. Traffic improvements.
Stop signs, street name signs, striping, channelization, and other traffic improvements.
Show proposed locations.
If proposal is adjacent to state highways, WSDOT must be consulted.
Enclose evidence of such consultation.

17. Parks.
Park land/play area requirements vary by type of subdivision. Describe the park land requirement for your proposal and show on the site plan how you propose to meet the requirement.
No park land/play area is required for this subdivision.

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

19. Street lighting.
Describe: Street lighting will comply with City requirements.

20. Landscaping.
Street trees and planting strips required as per SWMC 12.40.090
Landscaping as per SWMC 17.50
Provide a landscaping plan with site plan. None proposed.

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

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

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

22. Minimum housing densities.

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

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

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

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

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

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

23. Clustered housing.

A. Mandatory Clustering.

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

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

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

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

CONDITIONS OF APPROVAL

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

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

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

ENVIRONMENTAL CHECKLIST

EXHIBIT D

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

A. BACKGROUND

1. Name of proposed project, if applicable:
   Jones Estates

2. Name of applicant:
   Jones Estates, L.L.C.

3. Address and phone number of applicant and contact person:
   PO Box 789
   Burlington, WA 98233
   Corey Zembruski (360) 319-3764
   Virginia Blackburn (360) 540-7368

4. Date checklist prepared:
   November 29, 2005

5. Agency requesting checklist:
   City of Sedro-Woolley

6. Proposed timing or schedule (including phasing, if applicable):
   Spring 2006

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    City of Sedro-Woolley Plat Approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    17 acre parcel to be platted into 63 single family lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    Across the street from 207 E. Jones Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

.05%

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

Sandy Loam

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

No

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

14,000 cubic yards of cut. 9,000 cubic yards of fill. Cut & fill will be accomplished by using existing materials.

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

No

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

25%

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

Standard prudent construction practices. Impact should be minimal as the site is flat.

2. Air

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

Construction equipment during construction. Normal auto emissions by residence owners.

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

No

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

None

3. **Water**

a. Surface:

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

No

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

No

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

N/A

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

No

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

No

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

No

b. Ground:

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

No

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

applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

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

Stormwater will be the only runoff from the site.

A drainage study has been prepared for the site and is included with this application. The study includes a discussion of existing and developed conditions; upstream and downstream analysis; and additional details regarding the design of stormwater management system.

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

No

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

Infiltration system will be employed.

4. **Plants**

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

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

__X__ grass

__X__ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

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

Grasses and pasture

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

None

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

Normal residential plantings will occur.

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

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

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

N/A

6. **Energy and natural resources**

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

General heating will be by gas and or electric.

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

No

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

Standard energy codes will be met as required by the Sedro-Woolley building codes.

7. **Environmental health**

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

No

1) Describe special emergency services that might be required.

None

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

None know to exist.

b. Noise

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

Construction equipment during construction of the plat amenities and future home construction.

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

Normal construction activity noises from construction equipment.

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

Activity will occur normally between 7:00am and 6:00pm.

8. **Land and shoreline use**

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

Single family residence. One industrial user across the street from the project entrance.

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

Yes, pasture land only for the past 25 years – Approximately.

c. Describe any structures on the site.

None

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

No

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

R-5

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

R-5

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

N/A

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

No

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

Sedro-Woolley uses a factor of 2.7 people per household for single family houses in the County. Based on this factor, the proposed 63 lots could be expected to house 170 people.

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

None

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

None

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

Home construction will meet or exceed the quality of homes that generally exist in the area.

9. **Housing**

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

63 middle income homes

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

None

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

None

10. **Aesthetics**

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

25 Feet.

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

None

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

None

11. **Light and glare**

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

None

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

No

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

None

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

N/A

12. **Recreation**

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

City parks and play fields.

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

No

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

The plat includes a green belt play area for residents.

13. **Historic and cultural preservation**

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

No

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

None

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

N/A

14. **Transportation**

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

Jones road to F & S grade road to state route 20.

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

No. Approximately 1 mile away at Food Pavilion store.

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

Lots are sufficient to provide off street parking. Streets will provide 38 feet of paving. No parking spaces are being eliminated.

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

Approximately 2600 linear feet of new streets will be constructed within the project.

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

No

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

	Trip Generation		
	AM Peak Hour	**PM Peak Hour**	**Average Daily Trips**
Trips In	12	41	
Trips Out	34	23	
Total Trips	47	64	602

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

None

15. **Public services**

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

Yes, those normally associated with a residential development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees in place will be paid by home builders.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary sewer will be constructed from Jones road and Garden of Eden road to the entrance of the project. Approximately 800 linear feet.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency ~~is relying on them~~ to make its decision.

Signature: .....

Date Submitted: .....

EXHIBIT E

Notice of Application & Mitigated Determination of Non-significance Preliminary Plat of Jones Estate

Project Description: Preliminary Plat of Jones Estate. Approximately 17.87 acres zoned Residential 5 (R-5). The Applicant is proposing to divide the property into 63 residential lots. The application does not include any requests for variances.

Project Location: The property is identified by Assessor's parcel number P37229. The complete application file, including legal description is on file and available for review at the Planning Department located at 720 Murdock Street.

Project Applicant: Jones Estate LLC. Contact person(s): Corey Zembruski (360) 416-4999 and Virginia Blackburn (360) 540-7368.

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

1. Comply with the 2001 Department of Ecology Stormwater Manual as adopted by the City of Sedro-Woolley;
2. Impact and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
3. Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
4. Locate fire hydrants every 350 ft and provide adequate fire flow as approved by the Fire Chief;
5. Contribute voluntary police impact fees of $202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
6. Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
7. Coordinate placement of mailboxes as required with Postmaster;
8. Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
9. Provide a Residential Play Area of approximately 3,700 sq. ft. pursuant to SWMC 17.38.10;
10. Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Commission;
11. Provide landscape plans demonstrating compliance with SWMC 17.50.040(A), twenty percent (20%) landscaping required and SWMC 17.50.050, street frontage requirements;
12. Provide 60 ft. ROW extension to parcel P36379 pursuant to SWMC 16.08.052 and as approved by the City Engineer;

13. Provide a 10 ft. ROW along Birch Lane frontage pursuant to SWMC 16.08.052 and as approved by the City Engineer;
14. Provide a 25ft ROW along East Jones Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
15. Obtain and comply with conditions of a NPDES Stormwater general permit from the Department of Ecology as may be required;
16. Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
17. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
18. Comply with Northwest Air Pollution Authority Requirements during construction activities.
19. Comply with SWMC 17.65, Natural Resources and Sensitive Areas; and
20. Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and Sedro-Woolley Comprehensive Plan.

Required Permits: Fill and Grade; Right-of-Way; Access; and Building Permits.

Required Studies: Stormwater Analysis & Design Report, Traffic Impact Analysis Report,

Existing Environmental Documents: SEPA checklist, Wetlands Reconnaissance, Critical Areas Checklist

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

Development regulations used for project review/mitigation: SWMC 16.08 Subdivisions; SWMC 17.12 Residential 7; SWMC 17.65 Critical Areas; SWMC 2.88 Environmental Policy; SWMC 2.90 Consolidated Planning Procedures; SWMC 15.40 Public Works Construction Standards; Sedro-Woolley Public Works Design Standards; Sedro-Woolley Comprehensive Plan.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from date of issue. Comments must be submitted by **Friday March 17, 2006** Written or electronic comments may be submitted to Planning Director, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284.

Written appeals of this threshold determination must be received by the SEPA Responsible Official at the above address no later than 5:00 p.m. Friday, March 22, 2006 and must be accompanied by a $200 Appeal Fee. The appeal must follow the procedure established in Sedro-Woolley Municipal Code Section 2.88.170. The rule may be viewed at the following link: *http://search.mrsc.org/nxt/gateway.dll/sdrwmc?f=templates&fn=sdrwpage.htm$vid=municodes:*

SedroWoolley or call the City of Sedro-Woolley Planning Department at 360-855-0771 to obtain a copy.

Responsible Official: Allen Rozema, Planning Director

Address: 720 Murdock Street, Sedro-Woolley, WA. 98284

Date of Issue: March 3, 2006

Date of publication: Published in Courier Times on Wednesday, March 8, 2006

Signature: _____
Planning Director

March 15, 2006

EXHIBIT F

City of Sedro Woolley
720 Murdock St.
Sedro-Woolley, WA 98284

Attn: Allen Rozema, Planning Director

Dear Sir:

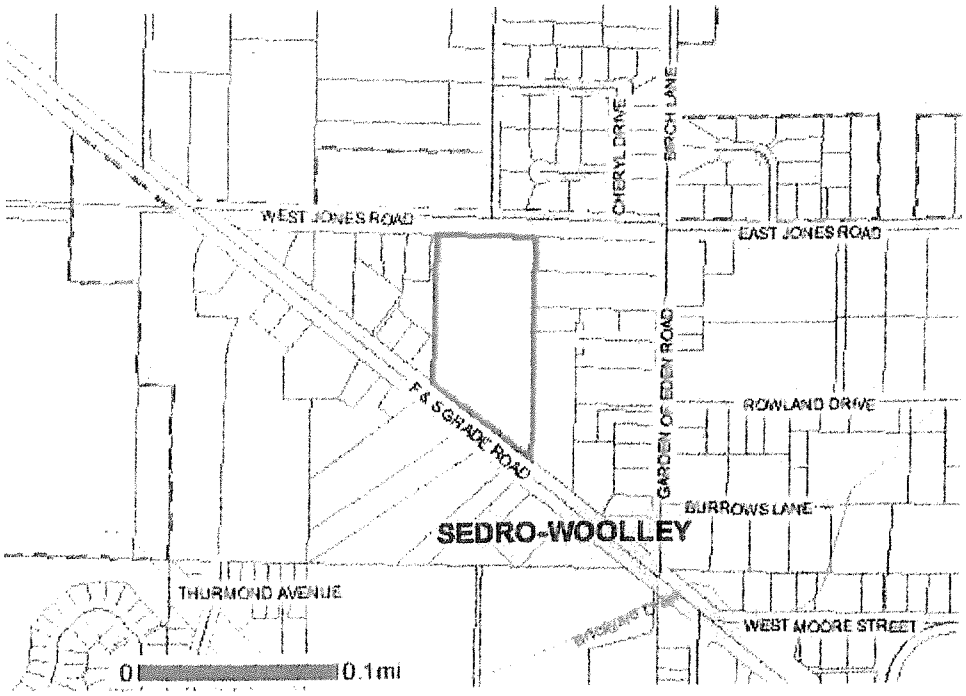
We are in receipt of your Notice of Application & Mitigated Determination of Non-significance Preliminary Plat of Jones Estate, Assessor's Parcel Number P37229. Upon looking at the Assessor's website for this parcel number, we find the site address for this parcel to be 606 F & S Grade Rd, Sedro-Woolley, WA 98284 which is not the location mentioned in your notice for the Jones Estate of 17.87 acres. A copy of this website information is attached for your review.

Further, we have lived at our residence at 23151 E. Jones Rd., Sedro-Woolley for approximately 15 years and take exception to this development being put in our area. IF this development is to proceed, we request that a buffer such as a tall fence be placed between our property and this development. We have discussed this with our neighbors and they wish to have the same thing done for their property.

Sincerely,

Jack Bates

Jack N. Bates
23151 E. Jones Rd.
Sedro-Woolley, WA 98284
(360) 856-0292


CHERYL DRIVE
BIRCH LANE
WEST JONES ROAD
EAST JONES ROAD
GARDEN OF EDEN ROAD
ROWLAND DRIVE
F & S GRADE ROAD
BURROWS LANE
SEDRO-WOOLLEY
THURMOND AVENUE
WEST MOORE STREET
0
0.1mi

NOTICE OF PUBLIC HEARING

Tuesday, June 19, 2006 – field trip at 6:00 PM and regular hearing at 7:00PM

Sedro-Woolley Municipal Courtroom
220 Woodworth Street, Sedro-Woolley, WA 98284

EXHIBIT G

Application: Subdivision #05-SD-2

Applicant Jones Estates LLC., PO Box 789, Burlington, WA 98233: Contact person: Cory Zembruski (360) 319-3674.

Address: The property is located on 17.87 acres on the north side of East Jones Road, east of Birch Lane.

Assessors Parcel Number(s): P36480

Request: The applicant wishes to subdivide approximately 17.87 acres zoned Residential 5 (R-5). The Applicant is proposing to divide the property into sixty-three (63) single family residential lots with a 21,546 square foot park/play area. The application does not include any requests for variances.

Project Approvals Required: Clear & Grade Permit, Access Permit, ROW Permit and Building Permits.

Reports Required or Requested: Stormwater Design Report

Environmental Documents: SEPA MDNS, SEPA Checklist, wetlands reconnaissance

Public Comment Period: Interested persons may comment on the application, receive notice, and participate in any hearings, request a copy of the decision, and appeal the decision. Written or oral testimony may be submitted to: John Coleman, Associate Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284 (Phone: (360) 855-0771), **until 4:30 of the date of the public hearing**.

Public Hearing: The Sedro-Woolley Planning Commission will hold a two part public hearing on the Preliminary Plat application on **Tuesday, June 19th, 2007**. The Planning Commission will be conducting a field trip to the proposed Jones Estates subdivision at **6:00 PM**; the public is welcome to attend the field trip. The Planning Commission members will meet at City Hall at 6:00 PM, travel by car to the project site and return to City Hall by 7:00 PM. Public transportation will not be provided. At **7:00 PM** the Planning Commission will reconvene and hold a public hearing on the Preliminary Plat application at the Sedro-Woolley Municipal Courtroom, 220 Woodworth Street.

Date of Application: December 2, 2005

Date of Notice of Completion: March 2, 2006

Notice Published: Wednesday, June 6, 2007

APPLE LANE
EAST APPLE LANE
SHORT PLAT PL00-0157
SHORT PLAT 93-006
SHORT PLAT 80-76
SHORT PLAT 70-30
WELLINGTON WAY
LEXINGTON AVENUE
LEXINGTON PLACE
CAMBRIDGE STREET
TRACT A
RESIDENTIAL PLAY AREA
21546 s.f.
TRACT B
COMMON AREA
1707 s.f.
PLAT OF GARDEN TERRACE
GARDEN TERRACE LANE
SHORT PLAT 80-74
BIRCH LANE
S00°29'49"W 2637.53'
1318.76'
S00°15'17"W 1285.76'
10' OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO CITY
25' OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO CITY
FOUND 2" IRON PIPE WITH PLUG AND TACK IN CASE & COVER.
EAST JONES ROAD
S89°33'18"E 2630.53'
1315.26'
GARDEN OF EDEN RD
Vicinity Sketch
(NO SCALE)
SUBJECT PROPERTY
BIRCH LANE
GARDEN OF EDEN ROAD
EAST JONES ROAD
SAPP ROAD
STATE ROUTE 20

Attn: John Coleman
Written Testimony concerning Jones Estate Platt Subdivision #05-SD-2

EXHIBIT H

June 18, 2007

We would like to request that the developer install a screening fence along the north property line, this issue has came up several times in the past and we have been promised that a screening fence would be installed at time of development of this property.

We would like to request that the contractor's refraine from starting any work prior to 8:00am.

We would like to request that the contractor's follow sections 550 of the Northwest Clean Air regulations as there is a residence within approx 150 feet (which is the way the prevailing wind blows) that has a medical issue and is under doctor's care for acute asthma. This condition is greatly enhanced by excessive dust.

Rick & Debbie Mumford

Rick and Debbie Mumford
8809 Birch Lane
Sedro-Woolley, WA 98284
360-421-1087

RECEIVED
JUN 19 2007
BY: _____

NOTICE OF PUBLIC HEARING

Tuesday, June 19, 2006 – field trip at 6:00 PM and regular hearing at 7:00PM

Sedro-Woolley Municipal Courtroom
220 Woodworth Street, Sedro-Woolley, WA 98284

Application: Subdivision #05-SD-2

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Assessors Parcel Number(s): P36480

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Reports Required or Requested: Stormwater Design Report

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Notice Published: Wednesday, June 6, 2007

northwest Clean Air agency | *Serving Island, Skagit and Whatcom Counties*

Home
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Public Notices
Forms / Regulations
Above & Beyond
Resources
Contact

Regulations

The Regulation Sections below detail all NWCAA procedures. Click on the Sections below to view listings of the subsections. Call our office if you would like to order a hard copy of the Regulation. Hard copies cost $25.00 and include two years of updates. Also, a link to a downloadable PDF version of the NWCAA Regulation is available under "Additional Resources" on the right.

- SECTION 100: GENERAL PROVISIONS
- SECTION 200: DEFINITIONS
- SECTION 300: CONTROL PROCEDURES
- SECTION 400: STANDARDS
- SECTION 502-550: REGULATED ACTIVITIES AND PROHIBITIONS
  - 502 Outdoor Burning
  - 504 Agricultural Burning
  - 506 Solid Fuel Burning Device Standards
  - 510 Incinerator Burning
  - 511 Refuse Burning - Time Restriction
  - 520 Sulfur Compounds in Fuel
  - 530 General Nuisance
  - 535 Odor Control Measures
  - 540 Emission of Air Contaminant: Concealment and Masking
  - 550 Preventing Particulate Matter from Becoming Airborne
- SECTION 560-590: REGULATED ACTIVITIES AND PROHIBITIONS
- SECTION 600: OBJECTIVES AND PLANNING CRITERIA
- APPENDICES

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ADDITION

- Downloac Regulatio

State and F Regulations

- Washingt Act of 19
- Washingt Quality R (Chapter
- Federal A Regulatio through 6

Regulations:

Northwest Clean Air Agency

550.1 It shall be unlawful for any person or operation to cause or permit material to be handled, transported, or stored with out using reasonably available control technology to prevent the release of fugitive particulate matter to the ambient air.

550.3 It shall be unlawful for any person to cause or permit the release of fugitive particulate matter to the ambient air from public, or private lots, roadways or open areas with out using reasonably available control technology.

550.4 It shall be unlawful for any person to cause or permit the emissions of particulate matter which becomes deposited upon the property of other in sufficient quantities and of such characteristics and duration as is, or likely to be injurious to human health, plant or animal like, or property, or which unreasonbly interferes with the enjoyment of like and property.

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 855-1661
Fax (360) 855-0707

Eron M. Berg
City Supervisor/City Attorney

CITY COUNCIL AGENDA
REGULAR MEETING

JUL 11 2007

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 8

MEMO TO: City Council
RE: City Insurance
FROM: Eron Berg
DATE: July 11, 2007

ISSUE: This is a follow-up from discussions had with the Council's insurance committee. Under our agreement with CIAW (the City's current insurance company) we are required to provide one year's notice of termination. During this year, the City is free to compare plans and make a final decision regarding its insurance coverage. At this point, I am not recommending that the Council make a final decision on coverage beginning September 1, 2008, only that we provide notice so we are free to select the best program for the City without further delay.

REQUEST FOR ACTION:

1. Motion to approve the attached resolution authorizing the City Supervisor to send a notice of termination to CIAW.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY AUTHORIZING THE CITY SUPERVISOR TO SEND A NOTICE OF WITHDRAWAL OF MEMBERSHIP TO CIAW

WHEREAS, the City is currently reviewing its insurance needs and comparing services provided by different options, and

WHEREAS, under the current agreement with CIAW, the City is required to give one year's notice of termination and the coverage year runs from September 1 to August 30;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sedro-Woolley that the City Supervisor is authorized to send a letter providing CIAW with notice that the City intends to withdraw its membership from the insurance pool with the last day of coverage being August 30, 2008.

PASSED by the City Council of the City of Sedro-Woolley, Washington, and approved by its Mayor at a regular meeting of said Council held on the _____ day of July, 2007.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to form:

_____
City Attorney