Next Ord: 1619-08
Next Res: 770-08

VISION STATEMENT

SEDRO-WOOLLEY IS A FRIENDLY CITY THAT IS CHARACTERIZED BY CITY GOVERNMENT AND CITIZENS WORKING TOGETHER TO ACHIEVE A PROSPEROUS, VIBRANT AND SAFE COMMUNITY

MISSION STATEMENT

TO PROVIDE SERVICES AND OPPORTUNITIES WHICH CREATE A COMMUNITY WHERE PEOPLE CHOOSE TO LIVE, WORK AND PLAY

CITY COUNCIL AGENDA

August 27, 2008
7:00 PM
Sedro-Woolley Municipal Building
Council Chambers
325 Metcalf 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 #64239 to #64368 in the amount of $3,843,868.40
      - Payroll Warrants #43208 to #43316 in the amount of $180,037.64
   c. Street Closure Request - Founders Day - Sept. 13 & 14, 2008
   d. Professional Service Agreement - IT Support
   e. Possible Bid Award - 2008 Sanitary Sewer CIPP Project

4. Proclamation - Constitution Week - Sept. 17-23, 2008
5. Public Comment (Please limit your comments to 3-5 minutes)

NEW BUSINESS

6. Resolution - Plat of Rene Estates, a 15-lot subdivision (*action requested)*
   Granting preliminary approval and authorizing the Mayor and his designee(s) to sign all preliminary approval documents
7. Resolution - Plat of Donovan Place, a 6-lot subdivision (*action requested)*
   Granting preliminary approval and authorizing the Mayor and his designee(s) to sign all preliminary approval documents
8. Resolution - Plat of Zoey's Place, an 8-lot subdivision *(action requested)*
   Granting preliminary approval and authorizing the Mayor and his designee(s) to sign all preliminary approval documents
9. City Hall Update - Resolution & Ordinance for final acceptance & GO Bond *(action requested)*
   Adopting a resolution accepting the addition to the Sedro-Woolley Municipal Building (City Hall) as complete and Ordinance 1619-08 for GO Bond (USDA)

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

EXECUTIVE SESSION/YES

DATE: August 27, 2008

TO: Mayor Anderson and City Council

FROM: Patsy Nelson, Finance Director

SUBJECT: 1) CALL TO ORDER; 2) PLEDGE OF ALLEGIANCE; 3) CONSENT CALENDAR

1. CALL TO ORDER - The Mayor will call the August 27, 2008 Regular Meeting to Order. The Finance Director 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
August 13, 2008 – 7:00 P.M. – City Hall Council Chambers

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, Pat Colgan, Hugh Galbraith, Rick Lemley and Dennis London. Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Engineer Freiberger, Planner Moore, Police Chief Wood and Fire Chief Klinger.

Mayor Anderson added a request for a street closure by the Chamber of Commerce for the 2nd Annual Sample of Sedro-Woolley to be held at Hammer Heritage Square on August 25th from 3-9 P.M. They are requesting to close Metcalf Street from Ferry to Eastern. The Item will be added as Item F.

Consent Calendar

- Minutes from Previous Meeting (including August 5, 2008 Worksession)
- Finance
  - Claim Vouchers #64098 to #64238 in the amount of $291,317.76
  - Payroll Warrants #43101 to #43207 in the amount of $245,953.59
- Consultant Agreement with H.W. Lochner
- Bid Award – Police Truck
- Interlocal Agreement – City of Mount Vernon for Use of Garbage Trucks
- Street Closure Request – Chamber of Commerce – Sampling of Sedro-Woolley *(added)*

Councilmember Galbraith moved to accept the consent calendar Items A through F. Seconded by Councilmember Splane. Motion carried (7-0).

Public Comment

Upon opening the Public Comment period Mayor Anderson commented on the open mike policy at City Council meetings and noted for the record that the City has never disallowed anyone the opportunity to speak.

Annie Janicki – requested the City Council to not be intimidated by Deluxe. She referred to a letter received by the City with the threat of a law suit and noted that we shouldn't have to have something that we don't want just because of a threat of a lawsuit. She requested Council to pass a motion with the bottom line being to not place a facility as proposed across the street from the High School. She plead for the Council to align

themselves with the citizens of Sedro-Woolley and not be threatened by a lawsuit. She spoke of the County's willingness to help the City should there be a suit and pledged to stay put until a decision was made. Janicki's comments were met with a large round of applause from the audience.

Shelley Carroll Burgett – 415 Warner St., urged the Council to take the settlement offered and stated she would rather see her tax dollars spent fighting a lawsuit against a recycle center instead of living daily with the center next to the High School and believes it to be bad for economic development in the future. Burgett spoke of the proud heritage in Sedro-Woolley and her desire to continue to be proud of living in Sedro-Woolley. She addressed the process which she thought should have included a conditional use permit and examination of the whole waste management plan within the county. She noted she believes there to be a place for a recycle center however, it would be more compatible elsewhere and other economic entities would be better suited for the site.

Thelma Turillio – 939 Wicker Rd., thanked Annie Janicki for her efforts and civic interest in Sedro-Woolley. She stated that Sedro-Woolley is just beginning to bloom and encouraged the Council to consider the future of Sedro-Woolley with tourism. She encouraged everyone to think what the facility would do to the town long term and spoke of the dangers that come with industrial entities. Turillio encouraged everyone with the heart for it to pray for the City and community.

Steve McCartt – 815 Evans Dr., addressed the Council stating he is a teacher at the High School which neighbors the site and questioned the reasoning and representation of the Council to the wishes of the citizens. McCartt stated he believed himself to be a knowledgeable person with what is going on in the community and was surprised by how the process was a done deal before the community was made aware of the plan. He stated he agreed with Janicki and others and would rather give tax dollars to fight any lawsuit rather than see his tax dollars help build the facility.

Joe Toussaint – 831 Greenstreet Blvd. addressed the Council in agreement with previous people who have spoke and noted that the dump at the Ovenell Road is not a good thing and believes it to be a mistake to place it near a high school. Toussaint discussed the need for economic prosperity and the need to work on attracting clean businesses. He encouraged Council to do the right thing and start making some changes. Toussaint emphasized he wants to see action by Council that makes serious sense and considers the tax paying citizens, by waking up and making the right decisions.

Spud Walley – 827 Warner St., former Councilmember and Mayor addressed the Council and noted when he first became a Councilmember the first lesson he learned was to poll the people within his ward and vote with the majority. He encouraged the Council to look in mirror and ask "do I really want to have a garbage facility in Sedro-Woolley across from the High School". Walley stated if the answer is "yes" then they shouldn't be on the Council.

Marsha Bilman – 535 Warner St., a resident of Sedro-Woolley for one year having moved from Concrete noted she was taken aback with the plans and felt there had been no information put out before the public. She spoke of the trucks and potential odors of this type of facility. Bilman also spoke of empty buildings and the need for new business but cautioned that new businesses will not want to locate here if there is a dump. She encouraged the Council to take the settlement.

John Janicki – 13563 Teak Lane, Clear Lake, addressed the Council and noted the pickle they are in with the zoning laws and process. He noted there might have been mistakes made but advised the Council that the community will back them if the right decision is made.

Susie Williams – 1058 Wedmore Pl., speaking as a resident and a Planning Commission member noted that no discussion that she was aware of was held at the Planning Commission level to date. She stated she has been careful to stay neutral on the issue in case it did come before the Planning Commission. Williams requested should the proposal be deemed to be fair to everyone involved that Council accept the offer. She noted she has no objections to a transfer station but believes the proposal to be in the wrong location and the other reason she would like to see the proposal accepted is because the citizens feel betrayed by the issue and by the Council, Mayor and Administration. Williams thanked Annie Janicki for her efforts and would like to see the healing of the community start.

Al Doorn – a resident of Railroad Ave for 60 years and spoke of a long history in the town. He stated the town has been very good to him and he has the opportunity to serve the City serving on both the City Council and Planning Commission and realizes the difficult decision the Council has to make. Doorn spoke of the days of driving on many gravel roads and potholes in City streets due to lack of funds and stated he was willing to do so again if there is no money for repairs but, he is not willing to have his children, grandchildren and great-grandchildren grow up in a town known as the garbage city. He encouraged the Council to take the settlement and do the right thing.

Bonnie Lang – 14370 Channel Dr., LaConner, a former resident of Sedro-Woolley with grandchildren in the school district stated she was mortified upon hearing of the plan to place a garbage facility next to the high school and urged the Council not to go through with the plans and to take the settlement.

Beverly Edwards – 536 Jameson St., speaking as a concerned citizen and home owner in Sedro-Woolley stated she is against Deluxe Recycling and Disposal within the City limits. She also noted concerns for the environmental impacts on the community and the Sedro-Woolley High School, foul odors, fumes, noise, rodents, increased truck traffic and decreased property values if Deluxe comes into the City. Edwards encouraged the Council to take the settlement and thanked the efforts of Annie Janicki.

Carol Bossart – 1316 Broad St., Mt. Vernon, stated she has been following along in the paper and was appalled that consideration would be given to Deluxe to be located near

the high school. She believes it to be demoralizing to the students for a facility to be located at the location chosen. She spoke of a trend of issues being decided with no public input and addressed the upcoming fluoride issue that is also in the news and will be forced upon the public. Bossart spoke on the issue of fluoridation and addressed the process of sustainable development which is a program to confuse people. She urged the Council not to go through with process.

Jim Kallio – 10110 Collins Road, addressed the Council speaking on behalf of the Board of Directors of Sedro-Woolley School District. He re-emphasized the board position and concerns. Kallio stated they have no concerns with the City, Deluxe Recycling or the concept of the project. Their main concern is the location. Kallio addressed a letter sent to Mayor Anderson which stated the Board's position and concerns. He noted they have 1200 students and staff at the high school and have concerns of an impact with noise and environmental issues with students 2 blocks away. He commented at the time of permit process these concerns were stated by the school and noted the school boards obligation to a good learning environment for the public. He noted they know that someday there will be something there but requested it be more compatible with the school environment.

Mayor Anderson addressed his response to Kallio's letter and the possible conflict with industrial properties located near schools. He questioned Kallio would the School Board be willing to sit down and review the properties for acceptable uses and possible rezoning of the properties if necessary.

Discussion ensued to include maintaining communication, needed tax base, compatibility and safety.

David Santana – 710 Ball St., a transplant from California spoke of living in Anderson, California and their use of co-generation plants within that town. He suggested the possibility of incorporating the proposed plan with another facility that would use it as a co-generation plant.

Dale Thompson – 1400 E. Jameson St., a lifelong community member, former school board member and hospital board member questioned what the ramifications would be should the agreement be signed and what are the ramification should it be continued on the course now.

Attorney Berg stated should Council not accept the settlement offer the case would continue along the present course with a judicial decision held at the Skagit County Courthouse, with a Snohomish judge presiding which is currently scheduled for October 10 at 1:00 P.M. Berg stated the issue at stake is the State Environmental Policy Act (SEPA). It is not an appeal of a City building permit, County Health Department permit or garbage site designation. None of those permits have been issued nor have any of those things have occurred. The only decision that has been made is the administrative decision regarding the applicability of SEPA and that is what is currently under appeal. Ramifications to the City if it proceeds to hearing and the Janicki appeal prevails there is no liability to the City. The applicant and developer will then have to deal with the

consequences of the court decision. The ramifications to the City if the settlement is taken and the Deluxe threats are followed upon are financial to the City as an entity, and to the individual decision makers and their wives.

Annie Janicki – spoke out against trying to let it ride and go on to the court due to the financial impact to both her as an individual and to the City. She noted it will cost thousands of dollars more and wants to stop all the court proceedings because Deluxe will appeal. Janicki requested the Council to make a motion and vote and be done with it.

Douglas Wilson – 802 A Rita St., noted his children have gone to school in Sedro-Woolley. He expressed concern of the disruption in learning due to the constant traffic and noise, especially with children with short attention spans. He encouraged Council to vote for it tonight.

Bill Stendal – 1035 Fidalgo Dr. Burlington, spoke of his deep roots to Sedro-Woolley having been a former school teacher and Mayor of Sedro-Woolley. He spoke of the important decision the Council has to make and emphasized that Council will have the support of the people and encouraged them to vote for the settlement.

PUBLIC HEARING

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Secret Harbor

City Supervisor/Attorney Berg reviewed background information. He noted a public hearing was held before a hearing examiner and a decision was made denying Secret Harbor's application. Following the decision Secret Harbor, through their attorney, provided new information regarding the proposed occupants at the facility which allows for protections under the law as "handicapped" as determined by law. Based on information provided, all of their residents fall under description as outlined by law. Berg cited court cases and decisions regarding the Washington State Housing Act and noted the City could not require special use permit. As a consequence of that opinion and the issues raised, staff is proposing a settlement agreement with Secret Harbor. Berg reviewed the agreement and recommended approval.

Councilmember Galbraith stated for the record that he had worked with Secret Harbor Schools, but has not had any contact in the past four years.

Councilmember Meamber also stated for the record that he knows one of the supervisors but has not had any contact with them in the last year or so.

Councilmember Requa moved to authorize the Mayor to sign the attached settlement agreement with Secret Harbor. Seconded by Councilmember London. Motion carried. (7-0).

Mayor Anderson stated earlier this evening an Executive Session was held to discuss litigation with Councilmember Requa absent from the session. Another session will be held following the remainder of the business which will be on litigation and personnel with possible action to follow.

Interlocal Agreement – Skagit PUD

City Supervisor/Attorney Berg reviewed background information on a proposed interlocal agreement with Skagit County PUD in conjunction with the Township project. He noted several instances of conflicts with the PUD water line and a City sewer line. It is believed to be more cost effective for the City's contractor to do the work with PUD reimbursing the City. Berg noted the proposed interlocal agreement will accomplish that and recommended approval with the final form to be approved by City Attorney at a later date due to the fact that the PUD Commissioners have not yet voted on the interlocal. The intent of the agreement will not be modified but some possible wording changes may be needed.

Councilmember Colgan moved to authorize the Mayor to sign the attached interlocal agreement with Skagit PUD 1 for construction work on the Township Sewer project in a final form as approved by the City Attorney. Seconded by Councilmember Requa.

Councilmember Meamber questioned the costs for asphalt. Engineer Freiberger stated the asphalt removal and replacement is included as part of the project so there is no proposal for PUD to share in the cost of asphalting. The final version will have traffic control, gravel base and other incidental costs. Those figures can be provided in final form. Motion carried (7-0).

Engineer Freiberger discussed plans for removal of the railroad hump on Township Street and Polte Road as part of the project. He also announced that there have been some press releases issued and more will follow as the project proceeds. Traffic control updates are also published on City website.

Ordinance – Sewer Subdivision Moratorium

City Supervisor/Attorney Berg reviewed background information on the proposed ordinance to reduce the duration of the existing sewer moratorium. He noted there are four sewer projects pending that will eliminate need for the moratorium. Staff recommendation is to adopt the ordinance with a revised date to end the moratorium ending September 30, 2008 in order to be cautious with the project timelines.

Councilmember Lemley moved to adopt Ordinance 1618-08 An Ordinance of the City of Sedro-Woolley Ending a Moratorium on Subdivision in Certain Areas Served by the Township Street and Metcalf Street Sewer Mains with the correction on Section 1 to September 30, 2008. Seconded by Councilmember Meamber. Motion carried (7-0).

Insurance Request for Proposals

City Supervisor/Attorney Berg reported that Finance Director Nelson, Councilmember Galbraith and he were the committee that reviewed the RFP's for insurance coverage. This was a follow-up as a result of the notice of cancellation authorized last year to our current carrier. They had reviewed the RFP's received and recommend to authorize the Finance Director to continue with CIWA with letter of a one year extension without the assistance of a broker and to authorize the City Attorney to give CIAW a 1 year notice of cancellation.

Councilmember Galbraith moved to have the Finance Director stay with CIAW for 1 year without a broker for the policy year of 2008/2009 and to have the City Attorney give a 1 year notice to leave the pool. Councilmember Requa seconded. Motion carried (7-0).

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Police Chief Wood – announced the addition of a new Police Officer who will start September 15th. He also stated that Officer Sorsdal has completed her FTO training.

Fire Chief Klinger – announced some upcoming training in the downtown area utilizing some of the buildings. He noted Janicki's have been kind enough to allow the use of the old City Hall building for this training.

Engineer Frieberger – reviewed the public works project report. He noted the Metcalf Street project has encountered some difficulties but should be back on track by tomorrow night and stated they have alternate plans in place for detours for the morning traffic should it be necessary. Communication continues with the downtown businesses and the contractor intends to get done as quickly as possible. Freiberger also gave an update on the Township sewer project which will start August 18th with traffic control and detours in place. He announced the approval of the concept design for the roundabout at F&S/ Skagit plant which means that DOT has given their permission to proceed with the design. Current plans are to have the project designed and bid this year with the construction to be in 2009. There will be public information meetings to follow. He also reported on a grant request to TIB for the intersection of Hwy 9 and Jameson St. as well as current negotiations by Solid Waste Foreman Leo Jacobs with the Department of Ecology for additional grants to expand the food waste recycling program.

Finance Director Nelson – announced the State Auditors have been on site and held their entrance conference. Each Councilmember will be receiving a copy of the report. Nelson noted their focus this year will be the Utility Billing process and they will be

issuing three reports 1) Financial; 2) Accountability; and 3) Federal Single Audit report, which comes as a result of the USDA loan for City Hall, upon completion of the audit. They will be conducting an exit conference at end of audit which will be sometime at the end of August or first part of September. Nelson also shared some pictures supplied by Sedro-Woolley Librarian Debra Peterson of several of the summer reading program events.

Mayor Anderson noted he was at the closing program for the summer reading program and was pleasantly surprised that there were over 6,000 books checked out during the summer by the children of Sedro-Woolley.

Councilmember London – welcomed the citizens to City Hall.

Councilmember Lemley – noted the street impact around his neighborhood with the construction hasn't been too bad but is glad to see it coming to an end. He also announced upcoming activities with the Founders Day celebration scheduled for September 13th and 14th.

Councilmember Galbraith – noted the presence of the Police is helping to slow traffic on Hwy 9. He also noted he has received comments concerning the City owned property near Janicki Cove in need of clean up.

City Supervisor/Attorney Berg noted the Parks department has been doing clean up in that area and it is looking better. More work will be planned and budgeted for in the 2009 budget year.

Councilmember Cogan – questioned the status on the new Parks building.

City Supervisor/Attorney Berg reported that substantial completion will be reached within a week with move in within a month. He noted site prep work will be taking place and announced the Lions Club will be painting shelter to match the new building. Berg commented that he is seeing more use of the Park with the addition of the facility. He also discussed the progress of the Police Evidence building with punch list items continuing to be addressed.

Councilmember Requa – reported on the Rotary funding of the Bark Park and noted that due to the painting of the Senior Center the board has decided funding request for the Bark Park needed to go back through process for the fencing and a work party. Requa noted that it has been approved for the funding but club members are currently tapped out on work parties and therefore at this time cannot commit to any work parties.

Kathy O'Hanlon – questioned any mechanisms for work parties for the Bark Park.

Councilmember London – questioned the progress on park at post office.

City Supervisor/Attorney Berg noted after the survey work was completed the Post Office representative was no longer interested in donating the property to the City and he is currently working to get reimbursed for the survey costs.

EXECUTIVE SESSION

The meeting adjourned to Executive Session for the purpose of litigation and personnel at 8:34 P.M for approximately 45 minutes with a possible decision.

The meeting reconvened at 9:20 P.M.

Councilmember London moved to authorize the Mayor to enter into negotiations with a MOU with the Public Safety Guild to hire part-time firemen. Seconded by Councilmember Splane. Motion carried (7-0).

Mayor Anderson announced that Councilmember Requa requesed himself during Executive Session due to a conflict of interest and left the meeting at 8:45 P.M.

Mayor Anderson announced the City is open to a settlement with all parties and the LUPA process will continue as our code directs and tomorrow staff will release a press release with details.

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

The meeting adjourned at 9:20 P.M.

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

CITY OF SEDRO-WOOLLEY
GATEWAY TO THE NORTH CASCADES

DATE: August 27, 2008

TO: Mayor Anderson and City Council

FROM: Patsy Nelson, Finance Director

SUBJECT: FINANCE - VOUCHERS

Attached you will find the Claim Vouchers proposed for payment for the period ending August 27, 2008.

Motion to approve Claim Vouchers #64239 to #64368 in the amount of $3,843,868.40.

Motion to approve Payroll Warrants #43208 to #43316 in the amount of $180,037.64.

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

08/27/2008 (Printed 08/22/2008 11:22)

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64239	SKAGIT COUNTY AUDITOR	MISC-FILING FEES/LIEN EXP	SWR	1,199.00
		MISC-FILING FEES/LIEN EXP	SAN	1,451.00
		WARRANT TOTAL		2,650.00
64240	SKAGIT COUNTY AUDITOR	MISC-FILING FEES/LIEN EXP	SAN	84.00
		WARRANT TOTAL		84.00
64241	ALPINE PRODUCTS INC	REPAIR/MAINT-STREETS	ST	606.57
		WARRANT TOTAL		606.57
64242	ALPINE FIRE & SAFETY	OPERATING SUPPLIES	FD	66.46
		WARRANT TOTAL		66.46
64243	APPLIED INDUSTRIAL TECH	MAINT OF GENERAL EQUIP	SWR	123.96
		WARRANT TOTAL		123.96
64244	ARAMARK UNIFORM SERVICES	LAUNDRY	CS	39.31
		LAUNDRY	PK	64.71
		MISC-LAUNDRY	CEM	23.54
		MISC-LAUNDRY	ST	22.90
		MISC-LAUNDRY	ST	26.84
		MISC-LAUNDRY	ST	22.90
		LAUNDRY	SWR	45.50
		LAUNDRY	SWR	25.79
		WARRANT TOTAL		271.49
64245	A.S.A.P. SIGN & DESIGN	REPAIRS/MAINT-EQUIP	FD	172.80
		WARRANT TOTAL		172.80
64246	ASSOCIATION OF WA CITIES	RETIRED MEDICAL	PD	8,756.20
		WARRANT TOTAL		8,756.20
64247	ASSOC PETROLEUM PRODUCTS	AUTO FUEL/DIESEL	ST	313.23
		AUTO FUEL/DIESEL	ST	112.06
		AUTO FUEL/DIESEL	ST	570.41
		AUTO FUEL/DIESEL	SWR	498.85
		AUTO FUEL/DIESEL	SWR	427.83
		AUTO FUEL/DIESEL	SWR	448.26
		AUTO FUEL/DIESEL	SAN	261.79
		AUTO FUEL/DIESEL	SAN	2,361.43
		AUTO FUEL/DIESEL	SAN	1,988.57
		WARRANT TOTAL		6,982.43
64248	BANK OF AMERICA	CONSTRUCTION	CH	547.40
		MISC-DUES/SUBSCRIPTIONS	SWR	69.00
		WARRANT TOTAL		616.40
64249	BARNETT IMPLEMENT CO. INC	REPAIR/MAINT-EQUIP & BLDG	CEM	81.85
		WARRANT TOTAL		81.85
64250	BANK OF AMERICA	REPAIR/MT-SMALL TOOLS EQUIP	PK	17.88
		REPAIR/MAINTENANCE-EQUIP	ST	17.89

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		MAINTENANCE OF VEHICLES	SWR	17.89
		REPAIRS/MAINT-EQUIP	SAN	17.89
		OFFICE SUPPLIES	SAN	89.62
		SMALL TOOLS & MINOR EQUIP	SAN	480.83
		WARRANT TOTAL		642.00
64251	BANK OF AMERICA	SUPPLIES	LIB	164.03
		SUPPLIES	LIB	99.89
		EARLY LITERACY	LIB	79.75
		EARLY LITERACY	LIB	63.69
		EARLY LITERACY	LIB	65.97
		EARLY LITERACY	LIB	61.91
		EARLY LITERACY	LIB	112.74
		EARLY LITERACY	LIB	1,239.11
		EARLY LITERACY	LIB	52.85
		WARRANT TOTAL		1,939.94
64252	BANK OF AMERICA	SMALL TOOLS/MINOR EQUIP	IT	18.32
		WARRANT TOTAL		18.32
64253	BAY CITY SUPPLY	OFFICE/OPERATING SUPPLIES	PD	126.99
		OPERATING SUPPLIES	FD	126.99
		OPERATING SUP - COMM CENTER	PK	59.31
		OPERATING SUP - COMM CENTER	PK	227.61
		OPERATING SUP - SENIOR CTR	PK	63.62
		OPERATING SUP - HAMMER SQ	PK	80.94
		DOG PARK	PK	274.32
		WARRANT TOTAL		959.78
64254	BERG VAULT COMPANY	REPAIR/MAINT-STREETS	ST	1,040.00
		MAINTENANCE OF LINES	SWR	2,376.75
		WARRANT TOTAL		3,416.75
64255	ECOTONE SOLUTIONS LLC	PROFESSIONAL SERVICES	ENG	220.00
		PROFESSIONAL SERVICES	ENG	1,254.00
		PROFESSIONAL SERVICES	SWR	440.00
		WARRANT TOTAL		1,914.00
64256	BIRCH EQUIPMENT CO INC	SMALL TOOLS & MINOR EQUIP	FD	162.00
		EQUIPMENT RENTAL	SAN	707.41
		WARRANT TOTAL		869.41
64257	BLUMENTHAL UNIFORM & EQUP	UNIFORMS/ACCESSORIES	PD	141.54
		WARRANT TOTAL		141.54
64258	BOUWENS, JENNIFER A.	PROSECUTING ATTY	JUD	2,500.00
		WARRANT TOTAL		2,500.00
64259	BROWN & COLE STORES	OPERATING SUPPLIES	FD	7.74
		REPAIRS/MAINT-DORM	FD	7.97
		WARRANT TOTAL		15.71

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64260	CARLETTI ARCHITECTS P.S.	ARCHITECT & ENGINEERING	CH	487.91
		ARCHITECT & ENGINEERING	CH	113.75
		WARRANT TOTAL		601.66
64261	CASCADE NATURAL GAS CORP.	PUBLIC UTILITIES	CS	202.72
		PUBLIC UTILTIES	PD	10.60
		UTILITIES-COMMUNITY CTR	PK	11.65
		UTILITIES-SENIOR CENTER	PK	41.02
		UTILITIES-HAMMER SQUARE	PK	15.85
		UTILITIES - SHOP	PK	23.19
		PUBLIC UTILITIES	ST	10.60
		PUBLIC UTILITIES	LIB	10.60
		PUBLIC UTILITIES	SWR	44.40
		PUBLIC UTILITIES	SAN	64.11
		WARRANT TOTAL		434.74
64262	CENTRAL WELDING SUPPLY	OPERATING SUPPLIES	SAN	17.60
		WARRANT TOTAL		17.60
64263	CITIES INSURANCE ASSOC.	PROFESSIONAL SERVICES	SWR	1,000.00
		WARRANT TOTAL		1,000.00
64264	COLLINS OFFICE SUPPLY,INC	SUPPLIES	FIN	5.14
		OFFICE/OPERATING SUPPLIES	PD	44.71
		WARRANT TOTAL		49.85
64265	COLACURCIO BROTHERS, INC.	CONSTRUCTION	CH	152,982.08
		WARRANT TOTAL		152,982.08
64266	CONCRETE NOR'WEST, INC.	OPERATING SUPPLIES	ST	189.15
		MAINTENANCE OF LINES	SWR	627.51
		MAINTENANCE OF LINES	SWR	1,281.83
		MAINTENANCE OF LINES	SWR	225.74
		WARRANT TOTAL		2,324.23
64267	COUNTRYSIDE CHEVROLET	MAINTENANCE OF VEHICLES	SWR	35.54
		WARRANT TOTAL		35.54
64268	SKAGIT WEEKLY NEWS GROUP	PRINTING/PUBLICATIONS	PD	259.20
		WARRANT TOTAL		259.20
64269	CRYSTAL SPRINGS	SUPPLIES	LGS	24.94
		SUPPLIES	LGS	24.94
		OPERATING SUPPLIES	FD	10.46
		OPERATING SUPPLIES	FD	10.46
		OPERATING SUP - PARKS SHOP	PK	34.43
		OPERATING SUP - PARKS SHOP	PK	34.43
		OPERATING SUPPLIES	CEM	10.46
		OPERATING SUPPLIES	ST	55.40
		OPERATING SUPPLIES	ST	55.40
		OPERATING SUPPLIES	SWR	89.31
		OPERATING SUPPLIES	SWR	89.31

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		OPERATING SUPPLIES	SAN	50.41
		WARRANT TOTAL		489.95
64270	DATA BASE RECORDS DESTRUCTION LLC	PROFESSIONAL SERVICES	JUD	76.00
		PROFESSIONAL SERVICES	JUD	8.50
		SUPPLIES	FIN	9.75
		OFFICE/OPERATING SUPPLIES	PD	19.50
		OFF/OPER SUPPS & BOOKS	INSP	8.50
		WARRANT TOTAL		122.25
64271	DAVID EVANS & ASSOC INC	ENGINEERING-SKAGIT LIGHT	AST	70,076.27
		WARRANT TOTAL		70,076.27
64272	DAY CREEK SAND & GRAVEL	MAINTENANCE OF LINES	SWR	650.69
		WARRANT TOTAL		650.69
64273	DEMCO INC.	SUPPLIES	LIB	145.20
		WARRANT TOTAL		145.20
64274	DESTINATION WIRELESS	TELEPHONE	PD	53.99
		TELEPHONE	PK	32.39
		OPERATING SUPPLIES	SWR	21.59
		WARRANT TOTAL		107.97
64275	DRAIN DOCTOR (THE	REPAIRS & MAINTENANCE	PD	145.26
		WARRANT TOTAL		145.26
64276	E & E LUMBER	REPAIRS/MT-PARKS SHOP	PK	11.31
		REPAIRS/MT-PARKS SHOP	PK	21.32
		REPAIRS/MT-PARKS SHOP	PK	143.61
		REPAIR/MAINTENANCE-LAND	CEM	6.37
		OPERATING SUPPLIES	ST	43.34
		REPAIR/MAINT-STREETS	ST	100.54
		OPERATING SUPPLIES	SWR	28.07
		WARRANT TOTAL		354.56
64277	ECONOMY FENCE CENTER	OTHER IMPROVEMENTS	PK	3,213.00
		WARRANT TOTAL		3,213.00
64278	EDGE ANALYTICAL, INC.	PROFESSIONAL SERVICES	SWR	200.00
		WARRANT TOTAL		200.00
64279	ENTERPRISE OFFICE SYSTEMS	SUPPLIES	JUD	97.20
		SUPPLIES	FIN	10.11
		WARRANT TOTAL		107.31
64280	EMERGENCY MEDICAL	OPERATING SUPPLIES	FD	137.81
		WARRANT TOTAL		137.81
64281	E.S.R.I INC.	MISC-DUES/SUBSCRIP/MEMSHIP	PLN	351.00
		DUES/SUBSCRIPTIONS	ENG	702.00
		MISC-DUES/SUBSCRIPTIONS	SWR	351.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		1,404.00
64282	FARMERS EQUIPMENT CO.	REPAIR/MT-SMALL TOOLS EQUIP	PK	421.70
		WARRANT TOTAL		421.70
64283	FEDERAL CERTIFIED HEARING	RETIRED MEDICAL	PD	34.00
		OPERATING SUPPLIES	SAN	80.00
		WARRANT TOTAL		114.00
64284	FEDERAL EXPRESS CORP.	PROF SVS-ENGINEERING	SWR	60.03
		WARRANT TOTAL		60.03
64285	FEI-SEATTLE WW #1539	MAINTENANCE OF LINES	SWR	58.50
		WARRANT TOTAL		58.50
64286	FIRE FACILITIES INC	TRAINING FACILITIES	FD	933.79
		WARRANT TOTAL		933.79
64287	FRONTIER BUILDING SUPPLY	OPERATING SUPPLIES	ST	244.26
		OPERATING SUPPLIES	ST	244.26
		WARRANT TOTAL		488.52
64288	GAYLORD BROS.	SUPPLIES	LIB	193.32
		WARRANT TOTAL		193.32
64289	GOOD HOUSEKEEPING	BOOKS, PERIOD, RECORDS	LIB	53.92
		WARRANT TOTAL		53.92
64290	G4 CONSULTING INC./ATTN: A. PESCHKE	MISC-TUITION/REGISTRATION	SWR	210.00
		WARRANT TOTAL		210.00
64291	GUARDIAN SECURITY	REPAIRS/MT-COMMUNITY CTR	PK	307.80
		WARRANT TOTAL		307.80
64292	HEALTHFORCE	PROFESSIONAL SERVICES	SAN	50.00
		WARRANT TOTAL		50.00
64293	HOLLAND HEALTH SERV. INC.	RETIRED MEDICAL	PD	139.07
		WARRANT TOTAL		139.07
64294	HONEY BUCKET	OPERATING SUP - MEMORIAL PARK		72.70
		OPERATING SUP - GOLF	PK	103.34
		WARRANT TOTAL		176.04
64295	HSBC BUSINESS SOLUTIONS	OPERATING SUP - GOLF	PK	13.49
		WARRANT TOTAL		13.49
64296	IKON FINANCIAL SERVICES	REPAIR/MAINTENANCE-EQUIP	LIB	180.80
		WARRANT TOTAL		180.80
64297	INGRAM LIBRARY SERVICES	BOOKS, PERIOD, RECORDS	LIB	18.70
		BOOKS, PERIOD, RECORDS	LIB	61.88

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		BOOKS, PERIOD, RECORDS	LIB	34.35
		BOOKS, PERIOD, RECORDS	LIB	8.04
		BOOKS, PERIOD, RECORDS	LIB	260.53
		BOOKS, PERIOD, RECORDS	LIB	38.58
		BOOKS, PERIOD, RECORDS	LIB	26.49
		BOOKS, PERIOD, RECORDS	LIB	121.99
		WARRANT TOTAL		570.56
64298	ISOMEDIA.COM	TELEPHONE	FIN	8.74
		TELEPHONE	PLN	8.73
		TELEPHONE	ENG	8.74
		TELEPHONE	INSP	8.74
		INTERNET	LIB	39.95
		WARRANT TOTAL		74.90
64299	KCDA PURCHASING COOPERATIVE	CAPITAL IMPROV-RESERVE	CS	5,099.27
		WARRANT TOTAL		5,099.27
64300	LIBRARY JOURNAL	BOOKS, PERIOD, RECORDS	LIB	149.99
		WARRANT TOTAL		149.99
64301	LISSER & ASSOC.	PROF SVS-ENGINEERING	SWR	129.95
		PROF SVS-ENGINEERING	SWR	4,774.25
		WARRANT TOTAL		4,904.20
64302	LOGGERS AND CONTRACTORS	REPAIRS/MAINT-EQUIP	SAN	37.95
		WARRANT TOTAL		37.95
64303	LOUIS AUTO GLASS	REPAIRS/MAINT-EQUIP	SAN	246.56
		WARRANT TOTAL		246.56
64304	MCCANN, WILLIAM R.	INDIGENT DEFEND CONTR	JUD	2,557.50
		WARRANT TOTAL		2,557.50
64305	LEXISNEXIS MATTHEW BENDER	SOCIAL SECURITY	LGS	807.15
		WARRANT TOTAL		807.15
64306	MELTON, NEWELL R.	TRAVEL	ST	15.37
		WARRANT TOTAL		15.37
64307	MARTIN MARIETTA MATERIALS	REPAIR/MAINT-STREETS	ST	174.25
		CONSTRUCTION - MCGARIGLE	PWT	1,660.02
		WARRANT TOTAL		1,834.27
64308	N C MACHINERY CO.	REPAIR/MAINTENANCE-EQUIP	ST	50.50
		REPAIRS/MAINT-EQUIP	SAN	5,777.48
		WARRANT TOTAL		5,827.98
64309	NORTH CASCADE FORD	VEHICLES	PD	16,042.16
		REPAIRS/MAINT-EQUIP	FD	433.41
		REPAIR/MT-SMALL TOOLS EQUIP	PK	46.95
		REPAIRS/MAINT-EQUIP	SAN	85.98

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		16,608.50
64310	NORTH CASCADE VET HOSPITAL	PROFESSIONAL SERVICES	PD	100.00
		WARRANT TOTAL		100.00
64311	NORTHEND TRUCK EQUIPMENT INC.	REPAIR/MAINTENANCE-EQUIP	ST	1,302.00
		MACHINERY/EQUIPMENT	SWR	1,302.00
		WARRANT TOTAL		2,604.00
64312	OASYS	OFFICE/OPERATING SUPPLIES	PD	82.08
		WARRANT TOTAL		82.08
64313	OFFICE DEPOT	OFFICE EQUIPMENT	LGL	271.14
		SUPPLIES	ENG	195.11
		OFFICE EQUIPMENT	ENG	271.14
		OFFICE/OPERATING SUPPLIES	PD	111.02
		OFFICE SUPPLIES	FD	55.29
		WARRANT TOTAL		903.70
64314	OCLC	CATALOGUE SUBSCRIPTION	LIB	534.27
		WARRANT TOTAL		534.27
64315	OLIVER-HAMMER CLOTHES	CLOTHING	SWR	103.62
		CLOTHING	SAN	215.76
		CLOTHING	SAN	72.86
		WARRANT TOTAL		392.24
64316	ONSET COMPUTER CORP.	PORTABLE EQUIPMENT	SWR	584.00
		WARRANT TOTAL		584.00
64317	PAPE MACHINERY	REPAIR/MAINTENANCE-EQUIP	ST	119.68
		WARRANT TOTAL		119.68
64318	PAT RIMMER TIRE CTR, INC	REPAIR/MT-SMALL TOOLS EQUIP	PK	13.50
		REPAIR/MT-SMALL TOOLS EQUIP	PK	114.43
		REPAIRS/MAINT-EQUIP	SAN	46.32
		REPAIRS/MAINT-EQUIP	SAN	190.58
		REPAIRS/MAINT-EQUIP	SAN	1,805.25
		WARRANT TOTAL		2,170.08
64319	PEOPLES BANK	REPAY INTERIM FINANCING		3,005,314.77
		WARRANT TOTAL		3,005,314.77
64320	PETTY CASH-DEBRA PETERSON	SUPPLIES	LIB	39.75
		POSTAGE	LIB	20.50
		EARLY LITERACY	LIB	25.06
		BOOKS, PERIOD, RECORDS	LIB	14.03
		WARRANT TOTAL		99.34
64321	PHYSICIANS CARE FAMILY MEDICINE	PROFESSIONAL SERVICES	CIV	177.00
		WARRANT TOTAL		177.00

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64322	PITNEY BOWES	OPERATING RENTALS/LEASES	FIN	142.00
		OPERATING RENTALS/LEASES	FIN	142.00
		OPERATING RENTALS/LEASES	FIN	142.00
		POSTAGE	PD	71.00
		POSTAGE	PD	71.00
		POSTAGE	PD	71.00
		POSTAGE	FD	71.00
		POSTAGE	FD	71.00
		POSTAGE	FD	71.00
		WARRANT TOTAL		852.00
64323	PITTMAN, HAROLD	RETIRED MEDICAL	PD	23.00
		WARRANT TOTAL		23.00
64324	POCKET PRESS INC.	PRINTING/PUBLICATIONS	PD	52.94
		WARRANT TOTAL		52.94
64325	PRINTWISE, INC.	SUPPLIES	JUD	68.05
		SUPPLIES	JUD	112.32
		WARRANT TOTAL		180.37
64326	PUBLIC UTILITY DIS. NO.1	PUBLIC UTILITIES	CS	183.17
		PUBLIC UTILTIES	PD	19.36
		UTILITIES-RIVERFRONT	PK	1,057.61
		UTILTIES-TRAIN	PK	22.08
		UTILITIES-HAMMER SQUARE	PK	297.20
		UTILITIES-BINGHAM & MEMORIAL	P	30.24
		UTILITIES - OTHER	PK	52.96
		PUBLIC UTILITIES	CEM	44.80
		PUBLIC UTILITIES	ST	38.76
		PUBLIC UTILITIES	LIB	22.08
		PUBLIC UTILITIES	SWR	181.93
		PUBLIC UTILITIES	SAN	35.92
		WARRANT TOTAL		1,986.11
64327	PUBLIC WORKS BOARD	PWTF LOAN INTEREST PMT		5,019.87
		PWTF LOAN INTEREST PMT		26,177.09
		PWTF LOAN PRINCIPAL PMT		27,888.16
		PWTF LOAN PRINCIPAL PMT		350,000.00
		WARRANT TOTAL		409,085.12
64328	REICHHARDT & EBE ENG, INC	PROFESSIONAL SERVICES	ENG	133.73
		PROFESSIONAL SERVICES	ENG	194.58
		PROFES. SVCS. REIMBURSE	ENG	350.24
		CONSTRUCTION - SR20 LINE	PWT	7,591.29
		CONSTRUCTION- METCALF LINE	PWT	5,386.91
		CONSTRUCTION - MCGARIGLE	PWT	501.67
		ENGINEERING-TOWNSHIP LINE	PWT	22,429.46
		PROF SVS-ENGINEERING	SWR	9,856.41
		PROF SVS-ENGINEERING	SWR	1,298.33
		WARRANT TOTAL		47,742.62

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64329	RICK'S REFRIGERATION INC.	SOLID WASTE DISPOSAL	SAN	143.64
		WARRANT TOTAL		143.64
64330	ROSENCRANTZ, KEN	RETIRED MEDICAL	PD	289.20
		WARRANT TOTAL		289.20
64331	SCADA & CONTROLS ENGINEERING INC	PROFESSIONAL SERVICES	SWR	3,960.00
		MACHINERY/EQUIPMENT	SWR	2,507.76
		WARRANT TOTAL		6,467.76
64332	SCHOOL LIBRARY JOURNAL	BOOKS, PERIOD, RECORDS	LIB	129.99
		WARRANT TOTAL		129.99
64333	SCIENTIFIC SUPPLY	OPERATING SUPPLIES	SWR	84.95
		OPERATING SUPPLIES	SWR	96.62
		OPERATING SUPPLIES	SWR	111.95-
		WARRANT TOTAL		69.62
64334	SEDRO-WOOLLEY AUTO PARTS	REPAIR/MT-SMALL TOOLS EQUIP	PK	23.07
		OPERATING SUPPLIES	ST	20.57
		OPERATING SUPPLIES	ST	2.59
		REPAIR/MAINTENANCE-EQUIP	ST	6.07
		MAINTENANCE OF VEHICLES	SWR	39.57
		MAINTENANCE OF VEHICLES	SWR	2.59
		REPAIRS/MAINT-EQUIP	SAN	64.64
		REPAIRS/MAINT-EQUIP	SAN	18.89
		OPERATING SUPPLIES	SAN	4.41
		REPAIRS/MAINTENANCE		6.76
		WARRANT TOTAL		189.16
64335	SEDRO-WOOLLEY FAMILY	PROFESSIONAL SERVICES	SWR	115.00
		WARRANT TOTAL		115.00
64336	SIGNATURE FORMS INC.	SUPPLIES	FIN	557.54
		WARRANT TOTAL		557.54
64337	SK. CO. COM ACTION AGENCY	SK. COMM ACTION PUBL HLTH	HLT	987.87
		WARRANT TOTAL		987.87
64338	SKAGIT COUNTY GOVERNMENT	OPERATING LEASE-COMPUTER	PD	2,905.69
		WARRANT TOTAL		2,905.69
64339	SKAGIT CO. PUBLIC WORKS	SKAGIT CO SOLID WASTE	SWR	1,031.86
		WARRANT TOTAL		1,031.86
64340	SKAGIT COUNTY SHERIFF	PRISONERS	PD	14,262.87
		WARRANT TOTAL		14,262.87
64341	SKAGIT FARMERS SUPPLY	OPERATING SUPPLIES	PD	26.99
		OPERATING SUPPLIES-PROPANE	ST	17.14
		OPERATING SUPPLIES-PROPANE	ST	23.53
		WARRANT TOTAL		67.66

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64342	SKAGIT COUNTY HUMAN SVC.	SKAGIT COUNCIL ON ALCOHOL	ALC	2,821.24
		WARRANT TOTAL		2,821.24
64343	SKAGIT SOILS	RECYCLING FEE - YARD WASTE	SAN	145.60
		WARRANT TOTAL		145.60
64344	SK. VALLEY BARK & TOPSOIL, INC.	OPERATING SUPPLIES	SWR	139.32
		WARRANT TOTAL		139.32
64345	SOLID WASTE SYSTEMS, INC.	CONTAINERS	SAN	2,000.00-
		CONTAINERS	SAN	2,627.65
		WARRANT TOTAL		627.65
64346	SPRINT	TELEPHONE	FD	60.69
		WARRANT TOTAL		60.69
64347	STENDAL, HEIDI	SUPPLIES	JUD	24.07
		WARRANT TOTAL		24.07
64348	STILES & STILES	MUNICIPAL COURT JUDGE	JUD	2,728.00
		WARRANT TOTAL		2,728.00
64349	SUMMIT LAW GROUP	NEGOTIATIONS	EXE	302.50
		WARRANT TOTAL		302.50
64350	TALLY GENICOM LP	SUPPLIES	FIN	250.56
		WARRANT TOTAL		250.56
64351	THOMPSON'S GREENHOUSE	FLOWER DISPLAYS	HOT	68.99
		WARRANT TOTAL		68.99
64352	TIGERDIRECT.COM	NETWORK HARDWARE	IT	555.85
		WARRANT TOTAL		555.85
64353	TRUE VALUE	REPAIRS & MAINTENANCE	PD	63.68
		OPERATING SUPPLIES	FD	12.94
		REPAIRS/MAINT-EQUIP	FD	20.04
		REPAIRS/MAINT-EQUIP	FD	18.11
		OPERATING SUP - RIVERFRONT	PK	45.32
		OPERATING SUP - GOLF	PK	23.99
		REPAIRS/MT-RIVERFRONT	PK	16.19
		REPAIRS/MT-COMMUNITY CTR	PK	3.23
		OPERATING SUPPLIES	ST	34.54
		OPERATING SUPPLIES	ST	58.82
		OPERATING SUPPLIES	SWR	2.14
		OPERATING SUPPLIES	SWR	7.75
		OPERATING SUPPLIES	SWR	6.87
		OPERATING SUPPLIES	SWR	10.78
		OPERATING SUPPLIES	SWR	30.22
		OPERATING SUPPLIES	SWR	2.04
		WARRANT TOTAL		356.66

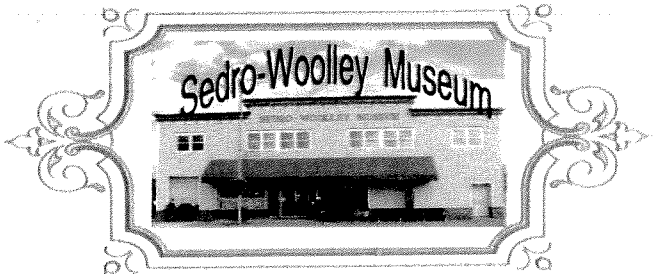
WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64354	UNIVAR USA INC	OP SUPPLIES-CHEMICALS	SWR	2,433.37
		WARRANT TOTAL		2,433.37
64355	UNIVERSAL FIELD SVC INC	ENGINEERING FRUITDALE/MCGAR	AS	783.45
		WARRANT TOTAL		783.45
64356	UTIL UNDERGROUND LOC CTR	OPERATING SUPPLIES	SWR	45.60
		WARRANT TOTAL		45.60
64357	VALLEY AUTO SUPPLY	REPAIR & MAINT - AUTO	PD	34.55
		OPERATING SUPPLIES	FD	13.59
		REPAIRS/MAINT-EQUIP	SAN	55.56
		OPERATING SUPPLIES	SAN	1.39
		REPAIRS/MAINTENANCE		88.19
		WARRANT TOTAL		193.28
64358	VAN'S EQUIPMENT RENT. INC	PUBLIC UTILTIES	PD	291.60
		WARRANT TOTAL		291.60
64359	VERIZON NORTHWEST	TELEPHONE	JUD	265.58
		TELEPHONE	FIN	663.95
		TELEPHONE	FIN	51.86
		TELEPHONE	PLN	132.80
		TELEPHONE	ENG	132.80
		TELEPHONE	PD	176.22
		TELEPHONE	INSP	132.80
		TELEPHONE - RIVERFRONT		235.71
		TELEPHONE	PK	276.74
		TELEPHONE	CEM	60.38
		TELEPHONE	SWR	42.51
		WARRANT TOTAL		2,171.35
64360	WA ST ASSOC OF MUNICIPAL	MISC-TUITION/REGISTRATION	LGL	230.00
		WARRANT TOTAL		230.00
64361	WA ST DEPT OF PROF LICEN	INTERGOV SVC-GUN PERMITS	PD	144.00
		INTERGOV SVC-GUN PERMITS	PD	189.00
		INTERGOV SVC-GUN PERMITS	PD	72.00
		INTERGOV SVC-GUN PERMITS	PD	165.00
		WARRANT TOTAL		570.00
64362	WA STATE DEPT OF REVENUE	TAXES AND ASSESSMENTS	PK	257.09
		TAXES AND ASSESSMENTS	CEM	110.50
		OPERATING SUPPLIES	ST	79.70
		TAXES AND ASSESSMENTS	LIB	6.87
		BOOKS, PERIOD, RECORDS	LIB	22.64
		TAXES AND ASSESSMENTS	SWR	4,254.94
		TAXES & ASSESSMENTS	SAN	5,151.78
		WARRANT TOTAL		9,883.52
64363	WASHINGTON STATE PATROL	INTERGOV SVC-GUN PERMITS	PD	96.25
		WARRANT TOTAL		96.25

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
64364	WASTE MANAGEMENT OF SKGT	RECYCLING FEE - HOUSEHOLD	SAN	8,348.15
		WARRANT TOTAL		8,348.15
64365	WEST PAYMENT CTR	WESTLAW SERVICES	LGL	271.70
		WARRANT TOTAL		271.70
64366	WOOD'S LOGGING SUPPLY INC	POSTAGE	FD	6.48
		SAFETY EQUIPMENT	CEM	55.03
		OPERATING SUPPLIES	ST	18.34
		OPERATING SUPPLIES	ST	7.02
		MAINTENANCE OF LINES	SWR	42.58
		OPERATING SUPPLIES	SWR	50.03
		WARRANT TOTAL		179.48
64367	LOPEZ, ARTURO	B & O TAX-SEWER		1.96
		B & O TAX-SANITATION		.74
		B & O TAX STORMWATER		.14
		SEWER SERVICE CHARGES		97.00
		GARBAGE/SOLID WASTE FEES		32.54
		CURBSIDE RECYCLING FEE		5.00
		SERVICE CHARGES		7.00
		WARRANT TOTAL		144.38
64368	FISHER, MARY	SPACE/FACILITY RENT-MEMORIAL		100.00
		WARRANT TOTAL		100.00
		RUN TOTAL		3,843,868.40

FUND	TITLE	AMOUNT
001	CURRENT EXPENSE FUND	74,107.44
101	PARK FUND	7,905.93
102	CEMETERY FUND	392.93
103	STREET FUND	5,644.63
104	ARTERIAL STREET FUND	70,859.72
105	LIBRARY FUND	4,099.47
108	STADIUM FUND	68.99
331	CITY HALL CONST FUND	3,159,445.91
332	PWTF SEWER CONSTRUCTION FUND	37,569.35
401	SEWER FUND	43,768.39
410	CUM RES-SEWER FACILITIES FUND	409,085.12
412	SOLID WASTE FUND	30,818.57
425	STORMWATER	101.95
TOTAL		3,843,868.40

DEPARTMENT	AMOUNT
001 000 000	2.84
001 000 011	857.03
001 000 012	8,437.22
001 000 013	302.50
001 000 014	1,983.65
001 000 015	772.84
001 000 016	177.00
001 000 017	574.17
001 000 018	5,524.47
001 000 019	492.53
001 000 020	3,462.34
001 000 021	45,091.67
001 000 022	2,470.03
001 000 024	150.04
001 000 062	3,809.11
FUND CURRENT EXPENSE FUND	74,107.44
101 000 000	100.00
101 000 076	7,805.93
FUND PARK FUND	7,905.93
102 000 036	392.93
FUND CEMETERY FUND	392.93
103 000 042	5,644.63
FUND STREET FUND	5,644.63
104 000 042	70,859.72
FUND ARTERIAL STREET FUND	70,859.72
105 000 072	4,099.47
FUND LIBRARY FUND	4,099.47
108 000 019	68.99
FUND STADIUM FUND	68.99
331 000 012	3,159,445.91
FUND CITY HALL CONST FUND	3,159,445.91
332 000 082	37,569.35
FUND PWTF SEWER CONSTRUCTION FUND	37,569.35
401 000 000	97.00
401 000 035	43,671.39
FUND SEWER FUND	43,768.39
410 000 000	409,085.12
FUND CUM RES-SEWER FACILITIES FUND	409,085.12
412 000 000	37.54
412 000 037	30,781.03
FUND SOLID WASTE FUND	30,818.57

VENDOR	VENDOR NAME	INVOICE NUMBER	REFERENCE	INVOICE DATE	DUE DATE	COMMENTS
	425 000 000		7.00			
	425 000 039		94.95			
	FUND STORMWATER		101.95			
	TOTAL		3,843,868.40			



CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

August 10, 2008

Mayor Mike Anderson
The City of Sedro-Woolley
325 Metcalf Street
Sedro-Woolley, WA 98284

Dear Mayor Anderson:

Sedro-Woolley Founders' Day Celebration is planned for Sept. 13th & 14th. We are once again doing the 1914 Bank Robbery Re-enactment, on Saturday at noon.

The Founders' Day Committee respectfully requests the closure of the intersection at Murdock and Woodworth Streets, from 8 am to 3 pm, for set up and performance. We would like to block parking spaces early on Saturday morning in front of the museum (east side of the street) and on the west side of the street from the old city hall entrance door south to the corner of Woodworth and then across Woodworth to include three or four parking slots on the east end of Countryside Chevrolet's car lot (lining up with the alley on the southeast corner of the museum).

We have reserved Riverfront Park on Sunday, the 14th for the community picnic and car show.

Thank you for your consideration.

Sincerely,

Carolyn

Carolyn Freeman
Museum President and event coordinator

725 Murdock ST. Sedro-Woolley, WA. 98284 360-855-2390

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9924
Fax (360) 855-9923

Bill Chambers
IT Director

MEMO TO: City Council
FROM: Bill Chambers
RE: IT Support Professional Services Agreement
DATE: August 21, 2008

ISSUE: Should the Council authorize the Mayor to sign the attached professional services agreement with Charles Mell?

BACKGROUND: Recent staffing changes at Skagit County will have a negative impact on their ability to provide some key Information Technology (IT) services to the City of Sedro-Woolley. Charles ("Chuck") Mell no longer works with the County, but is willing to continue assisting the City as needed on special projects and as primary support when I am on extended leave. With only one full-time IT support person employed by the City, it is critical that we establish and maintain alternative professional support resources to rely on for special projects and staffing shortages.

Chuck has provided primary IT support to the City under the County service agreement, so he is familiar with our computing infrastructure and can easily be brought up to speed on new or modified systems. Since I was hired in January, Chuck has provided excellent service to the City as needed under the existing agreement with the County.

RECOMMENDATION: Motion to authorize the Mayor to sign the attached Professional Services Agreement with Charles Mell for IT support as approved by the IT Director.

PROFESSIONAL SERVICES AGREEMENT

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

This Agreement made and entered into this **28th** day of **August**, 20**08** 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 **Charles Mell** whose address is **300 Lilac Drive, Mount Vernon, WA 98273**, 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 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 **Information Technology Specialist** that are requested by the City of Sedro-Woolley from time to time. These services shall include

[] see Attachment A, "Scope of Services; or

Contractor shall provide assistance with Information Technology systems operation and special projects as required to meet City needs.

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 business.

3. Time of Performance.

The service of the Contractor is to commence

[**X**] on or before **September 16, 2008**

[ ] as soon as practicable after the execution of this Agreement shall be undertaken so as to ensure its expeditious completion in light of the purpose of this Agreement.

[] completed not later than _____

[] pursuant to the schedule set forth on Attachment B, Schedule of Work.

4. Delays and Extensions of Time.

If either party is delayed at any time in the progress of providing services covered by this Agreement, by any causes beyond the party's control, the time for performance may be extended by such time as shall be mutually agreed upon by Contractor and City and shall be incorporated in a written amendment to this Agreement. Any request for an extension of time shall be made in writing to the other party.

5. Compensation and Schedule of Payments.

City shall pay the Contractor

[X] $ **35.00** per **hour** , plus an additional sum for costs normally billed by professionals in the business, including mylars, extra-ordinary postage, copying and transportation, together with applicable sales tax, if any.

[ ] pursuant to the schedule set forth on Attachment C, "Compensation and Schedule of Payments"

[] $ _____ is the maximum amount to be paid under this Agreement, and it shall not be exceeded without City's prior written agreement in the form of a negotiated and executed supplemental agreement.

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.

6. Ownership of Records and Documents.

The written, graphic, mapped, photographic or electronic 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, the Contractor shall have no liability for the use of the Contractor's work product outside of the scope of its intended purpose.

7. 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 the City.

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.

8. 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.

9. City Business and Occupation License.

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

10. Liability and Hold Harmless.

Each party shall indemnify, save and hold harmless the other party of any claim, 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.

11. 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.

12. 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.

13. Scope of Agreement.

This Agreement incorporates all the agreements, covenants and understanding between the parties hereto and 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.

14. Ratification.

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

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

16. 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.

17. 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.

18. 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

CONTRACTOR:

_____

By: _____

CITY COUNCIL AGENDA
REGULAR MEETING
AUG 2 7 2008
7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. _____

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 855-1661
Fax (360) 855-0707

Mark A. Freiberger, PE
Director of Public Works/City Engineer

MEMO TO: City Council and Mayor Anderson

FROM: Mark A. Freiberger, PE

RE: **Possible Bid Award**
2008 Sanitary Sewer CIPP Project

DATE: August 21, 2008 (for Council action August 27, 2008)

ISSUE:

Shall council move to award the 2008 Sanitary Sewer CIPP Project to Veolia ES Industrial Services, Inc. of Vacaville, CA in the amount of $277,507.08 (including sales tax)?

BACKGROUND:

On August 20, 2008, bids closed for the 2008 Sanitary Sewer CIPP Project. Three bids were received for the project. The Bid Tabulation prepared by Reichhardt & Ebe Engineering is attached.

DISCUSSION:

This project is the latest in the yearly effort to rehabilitate sanitary sewer collection system lines to remove inflow and infiltration and to repair structural deficiencies.

The apparent low bidder is Veolia ES Industrial Services, Inc. of Vacaville, CA with a bid of $277,507.08 (including sales tax), which is 22.5% under the Engineer's Estimate. The other bids were 22.3% and 68.7% over the low bid respectively. R&E has checked the bids and found them accurate. R&E has recommended award of the bid, subject to funding availability.

FINANCIAL:

Funds for this project are available from the Account 401 Other Improvements item. Following is a summary of revenue and estimated costs for the project.

REVENUE

Account 401.000.035.596.35.63.00 Other Projects	$ 490,000
Account 401.000.035.596.35.63.20 Constr Management	$ 50,000
Subtotal	**$ 540,000**

Previously committed/expended	
Fruitdale Dry Sewer	$ 100,000
Fencing at WWTP	$ 30,000
Flood Improvement Project	$ 10,000
Other CM	$ 30,000
Remaining/Available funds	**$ 370,000**
ESTIMATED EXPENDITURES - CONSTRUCTION COSTS	
Construction Contract, Veolia (rounded)	$ 277,508
Contingency, 5%	$ 13,900
Construction Engineering, budget	$ 20,000
Total, rounded	**$ 311,408**
Balance (additional contingency)	**$ 58,594**

ANALYSIS:

Sufficient funds are available to award, including a 5% construction contingency and a budget for construction engineering. The construction engineering contract has not been awarded, but we anticipate using the design engineer, Reichhardt & Ebe Engineering, Inc. for this purpose. The CE budget is low due to the presence of R&E on other projects this summer, and is equivalent to the percentage of construction for the existing McGarigle CIPP project.

CONCLUSION:

It is Staff's recommendation that Council award the 2008 Sanitary Sewer CIPP Project to Veolia ES Industrial Services, Inc. of Vacaville, CA for the bid amount of $277,507.08 (including sales tax).

MOTION:

Move to award the 2008 Sanitary Sewer CIPP Project to Veolia ES Industrial Services, Inc. of Vacaville, CA for the bid amount of $277,507.08 (including sales tax).

Mark A. Freiberger, PE
Director of Public Works/City Engineer

PREPARED BY:
REICHHARDT EBE ENGINEERING
813 METCALF STREET
SEDRO-WOOLLEY, WA 98284

JAMES L. HOBBS
STATE OF WASHINGTON
37376
REGISTERED PROFESSIONAL ENGINEER
8/20/08
EXPIRES 2/2/10

2008 SANITARY SEWER CURED-IN-PLACE PIPE PROJECT
CITY OF SEDRO-WOOLLEY

CERTIFIED BID TABULATION

BID ITEM		LENGTH OF SEWER MAIN CIPP	HOST PIPE DIA.	SERVICES TO RECONNECT				Reichhardt & Ebe Engineering 813 Mtcalf Street Sedro-Woolley, WA 98284 Engineer's Estimate		Veolia ES Industrial Services, Inc. DBA J.F. Pacific Liners, Inc. 70 Unicun Way Vacaville, CA 95687		Insituform 17988 Edison Avenue Chesterfield, MO 63005		Michels Corporation 1715 16th St. SE Salem, OR 97302	
								UNIT COST	COST	UNIT COST	COST	UNIT COST	COST		COST
	Line ID	Linear feet	Inches	4" Dia.	6" Dia.	8" Dia.	UNITS	$	$	$	$	$	$	$	$
1	MOBILIZATION						LS	$30,000.00	$30,000.00	$12,600.00	$12,600.00	$16,000.00	$16,000.00	$21,500.00	$21,500.00
2	M7-M6	327	21	1	1	0	FT	$130.00	$42,510.00	$100.00	$32,700.00	$107.00	$34,989.00	$185.00	$60,495.00
3	M6-M5	325	21	0	0	0	FT	$130.00	$42,250.00	$100.00	$32,500.00	$107.00	$34,775.00	$185.00	$60,125.00
4	M5-M97	325	21	0	5	0	FT	$130.00	$42,250.00	$100.00	$32,500.00	$141.00	$45,825.00	$185.00	$60,125.00
5	M97-M4	97	24	0	2	0	FT	$150.00	$14,550.00	$194.00	$18,818.00	$172.00	$16,684.00	$200.00	$19,400.00
6	M4-M3	228	24	0	5	0	FT	$150.00	$34,200.00	$129.00	$29,412.00	$172.00	$39,216.00	$200.00	$45,600.00
7	M3-M2	339	24	1	1	0	FT	$150.00	$50,850.00	$119.00	$40,341.00	$161.00	$54,579.00	$200.00	$67,800.00
8	M2-M1	470	24	0	4	0	FT	$150.00	$70,500.00	$114.00	$53,580.00	$144.00	$67,680.00	$200.00	$94,000.00
10	REPAIR PUBLIC AND PRIVATE FACILITIES						FA	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00
TOTAL QUANTITY		2111	15"	2	18	0									
SUBTOTAL									$331,610.00		$256,951.00		$314,248.00		$433,545.00
TAX (ITEM 1 through 10) x 0.08									$26,528.80		$20,556.08		$25,139.84		$34,683.60
TOTAL COST SCHEDULE A (INCLUDING TAX)									$358,138.80		$277,507.08		$339,387.84		$468,228.60

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

CONSTITUTIONWEEK

Whereas: The Constitution of the United States of America, the guardian of our liberties embodies the principles of limited government in a Republic dedicated to rule by law and

Whereas: September 17, 2007, marks the two hundred twentieth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention, said

Whereas: It is fitting and proper to accord official recognition to the magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it : and

Whereas: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

Now, therefore I,_____, by virtue of the authority vested in me as __Mayor_____ of the City of Sedro Woolley_____(in the State of Washington do hereby proclaim the week of September 17th through 23th as CONSTITUTION WEEK.

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 By vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties. IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State of Washington to be affixed this_____ day of _____ of the year of our Lord two thousand and seven.

Signed _____

Seal.

Attest_____

SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:

Name:
Address
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

Name:
Address:
Narrative:

NEW BUSINESS

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF RENE ESTATES," A 15-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Skagit Surveyors and Engineers, acting as agent for property owner Steve Munoz, has applied for preliminary plat approval for Rene Estates (formerly referred to as Munoz Estates), a 15-lot subdivision; 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 Hearing Examiner held an open record public hearing for the application on Tuesday, August 5, 2008 and public testimony was received and considered; and

WHEREAS, the Hearing Examiner determined that the application was technically compliant with SWMC Ch. 16.08 and recommended approval of the proposed preliminary plat, subject to conditions, to the City Council. A copy of the Findings, Conclusions and Recommendation of the Hearing Examiner is attached hereto as Exhibit A. The Hearing Examiner Recommendation includes as exhibits the staff report and information submitted at the public hearing;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sedro-Woolley, Washington adopts the attached Findings, Conclusions and Recommendation of the Hearing Examiner;

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # LP-2-07, Preliminary Plat of Rene Estates, meets the requirements of SWMC 16.08 and should be given preliminary plat approval, subject to conditions stated in the Findings, Conclusions and Recommendation of the Hearing Examiner and the SEPA Mitigated Determination of Non-significance dated June 25, 2008.

_____
Mike Anderson, Mayor

ATTEST:

_____
Patsy Nelson, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Eron Berg, City Attorney

Resolution _____ Exhibit A

Findings, Conclusions and Recommendation of the Hearing Examiner

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF THE HEARING EXAMINER CITY OF SEDRO-WOOLLEY

APPLICANT: Skagit Surveyors & Engineers, Inc. for Steve Munoz

CASE NO.: LP-2-07

LOCATION: North Reed Street between SR 20 and John Liner Road (see Exhibit A, Attachment [aka Exhibit] B)

APPLICATION: A request for approval of a preliminary plat to subdivide a 2.67 acre parcel into 15 single family lots.

REVIEW PROCESS: Hearing Examiner conducts a public hearing and makes a recommendation to City Council who makes the final decision.

SUMMARY OF RECOMMENDATIONS:

Staff Recommendation: Approve with conditions

Hearing Examiner Recommendation: Approve with conditions

PUBLIC HEARING:

After reviewing the official file, which included staff's Transmittal & Report Memorandum to the Hearing Examiner; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Rene Estates application was opened at 10:00 a.m., August 5, 2008, in City Hall, Sedro-Woolley, Washington, and closed at 10:30 a.m. Participants at the public hearing and the exhibits offered and entered are listed in this report. A verbatim recording of the hearing is available in the Planning Department.

HEARING COMMENTS:

The following is a summary of the comments offered at the public hearing.

From the City

John Coleman, Associate Planner: Provided a summation of the basic facts of the application including site circumstances, surrounding land use, review process, relevant code sections and staff recommendation (see Exhibit A and attachments [aka Exhibits]). He noted that a boundary line adjustment had been completed to accommodate the existing residence, which is to be retained. Mr. Coleman explained that a 4,400 square foot category IV wetland

EXHIBIT A
TO RESOLUTION

was to be filled and mitigation would consist of creating a wetland along an intermittent stream located on City owned property approximately 700 feet north of the Skagit River, noting that the proposed wetland fill and mitigation have been approved by the Army Corps of Engineers.

From the Applicant

John Abenroth, Skagit Surveyors & Engineers: Discussed stormwater management, noting that their engineering was based on a continuous flow model and that proposed facilities would be in conformance with the DOE Stormwater Manual for Western Washington. He explained that they had met with the City Engineer relative to the fill that was placed on-site by a previous owner. He proposed to mitigate for the existing condition and project development by placing a curtain drain along the east and south perimeter of the site and route it to North Reed Street to the City's system.

Marianne Manville-Ailles, Skagit Surveyors & Engineers: For the record wanted to clarify for the Examiner and others who might visit the site that there is an existing fence running north-south through the parcel, but that the total project site extended further east of that existing fence line.

From the Public

Tim Epps, neighbor: Submitted Exhibit B and talked about how their property, which is adjacent to the site, has apparently been impacted by significant fill having been placed on the subject site in the past, which has created a standing water problem on their lot. Mr. Epps also noted that it appeared that a culvert that was put in to accommodate the stromwater from the Hyatt Place subdivision was placed too high above the ditch to allow for the free flow of water except in extreme storm events (see Exhibit A, Attachment [aka Exhibit] L). He would like assurances that these problems will be addressed or at least that the proposed development will not make them worse.

FINDINGS OF FACT AND CONCLUSION

1. The Findings of Fact contained on pages 2 through 4 of Exhibit A, Transmittal & Report Memorandum, dated August 5, 2008, are found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference are adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.

2. SWMC Chapter 16.04 sets out the General Provisions for subdivision development. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.04.040, 16.04.060, 16.04.080, 16.04.085, 16.04.090 and 16.04.100.

3. SWMC Chapter 16.08 establishes specific requirements for Subdivisions. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.08.050, 16.08.052, 16.08.054 and 16.08.100.

4. SWMC Chapter 15.44 requires Design Review of planned residential developments; specifically 15.44.020.B.1. The Design Review Committee reviewed the proposed subdivision on July 15, 2008. They found that, with recommended conditions, the proposed plat is in conformance with the *Sedro-Woolley Design Standards & Guidelines*, and with Chapter 17.50 Landscaping. The Design Review Committee's Findings and Conclusions are by this reference adopted as part of the Hearing Examiner's findings of fact.
5. SWMC Chapter 17.12 establishes Bulk and Use restrictions for Residential 7 (R-7) zoning districts. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with the substantive requirements of this chapter; in particular use, minimum lot size, density, building setbacks, street frontage, minimum width, and easements.
6. SWMC Chapter 17.65 Article II establishes Wetland regulations. The applicant has prepared a Wetland Delineation (see Exhibit A, Attachment [aka Exhibit] D). The applicant has also completed a Wetland Mitigation Plan represented by Exhibit A, Attachments (aka Exhibits) E, F, G and H. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with the substantive requirements of this chapter; in particular 17.65.195, 17.65.200, 17.65.210, 17.65.220, 17.65.230, and 17.65.240.
7. Attachment (aka Exhibit) K of Exhibit A is a comment letter requesting that no more housing developments be approved on North Reed Street until there is a traffic signal installed at the intersection of north Reed Street and SR 20. As Mr. Coleman noted in the hearing, the City's 6 year Transportation Improvement Program (TIP) identifies intersection improvements for that intersection. Relative to the proposed subdivision, the project will be assessed impact fees that will used to help fund those improvements. However, the engineering department has determined that the proposed subdivision is not large enough to warrant off-site transportation improvements concurrent with the project's development.

RECOMMENDATION

Based upon the foregoing findings and conclusions, it is recommended that the request for approval of an fifteen lot preliminary plat, case number LP-2-07, be approved subject to the recommended conditions found on pages 4 and 5 of Exhibit A, Transmittal & Report Memorandum dated August 5, 2008; and shall include an additional condition #5 that states:

5. The applicant shall install a curtain drain along the east and south property lines such that site drainage will be conveyed to the City stormwater system connection at North Reed Street.

Entered this 14th day of August, 2008.

Donald B. Largen, AICP
Hearing Examiner

APPEAL OF HEARING EXAMINER DECISION

Appeal of Examiner's Decision. The decision of the Examiner, approving, modifying, or denying an application or an appeal shall be final and conclusive unless a written appeal is filed according to the City's appeal procedures as set forth in Chapter SWMC Section 2.88.170 B; which states that any party with standing may file an appeal of the hearing examiner's decision with the Superior Court per the Land Use Petition Act RCW 36.70 C.

EXHIBITS:

The following exhibits were offered and entered into the record.

A. Transmittal & Report Memorandum to the Hearing Examiner dated August 5, 2008.

B. An aerial photograph of the subject site and surrounding homes dated 2007, and five photographs of fill being placed on the site dated September 1, 2001, submitted by Tim Epps.

PARTIES OF RECORD:

Tim & Dorothy Epps
124 North Central Avenue
Sedro-Woolley, WA 98248

Planning Department

Fay Hoyt
106 North Reed Street
Sedro-Woolley, WA 98284

John Abenroth &
Marianne Mannville-Ailles
Skagit Surveyors & Engineers, Inc.
806 Metcalf Street
Sedro-Woolley, WA 98284

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

HEARING DATE: August 5, 2008

TO: Sedro-Woolley Hearing Examiner

RE: LP-2-07 – Preliminary Plat Approval for the Proposed Plat of **Rene Estates** (formerly referred to as Munoz Estates).

FROM: John Coleman, Associate Planner

EXHIBIT A
TO FINDINGS, CONCLUSIONS & RECOMMENDATION

APPLICATION DATE: August 30, 2007

APPLICATION COMPLETE: October 8, 2007

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROPERTY OWNER: Steve Munoz
103 Ross Street #1
San Rafeal, CA 94901

PROJECT PROPONENT: Skagit Surveyors and Engineers, Inc.
806 Metcalf Street.
Sedro-Woolley, WA 98284

DESCRIPTION OF PROPOSAL

The proposal is to subdivide an existing parcel into fifteen new residential parcels. The site is approximately 2.67 acres in size and has been assigned two Assessors tax parcel numbers: P126653 and P126654. The subdivision 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. There is a 4,424 square foot Category IV wetland on site which the applicant has proposed to fill. The Army Corps of Engineers has approved the wetland fill contingent on successful completion of an off-site mitigation plan on a small tributary to the Skagit River within Riverfront Park per the Sedro-Woolley Critical Areas Ordinance.

Site Address:	No address – N. Reed Street	Parcel ID Nos.:	P126653 and P126654

Zoning District: Residential 7 (R-7)			
Minimum lot size:	6,000 sqft	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Rear Setback:	10 feet	Maximum building height:	35 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building coverage:	50%

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 Hearing Examiner open record hearing and recommendation.

2. City regulations concerning subdivisions are found in the Sedro-Woolley Municipal Code (SWMC) **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 7 (R-7). Chapter 17.12 SWMC includes the regulations for the R-7 zone. In this zone, Single-family housing is allowed on 6,000 square-foot or larger lots, and duplexes are allowed on 9,000 square-foot or larger lots.

4. On August 30, 2007, Skagit Surveys and Engineers, Inc., acting as agent for the applicant, Steve Munoz, submitted a subdivision application (Exhibit A) for parcels P126653 and P126654. The proposal is to subdivide the two parcels, totaling 2.67 acres, zoned R-7, into fifteen (15) single family residential lots. The application includes a Plat of Rene Estates (Exhibit B) and a Planting Plan (Exhibit C) and was given the file number LP-2-07.

5. On October 8, 2007 the Planning Department notified the applicant that the application is complete.

6. Two boundary line adjustments (BLA) were performed to increase the amount of land available for this subdivision. The first BLA (Auditor File #200708160126) added property on the east portion of the property. The second BLA (AF#200709140130) adjusted the property line to lay closet to the house at 121 N. Reed Street and increase the amount of land available for this subdivision.

7. There are no structures on the subject property.

8. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. A wetland delineation (Exhibit D) was performed by Wetlands, Inc. for parcel P76887. A 4,424 square foot Category IV wetland was identified on this parcel.

9. The applicant has proposed to fill the wetland and perform mitigation off-site. The US Army Corps of Engineers has jurisdiction over the wetland fill and mitigation. The applicant submitted a Joint Aquatic Resources Permit Application (JARPA) to the Army Corps in August of 2007 (Exhibit E).

10. The applicant's first proposed mitigation plan was not accepted by the Army Corps. A revised mitigation plan, dated December 9, 2007 (Exhibit F), was approved with an addendum date January 4, 2008 (Exhibit G). The Army Corps approval letter is attached as Exhibit H.

11. All of the surrounding properties are zoned R-7.

12. The project is bound by N. Reed Street to the west, classified as a collector arterial in the Transportation Element of the Sedro-Woolley Comprehensive Plan.

13. 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 I. The SEPA checklist is sent to all state and local agencies with an interest in development in the City. No comments were received from these agencies.

14. A *Notice of Application and SEPA Comment Period* was issued by the SEPA lead agency (City of Sedro-Woolley) on October 10, 2007 (Exhibit J). Notice was published in the local newspaper, posted at the project site and mailed to the property owners and residents within 500 feet of the subject parcel. The notice required a two week comment period ending October 27, 2007. Two written comments were received. Ms. Fay Hoyt requested that the developer be required to install a traffic light at the corner of Reed Street and State Route 20 (Exhibit K). A second letter, from Tim and Dorothy Epps (Exhibit L), points out the significant water/flooding issues in the area and notes that ever since fill material was placed on the property in question the Epps's have been having stormwater problems on their property.

15. On June 25, 2008, the SEPA lead agency issued a Mitigated Determination of Non-Significance (MDNS) for the proposed Plat of Rene Estates (Exhibit M). The MDNS included a 14 day appeal period that ended on July 9, 2008. No appeals were received.

16. Pursuant to SWMC 15.44.060, the Design Review Committee (Planning Commission) shall have authority to approve, approve with conditions, or deny an application made pursuant to the provisions of this chapter. Per SWMC 17.50.030, the Planning Commission shall perform landscape review for all projects that trigger SEPA review.

17. On July 15, 2008 the Design Review Committee reviewed the proposed subdivision for compliance with the *Sedro-Woolley Design Standards and Guidelines* and the

landscaping requirements in Chapter 17.50 SWMC. The Design Review Committee finds that the proposed plat is in conformance with both the *Design Standards and Guidelines* and Chapter 17.50 SWMC.

18. The Hearing Examiner is scheduled to hold a public hearing on the preliminary Plat of Rene Estates at 10:00 AM, August 5, 2008. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the Plat of Rene Estates.

19. On July 22, 2008, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, *Notice of Public Hearing* (Exhibit N) for the Hearing Examiner hearing on the Preliminary Plat Rene Estates was sent to all property owners and residents within 500 feet of the subject parcels and posted on the project site. On July 23, the *Notice of Public Hearing* was published in the Courier-Times.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through N, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Rene Estates, a request to subdivide two parcels totaling 2.67 acres in the R-7 Zone into fifteen (15) 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 June 25, 2008 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) Comply with the requirements of the U.S. Army Corps of Engineers Nationwide Permit for wetland fill and necessary off-site mitigation;
   c) Comply with the Sedro-Woolley Critical Areas Ordinance (Chapter 17.65 SWMC) requirements for wetland mitigation;
   d) Comply with Northwest Clean Air Agency regulations;
   e) Construction of the proposed development 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;
   f) Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
   g) Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance. Per SWMC 13.16.037, this property is subject to additional residential user connection fees for sewer connections;
   h) Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;

i) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
j) Locate and install fire hydrants as approved by the Fire Chief;
k) Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);
l) Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
m) Contribute police impact fees of $202.96 per unit as per the residential unit fee calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;
n) Locate and install mailboxes as approved by the Postmaster; and
o) Street lighting shall be installed as approved by the city.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, fencing, 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. A homeowners association shall be created to own and maintain the common tracts and stormwater infrastructure within the Plat of Rene Estates.

4. Construction of all landscaping and design elements shall be in accordance with Chapter 17.50 SWMC and the Planting Plan as approved by the Design Review Committee *Findings of Fact, Conclusions and Decision.*

EXHIBITS

A. Preliminary Plat Application;
B. Preliminary Plat of Rene Estates (Sheet 1 of 1);
C. Site and Landscaping Plan (date stamped May 16, 2008);
D. Wetland delineation dated August 3, 2007;
E. JARPA form;
F. Revised wetland mitigation plan dated December 9, 2007;
G. Wetland mitigation addendum dated January 4, 2008;
H. US Army Corps of Engineers approval letter date-stamped February 5, 2008;
I. SEPA Checklist;
J. Notice of Application and SEPA Comment Period;
K. Public Comment from Ms. Fay Hoyt (date stamped October 23, 2007);
L. Public Comment from Mr. and Mrs. Epps (date stamped October 23, 2007);
M. SEPA MDNS issued June 25, 2008; and
N. Notice of Public Hearing published July 23, 2008

RECEIVED
AUG 30 2007
BY: LP-2-07

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

Application # LP-2-07 (assigned by city) Pre-application # 12-07 Date: 8-30-07
Pre-application date May 9, 2007

PLAT NAME: Munoz Estates
LOCATION (cross street names or other general location information – addresses if they exist.)
The project is located at 121 Reed Street.

P-number(s) ~~Portion of P76887 and Portion of P76904~~ P126653 & P126654

Section: 24 Township: 35 Range: 04

Applicant Name: Steve Munoz

Applicant Address 103 Ross Street #1; San Rafeal, CA 94901

Applicant Phone, E-mail 425-879-3715; stevemunoz888@comcast.net

Owner: Same as applicant

Owner Address:

Owner Phone:

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, Not Applicable

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:

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 8/28/07

EXHIBIT A

Part 2

Zoning and Comprehensive Plan Designation R-7

Total site size in acres 2.67 acres Critical Areas by type and acres: One Category IV wetland 4,424 square feet in size—will be filled and mitigated per mitigation report included with application.

Number of lots proposed 15 Number of housing units proposed 15

Flood zone: No flood map panel available—the property is outside of the 100 year flood plain.

Describe existing conditions on and adjacent to site:

The property is a vacant mowed field in the middle of a residential neighborhood.

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. Preapplication date: May 9, 2007
☒ 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. Location and size of any proposed open space or recreation area to be provided within the plat;

☒ 16. 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. If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;

☒ 18. Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.

☒ F. Three copies of labels with names and addresses of owners of all land within 300 feet of the perimeter of the proposed plat, or any other contiguous lands owned by the applicant, as determined by the county assessor of records.

N/A G. 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;
F. Schedule a hearing before the hearing examiner;
G. 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.

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)

The proposal is a residential subdivision in an area designated for residential development.

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

The proposal is a residential subdivision this is an allowed use in the R-7 zone. The number of lots is consistent with the allowed density of the R-7 zone.

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 July 12, 2007

6. Sanitary sewer.
Conformance with the comprehensive sewer plan and most recently adopted minimum standards.
Describe provisions for sanitary sewer:

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 There will be one access to the subdivision from Reed Street. See Plat map for loction.

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 Munoz Drive

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.

The subdivision includes a ~~1,051~~ 1,334 square foot play area. See Plat Map for location .

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

19. Street lighting.
Describe: Street lights will be consistent with City and PSE 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.

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:

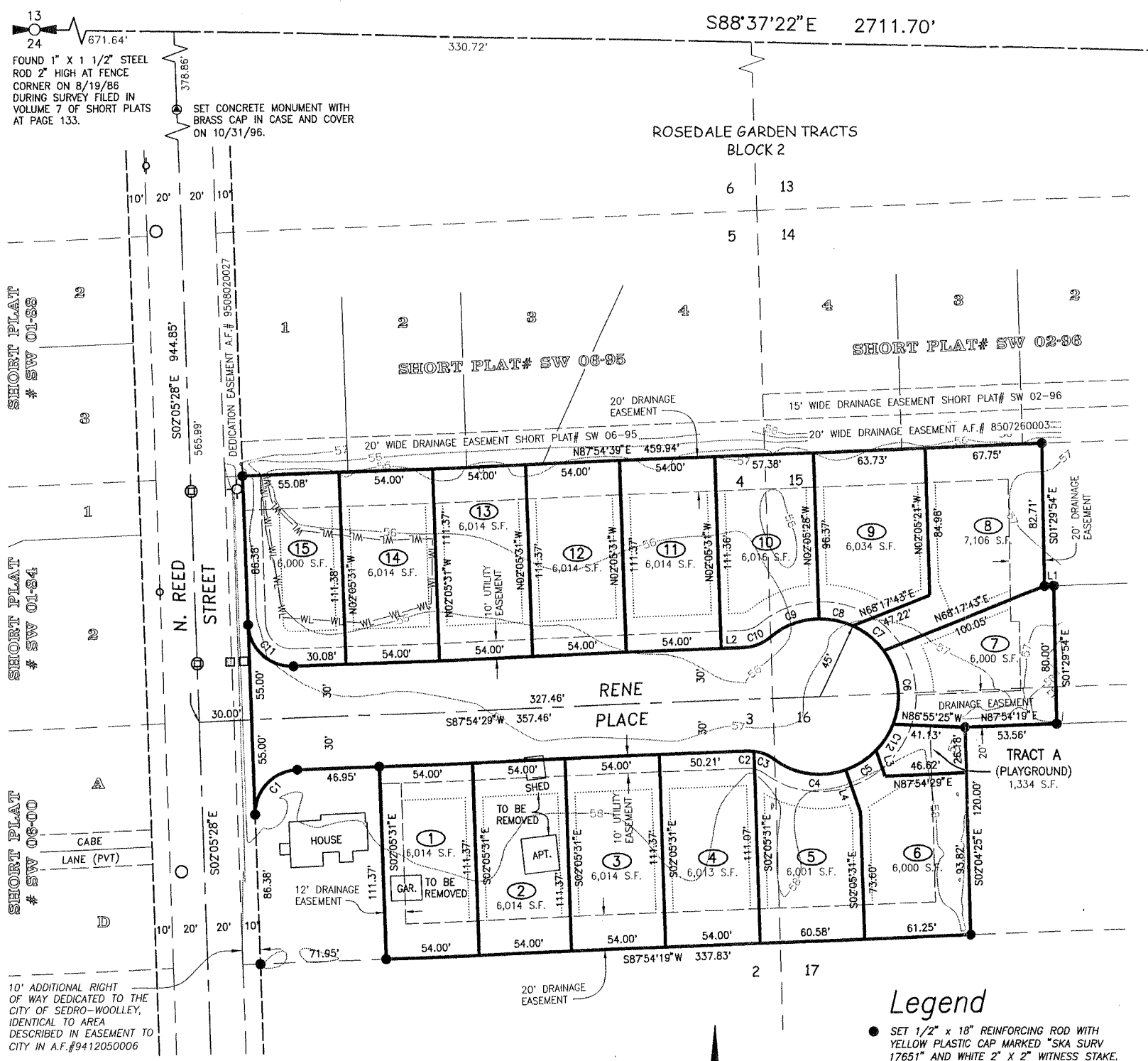
A. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, fire protection, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, 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)

Preliminary plat of Rene Estates

Long Plat No. LP-2-07

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.



Legal Description

PARCEL A:
LOTS 3 AND 4, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 10 FEET OF SAID LOT 3; THENCE N 02°05'28" W ALONG THE EAST LINE OF SAID WEST 10 FEET, A DISTANCE OF 86.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57" AND AN ARC DISTANCE OF 39.27 FEET; THENCE N 87°54'29" E, A DISTANCE OF 46.95 FEET; THENCE S 02°05'31" E, A DISTANCE OF 111.37 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S 87°54'19" W ALONG SAID SOUTH LINE, A DISTANCE OF 71.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL B:
LOTS 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE EAST 202.64 FEET OF THE SOUTH 120 FEET OF SAID LOT 16;
AND EXCEPT THE NORTH 80 FEET OF THE SOUTH 200 FEET OF THE EAST 150 FEET OF SAID LOTS 15 AND 16;
AND EXCEPT THAT PORTION OF THE EAST 155.13 FEET OF SAID LOT 15 LYING NORTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOTS 15 AND 16.

Notes

1. ZONING – R-7.
2. WATER – PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
3. SEWER – CITY OF SEDRO-WOOLLEY
4. TOTAL AREA – 2.67 ACRES.
5. BASIS-OF-BEARINGS – ASSUMED S88°37'22"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SURVEY RECORDED IN VOLUME 12 OF SHORT PLATS AT PAGE 103.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION.
7. CONTOUR INTERVAL – 1 FOOT.
8. ELEVATION DATUM – NAVD 88
9. EXISTING BUILDINGS ON THE SUBJECT PROPERTY WILL BE REMOVED.
10. ALL MAINTENANCE OF PLAY GROUND AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT FILED IN A.F.#_____ WHICH IS INCORPORATED HEREIN AND SHALL NOT BE AMENDED, MODIFIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE CITY OF SEDRO-WOOLLEY.
11. MAXIMUM LOT COVERAGE BY STRUCTURES = 50%
12. SIDE SETBACKS SHOWN ARE 5 FEET ASSUMING SINGLE STORY RESIDENTIAL CONSTRUCTION. SIDE SETBACKS FOR 2 STORY RESIDENCES SHALL BE INCREASED TO 8 FEET.
13. ON-SITE CATEGORY IV WETLAND TO BE FILLED AND MITIGATED FOR OFF SITE PER CORPS OF ENGINEERS PERMIT REFERENCE NO. (NWS-2007-1707-NO).

Surveyor's Certificate

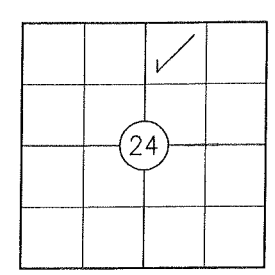
I, John L. Abenroth, Registered Land Surveyor do hereby certify that the preliminary plat of Rene Estates is based on actual survey, which is retraceable and based on a true subdivision of the Section, and that the distances, courses and angles are shown hereon correctly and that monuments will be set and lot corners will be staked on the ground at the appropriate time.

John L. Abenroth, PLS; CERT. # 17651

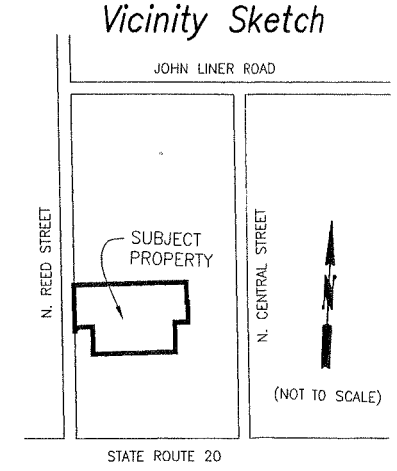
JOHN L. ABENROTH
STATE OF WASHINGTON
17651
REGISTERED LAND SURVEYOR
PROFESSIONAL
EXPIRES

Owner/Subdivider

STEVE V. MUNOZ
103 ROSS STREET #1
SAN RAFAEL CA. 94901
425-879-3715/415-250-9758



Vicinity Sketch



Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE.
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- —WL—WL— LIMITS OF 4,424 S.F. CATEGORY IV WETLAND TO BE FILLED AND MITIGATED FOR OFF SITE.
- LIMITS OF BUILDING ENVELOPES ASSUMING SINGLE STORY RESIDENTIAL CONSTRUCTION.

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	25.00'	89°59'57"	39.27'
C2	25.00'	08°43'41"	3.81'
C3	25.00'	29°29'07"	12.87'
C4	45.00'	55°29'16"	43.58'
C5	45.00'	26°23'16"	20.72'
C6	45.00'	56°56'13"	44.72'
C7	45.00'	29°25'12"	23.11'
C8	45.00'	25°27'53"	20.00'
C9	45.00'	39°29'15"	31.01'
C10	25.00'	38°12'48"	16.67'
C11	25.00'	90°00'03"	39.27'
C12	45.00'	23°14'30"	18.25'

LINE TABLE

#	BEARING	DISTANCE
L1	N87°54'19"E	5.12'
L2	S87°54'29"W	13.08'
L3	S19°21'59"E	15.69'
L4	S19°21'59"E	25.96'

50 25 0 50 100 150
Scale in Feet

07/21/08	CHANGED PLAT & ROAD NAME TO RENE	S.R.M.	JOB# 207013	DRAWN srm	CHECKED not	DATE 27AUG07	SCALE 1" = 50'	SHEET 1 OF 1
DATE	REVISION	BY						

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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

RECEIVED
OCT 21 2008
CITY OF SEDRO-WOOLLEY
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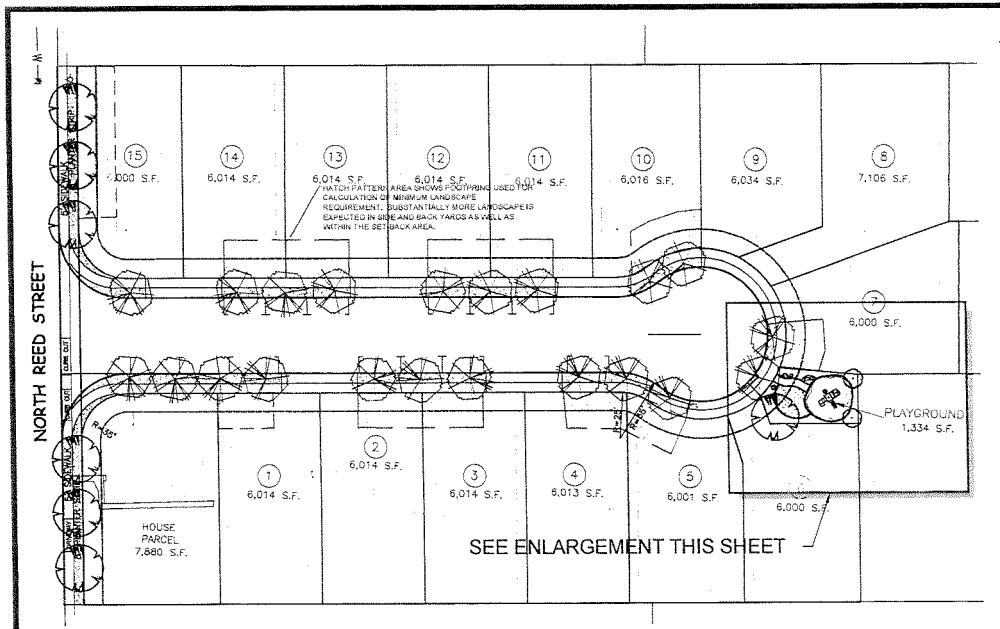
EXHIBIT B

Plot Date/Time: 07/21/08 10:53am DWG FullPath: P:\SSI\Dplus\Data\243504E1\DRAW\JN207013 MUNOZ\207013-PRELIMINARY-PLAT-REV3.dwg

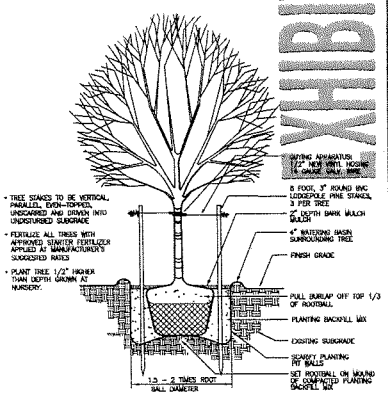


PLANTING PLAN

1" = 30'-0" (CHECK SCALE BAR FOR ACCURACY)

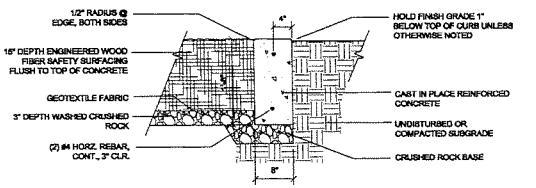
GENERAL NOTES

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. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
12. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
13. 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.
14. PLANTING PLAN EMPHASIZES DROUGHT TOLERANT AND NATIVE PLANTS 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.
15. SURVEY AND BASEMAP PROVIDED BY SKAGIT SURVEYORS & ENGINEERS, SEDRO-WOOLLEY, WA 98284, 360-855-2121



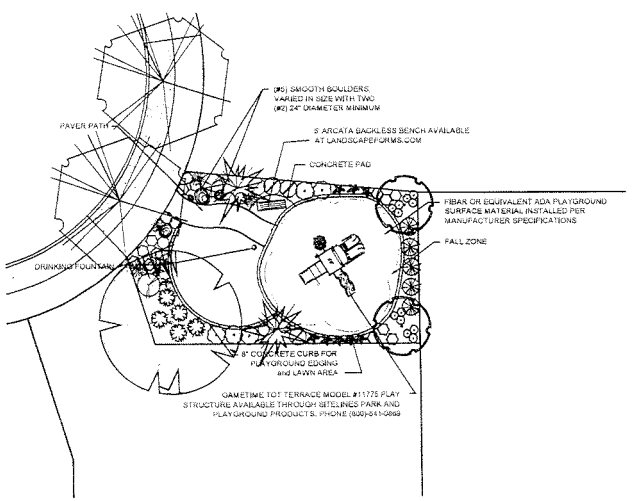
TYPICAL PLANTING DETAILS

NO SCALE



PLAY SURFACE AND EDGING

NO SCALE



PLAYGROUND ENLARGEMENT

1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY)

Plant Legend

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
21		Acer ginnala	Amur maple	Acgi	2"-Cal
2		Carpinus betulis 'Fastigiata'	Hornbeam	Cabf	2"-Cal
7		Zelkova serrata	Japanese zelkova	Zese	2"-Cal

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
2		Chamaecyparis nootkatensis 'Green Arrow'	Weeping Alaska Cedar	CNga	8' - 10'

Fern

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
11		Polystichum munitum	Sword Fern	PMsf	1-Gal

Grass

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
2		Miscanthus sinensis	'Yaku Jima' Maiden Grass	Misi	1-Gal

Ground Cover

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
4		Arcostaphylos uva-ursi	Kinnikinnick	Aruv	1-Gal

Perennial

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
8		Hemerocallis 'Stella de Oro'	Daylily	Hsdo	1-Gal

Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
5		Cistus 'Doris Hibberson'	Rockrose	CDHrr	5-Gal
2		Cornus alba 'Argenteomarginata'	Variegated Redtwig Dogwood	CAar	2-Gal
14		Hebe 'Autumn Glory'	Hebe	Hag	1-Gal
4		Mahonia Aquifolium 'Compacta'	Compact Oregon Grape	MAc	2-Gal
5		Syringa patula 'Miss Kim'	Miss Kim Lilac	SPmk	2-Gal
5		Thuja occidentalis	'Pyramidalis' arborvitae	TOpa	4' - 6'

LANDSCAPE STATISTICS:

1. Overall Requirement: 10% of Gross Site Area

Total Area = 116,305 SF
Req Landscape = .10 x 116,305 SF = 11,630 SF

Provided Landscape

Front Yard Area (between back of sidewalk and setback line as is conservatively shown on plans)	8,494 SF
Street Landscape (does not include area on Reed St in front of existing home)	2,420 SF
Park landscape	1,050 SF
TOTAL PROVIDED	11,964 SF

SIGNIFICANTLY MORE LANDSCAPE IS EXPECTED AS LOTS WILL HAVE LANDSCAPE INSIDE THE SETBACK AND IN THE BACK AND SIDE YARDS AS WELL.

1. Street Tree Requirement: 1 tree every 30 feet

PROVIDED

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 infiltrators throughout the project will insure recharge of groundwater in the immediate vicinity.

Administrative relief is sought for any irrigation requirement.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

NORTH
ONE INCH
0 30' 60' 90' 120'

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PLANNING & PERMIT CENTER

NO.	DATE	REVISION	BY	REV
1	8.29.07	modified park area	pd	pd
2	1.14.08	PER CITY COMMENTS, TREE SIZE, ADDIT. PLAY SURFACE DETAIL	pd	pd

prepared for: Skagit Surveyors & Engineers, 505 Metcalf Street, Sedro-Woolley, WA 98284, 360-855-2121

prepared by: eccos Design, Landscape Architecture and Planning, Bellingham, Washington

North Reed Street Plat
Prepared for Steve Munoz
Sedro-Woolley

SCALES: HORIZONTAL: varies; VERTICAL: N/A
NOTE: 'ONE INCH' BLOCK TO REPRESENT FULL SIZE SET
DESIGNED: PD
DRAWN: SM
CHECKED: PD

PLANTING PLAN

ISSUE DATE:	1.14.08
DRAWING:	0725SITE
JOB NO.:	0725
SHEET:	L-1

WETLANDS, INC
720 SHELTER BAY DRIVE
LA CONNER, WASHINGTON 98257
PHONE/FAX: 360-466-1412

August 3, 2007

WETLAND DELINEATION FOR:

STEVE MUNOZ
103 ROSS ST. #1
SAN RAFAEL, CA 94901

PROPERTY LOCATION:
121 REED STREET
SEDRO-WOOLLEY, WASHINGTON

PARCEL NUMBER:
P76887

EXHIBIT D

Category IV Wetland A in Northwest corner of pasture

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LP-2-07
CITY OF SEDRO-WOOLLEY
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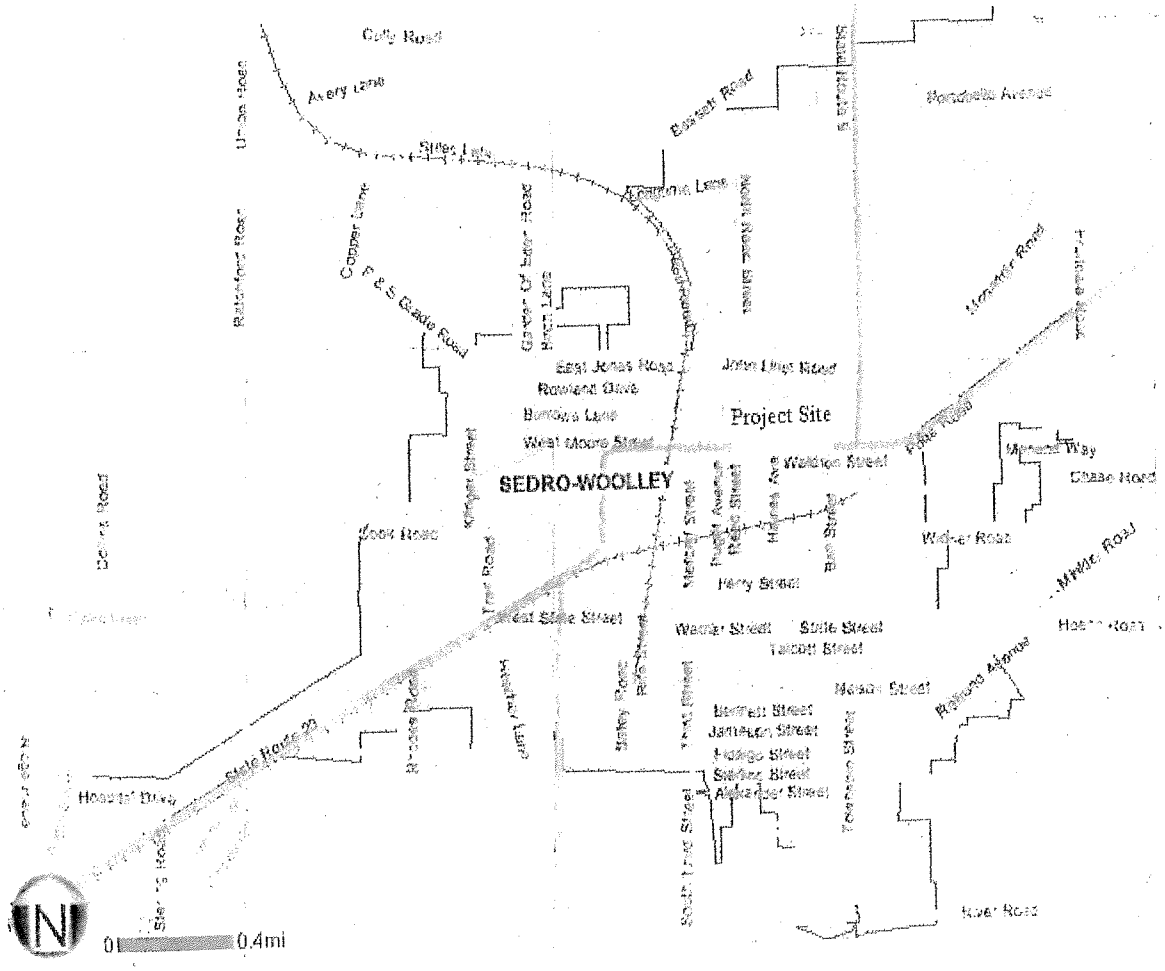


Figure 2. WETLAND DELINEATION AND PROJECT FILL LOCATION

I. SITE DESCRIPTION

The project is located in Sedro-Woolley, Washington within Section 23, Township 35 North, Range 4 East. It is a 2.7 acre parcel (P76887 and P76904) with a site address of 121 Reed St. It is owned by Steve Munoz, 103 Ross St. #1 San Rafael, CA 94901.

Currently, the site is a grass field. There is an existing house on the site, which has been excluded from the long plat with a previous boundary line adjustment. There are three other out-buildings on the site. The wetland collects water in the rainy season, which is discharged through a culvert into the storm water drain system of the City of Sedro-Woolley. The culvert has direct connectivity to the wetland on the property and discharges that water into a city catch basin approximately 25 feet away. The hydrologic connectivity of this wetland's water is through culverted flow into Brickyard Creek, a tributary of the Skagit River.

There is a 4,424 square foot Category IV wetland in the northwest corner of the property marked with wetland flagging A1-A11. The wetland is a hydrogeomorphic depressional wetland (Brinson); a Palustrine Emergent Wetland (Cowardin); and has 17 points on the Washington State Wetland Rating System.

II. PROJECT PROPOSAL

The proposal for this property is for new construction of a 15 lot residential housing development. The wetland will be filled. It is important to know that the surface water management plan for the wetland includes collecting the water of the wetland and continuing its flow into the same catch basin for further flow to Brickyard Creek and the Skagit River.

III. METHODOLOGY

The methodology for this assessment is by the US Army Corps of Engineers Wetland Delineation Manual, 1987; Washington State Wetland Identification and Delineation Manual, Department of Ecology Publication #96-94; the Washington State Wetland Rating System, Department of Ecology Publication #04-06-025, the Cowardin Classification System, and Sedro-Woolley Municipal Code 17.65.240.

CRITERIA FOR WETLAND CLASSIFICATION

To qualify as wetland, three criteria must be met. These criteria refer to the presence of vegetation, soil types, and hydrology that are characteristic of wetland area (WA ST DOE 1987).
Vegetation of wetlands consists of plants typically adapted to thrive in areas where anaerobic soil conditions prevail for a long portion of the growing season. Categories

based on the likelihood of a particular plant occurring in association with wetland areas are the basis for determining if a site meets the vegetation criteria. Table 1 below describes these categories.

TABLE 1: Plant Indicator Status

Indicator Category	Indicator Symbol	Definition
Obligate Wetland Plants	OBL	Plants that almost always occur (estimated probability >99%) in wetlands under Natural conditions, but which may also occur rarely (<1%) in non-wetlands. Example: Skunk Cabbage
Facultative Wetland Plants	FACW	Plants that usually occur (estimated probability 67-99%) in wetlands, but also occur (estimated probability 1-33%) in non-wetlands. Example: Soft Rush
Facultative Plants	FAC	Plants with a similar likelihood (estimated probability 34-66%) of occurring in both wetlands and non-wetlands. Examples: red alder, salmonberry
Facultative Upland Plants	FACU	Plants that sometimes occur (estimated probability 1-33%) in wetlands, but occur more often (estimated probability 67-99%) in non-wetlands. Examples: big leaf maple, Himalayan blackberry
Obligate Upland Plants	UPL	Plants that rarely occur (estimated probability <1%) in wetlands, but occur almost always (estimated probability >99%) in non-wetlands under natural conditions.

Source: WA ST DOE 1997

Areas within the property that are dominated (greater than 50%) by facultative, facultative wetland, and/or obligate indicator plants meet the wetland criteria for vegetation. These areas must also meet soils and hydrology requirements to be delineated as a wetland.

Soil types that occupy wetlands are hydric soils, or soils that are characteristic of reducing soil conditions. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA NRCS 1995).

The term "wetland hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated, or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively. Such characteristics are usually present in areas that are inundated, or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions (US Army Corps of Engineers 1994).

IV. FUNCTIONS AND VALUES OF THE MUNOZ WETLANDS

The primary function of this wetland is for water storage, water quality treatment, and for wildlife habitat. The wetland is a hydrogeomorphic depressional wetland (Brinson) and a Palustrune Emergent Wetland, (Cowardin). It is small, 4,424 square feet in size. The wetland puddles in the rainy season providing temporary habitat for aquatic organisms. The wetland is dominated by FACW herbaceous plants that provide habitat for terrestrial organisms including insects and songbirds. This is not a high functioning wetland.

a. Functions and Values of the Munoz Wetlands Related to the Hydrologic Processes

This wetland serves as a temporary storage of surface and subsurface water for long periods throughout the year. By storing water, the value of the wetland is enhanced by the wetland functions.

The wetland functions and values include:

(i) Replenishing soil moisture.
(ii) Providing plant and wildlife habitat.
(iii) Reduces dissolved matter and particulate loading, and helps to maintain and improve surface water quality.
(iv) Maintaining groundwater storage, base flow, seasonal flows, and surface water temperatures.
(v) Contributes to the nutrient capital of the ecosystem.

b. Functions and Values of the Munoz Wetlands Related to the Biochemical Process

(i) Conversion of elements from one form to another through abiotic and biotic processes.

(ii) The removal of nutrients, contaminants, or other elements and compounds on a short-term or long-term basis through burial, incorporation into biomass, or biochemical reactions.
(iii) The retention of organic and inorganic particulates on a short-term or long-term basis through physical processes.
(iv) The export of dissolved or particulate organic carbon.

The biochemical values of the wetland include:

(i) Contaminants are removed, or rendered innocuous.
(ii) Reduced downstream particulate loading helps to maintain or improve surface water quality.
(iii) Enhances decomposition and mobilization of metals.

c. Functions and Values of the Munoz Wetlands Related to Habitat

The habitat functions of the wetland include:

(i) Maintenance of Plant and Animal Communities: the maintenance of plant and animal communities that is characteristic with respect to species composition, abundance and age structure.

The habitat values of the wetland include:

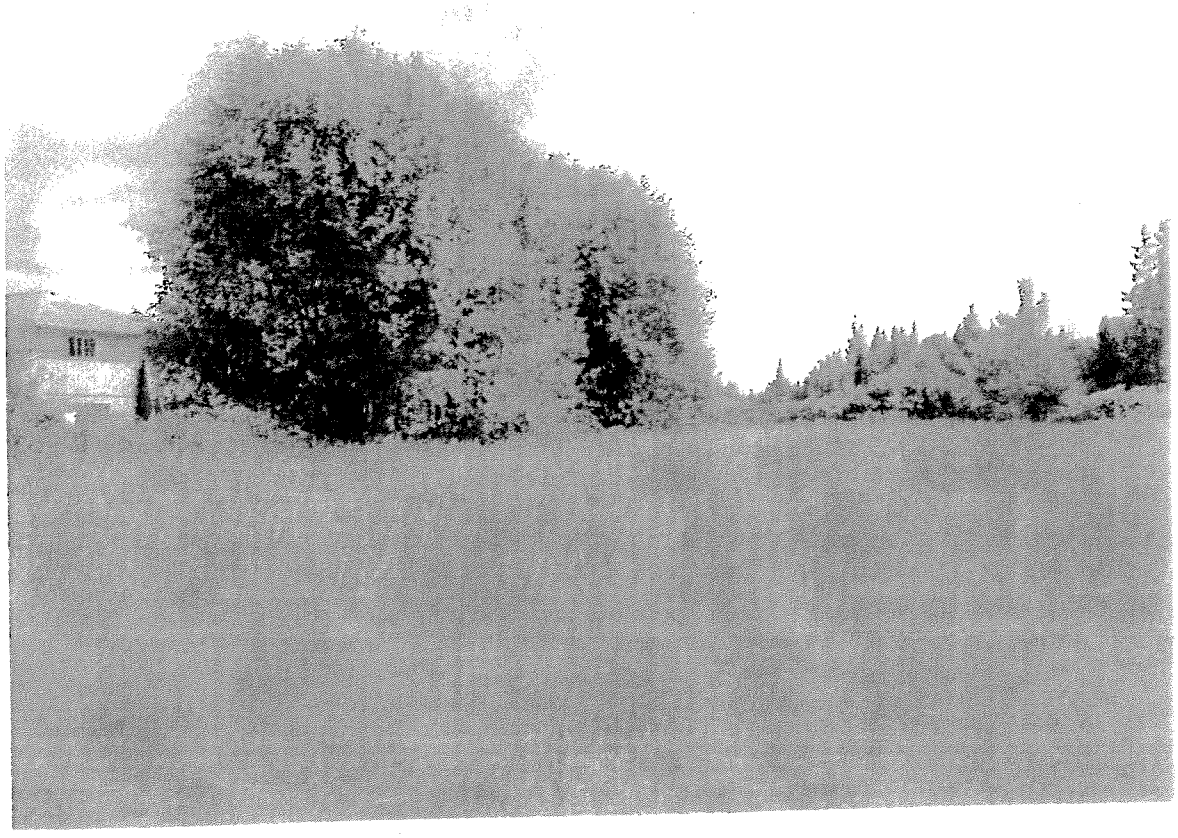
(i) Maintaining habitat for plants and animals for plant propagation and the source of food, resting areas, and nesting areas for animals.
(ii) Provide aesthetic, recreational, and educational opportunities.
(iii) Maintains corridors between habitat islands and landscape/regional biodiversity.

V. REGULATORY ANALYSIS

The wetland designated A on this property is rated as a Category IV Wetland per the Washington State Wetland Rating System, 2004. Sedro-Woolley Municipal Code 17.65.240 (b) Wetland mitigation standards requires a 25 foot buffer as measured landward from the edge of the wetland.

VI. CATEGORY IV WETLAND ASSESSMENT AND COMMENT

Wetland A is delineated by wetland flaggings A1-A11.



Category IV Wetland A

VEGETATION

The vegetation of the Category IV wetlands A is dominated by:

Equisetum telmateia, Giant horsetail, FACW
Carex obnupta, Slough sedge, OBL
Ranunculus repens, Creeping buttercup, FACW
Phalaris arundinacea, Reed canarygrass, FACW
Juncus ensifolius, daggerleaf rush, FACW
Scultellaria galericulata, willow-weed, FACW

The vegetation of the upland is dominated by:

Alnus rubra, Red alder, FAC
Trifolium repens, Red clover, FACU
Trifolium pratense, White clover, FAC
Rubus laciniatus, Evergreen blackberry, FACU
Rubus discolor, Himalayan blackberry, FACU
Residual 5-Star Hay Seed Mix including:

Dactylis glomerata, Orchardgrass, FACU
Lolium perenne, Perennial ryegrass, FACU

SOILS

The USDA Soil Survey of Skagit County has mapped the uplands of the property as Minkler silt loam. This is a very deep, moderately well drained soil found on the river terraces around the Sedro-Woolly area. It is formed in old alluvial and lacustrine material. Typically it has an A horizon of 2.5YR 4/2 silt loam of 12 inches. The B horizon is 5 YR 5/2 silt loam to 15 inches. Minkler is a medial over loamy, mixed, mesic Aquic Xerochrepts, in Hydrologic Group D, and is non-hydric due to it being moderate well drained. This soil was found in all soil pits on the property. In the drperssional area of the wetland, the B horizon is closer to the surface in the wetland area. Mottles are found within 12 inches. There is positive hydrology indicators inn the early growing season with saturation at the surface and ponding..

WETLAND HYDROLOGY

In early April the soil is saturated. In July, the soil of wetland is not saturated. There is evidence of water marks and vegetation staining. The wetland drains through a culvert on the northwest corner of the property and from there into the city catch basin, which flows directly to Brickyard Creek to the west and further on the Skagit River..

VII. SUMMARY

The Category IV wetland requires a 25 foot buffer.

Respectfully submitted,

Bob Whitefield, SWS, SAF
Wetlands, Inc.

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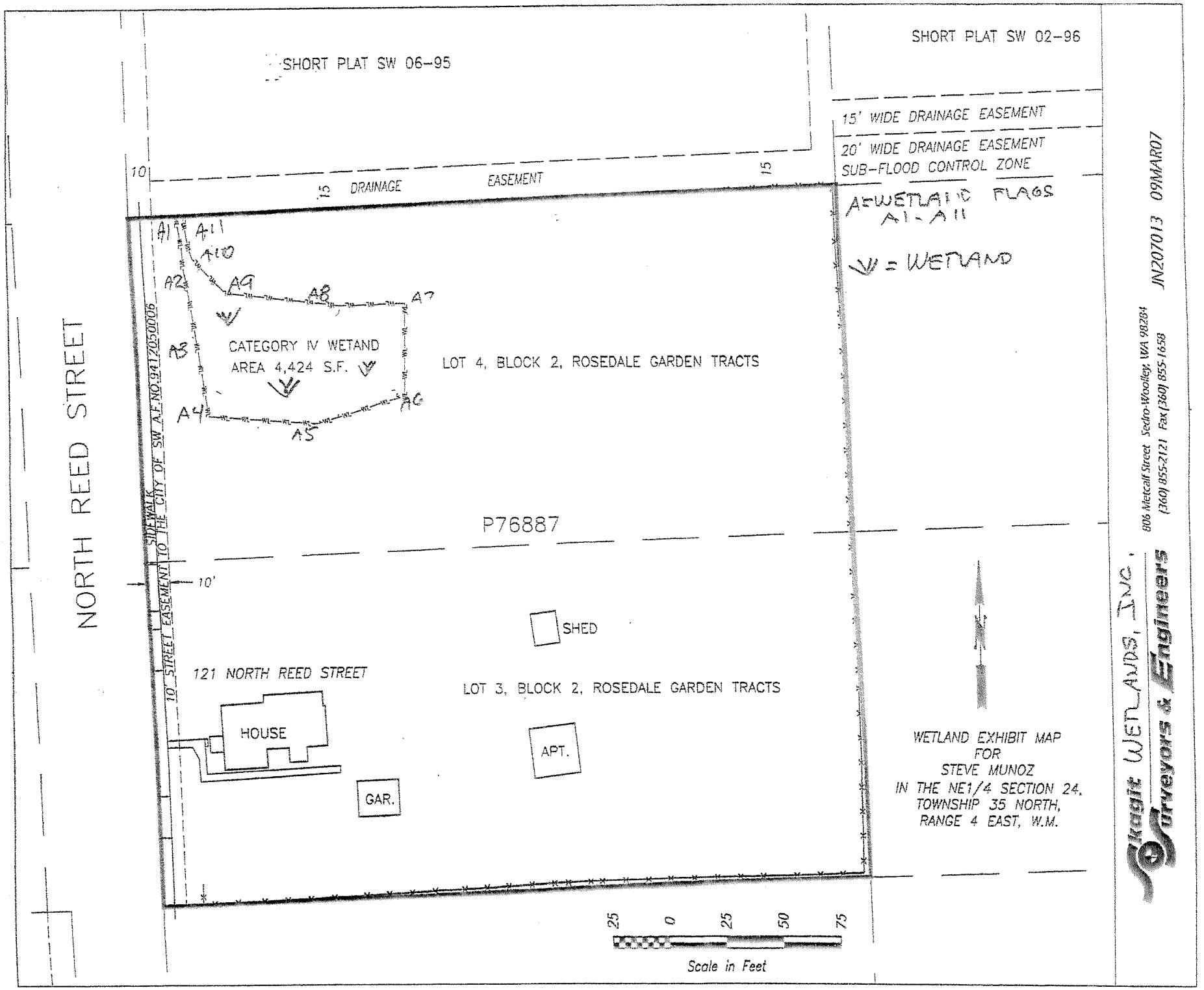
WA ST DNR (Dept. of Natural Resources). 2005. The Natural Heritage Information System. Available Online: http://www.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf


SHORT PLAT SW 06-95
SHORT PLAT SW 02-96
15' WIDE DRAINAGE EASEMENT
20' WIDE DRAINAGE EASEMENT
SUB-FLOOD CONTROL ZONE
A=WETLAND FLAGS
A1-A11
= WETLAND
10
15 DRAINAGE EASEMENT
15
A1
A11
A10
A2
A9
A8
A7
A3
CATEGORY IV WETAND
AREA 4,424 S.F.
LOT 4, BLOCK 2, ROSEDALE GARDEN TRACTS
A4
A5
A6
NORTH REED STREET
SIDEWALK
10' STREET EASEMENT TO THE CITY OF SW A.F. NO.9412050006
P76887
10'
SHED
121 NORTH REED STREET
LOT 3, BLOCK 2, ROSEDALE GARDEN TRACTS
HOUSE
APT.
GAR.
25 0 25 50 75
Scale in Feet
WETLAND EXHIBIT MAP
FOR
STEVE MUNOZ
IN THE NE1/4 SECTION 24,
TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M.
Skagit WETLANDS, INC.
Surveyors & Engineers
806 Metcalf Street Sedro-Woolley, WA 98284
(360) 855-2121 Fax (360) 855-1658
JN207013 09MAR07

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____
Project Name: Munoz Data point location: SP1
Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils/or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter 10%
Vegetation criteria met? YES NO
Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ____ Histosol
- ____ Histic epipedon
- ____ Sulfidic odor
- ____ Other

Soil criteria met? YES NO
Rationale
Minkler Silt Loam

HYDROLOGY

Depth to saturation _____
Depth to inundation _____
Flow? YES NO _____
Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ____ Observation of inundation
- ____ Observation of soil saturation
- ____ Water marks
- ____ Drift lines or drainage patterns
- ____ Sediment deposits

Secondary Indicators: (2 required)
- ____ Oxidized root channels
- ____ Water-stained leaves
- ____ Local soil survey data
- ____ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____
Project Name: Munoz Date point location: SP2
Biologist(s) B. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils/or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter 10%
Vegetation criteria met? YES NO
Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ____ Histosol
- ____ Histic epipedon
- ____ Sulfidic odor
- ____ Other

Soil criteria met? YES NO
Rationale
Minkler Silt Loam

HYDROLOGY

Depth to saturation _____
Depth to inundation _____
Flow? YES NO _____
Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ____ Observation of inundation
- ____ Observation of soil saturation
- ____ Water marks
- ____ Drift lines or drainage patterns
- ____ Sediment deposits

Secondary Indicators: (2 required)
- ____ Oxidized root channels
- ____ Water-stained leaves
- ____ Local soil survey data
- ____ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____

Project Name: Munoz Date point location: SP3

Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No

Has vegetation, soils or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter 10%

Vegetation criteria met? YES NO

Rationale: _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ____ Histosol
- ____ Histic epipedon
- ____ Sulfidic odor
- ____ Other

Soil criteria met? YES NO

Rationale: Minkler Silt Loam

HYDROLOGY

Depth to saturation _____

Depth to inundation _____

Flow? YES NO _____

Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ____ Observation of inundation
- ____ Observation of soil saturation
- ____ Water marks
- ____ Drift lines or drainage patterns
- ____ Sediment deposits

Secondary Indicators: (2 required)
- ____ Oxidized root channels
- ____ Water-stained leaves
- ____ Local soil survey data
- ____ FAC-neutral test

Hydrologic Criteria Met? YES NO

Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DISTRIBUTION DATA FORM

WETLAND? YES NO

DATE: 8-3-07 Date point: _____
Project Name: Munoz Data point location: SP4
Biologist(s): R. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter: 10%
Vegetation criteria met? YES NO
Rationale: _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ___ Histosol
- ___ Histic epipedon
- ___ Sulfidic odor
- ___ Other

Soil criteria met? YES NO
Rationale: Minkler Silt Loam

HYDROLOGY

Depth to saturation: _____
Depth to inundation: _____
Flow? YES NO _____
Channel? Sheet? _____

Primary Indicators: (1 required)
- ___ Observation of inundation
- ___ Observation of soil saturation
- ___ Water marks
- ___ Drift lines or drainage patterns
- ___ Sediment deposits

Secondary Indicators: (2 required)
- ___ Oxidized root channels
- ___ Water-stained leaves
- ___ Local soil survey data
- ___ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____
Project Name: Munoz Data point location: SPS
Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RUCA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter 10%
Vegetation criteria met? YES NO
Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ___ Histosol
- ___ Histic epipedon
- ___ Sulfidic odor
- ___ Other

Soil criteria met? YES NO
Rationale

Minkler Silt Loam

HYDROLOGY

Depth to saturation _____
Depth to inundation _____
Flow? YES NO _____
Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ___ Observation of inundation
- ___ Observation of soil saturation
- ___ Water marks
- ___ Drift lines or drainage patterns
- ___ Sediment deposits

Secondary Indicators: (2 required)
- ___ Oxidized root channels
- ___ Water-stained leaves
- ___ Local soil survey data
- ___ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Data point: _____

Project Name: Munoz Data point location: SPL

Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No

Has vegetation, soils/or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUBI	H	FACU			

Percent of dominant species that are FAC or wetter 10%

Vegetation criteria met? YES NO

Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ___ Histosol
- ___ Histic epipedon
- ___ Sulfidic odor
- ___ Other

Soil criteria met? YES NO

Rationale

Minkler Silt Loam

HYDROLOGY

Depth to saturation _____

Depth to inundation _____

Flow? YES NO _____

Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ___ Observation of inundation
- ___ Observation of soil saturation
- ___ Water marks
- ___ Drift lines or drainage patterns
- ___ Sediment deposits

Secondary Indicators: (2 required)
- ___ Oxidized root channels
- ___ Water-stained leaves
- ___ Local soil survey data
- ___ FAC-neutral test

Hydrologic Criteria Met? YES NO

Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Data point: _____
Project Name: Muncie Data point location: SP7
Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils/or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
EQTE	H	FACW			
CLOD	H	OBL			
RARE	H	FACW			
PHAR	H	FACW			
JUEN	H	FACW			
SCEA	H	FACW			

Percent of dominant species that are FAC or wetter 100%
Vegetation criteria met? YES NO
Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-8"	A	2.5YR 4/2		Silt Loam
9-13"	B	5YR 5/2		Silt Loam

Hydric Indicators:
____ Histosol
____ Histic epipedon
____ Sulfidic odor
____ Other

Soil criteria met? YES NO
Rationale
Depressional Area

HYDROLOGY

Depth to saturation _____
Depth to inundation _____
Flow? YES NO _____
Channel? ___ Sheet? _____

Primary Indicators: (1 required)
____ Observation of inundation
____ Observation of soil saturation
X Water marks
X Drift lines or drainage patterns
____ Sediment deposits

Secondary Indicators: (2 required)
____ Oxidized root channels
X Water-stained leaves
X Local soil survey data
____ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____
Project Name: Munson Data point location: SP8
Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No
Has vegetation, soils/or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
EQTE	H	FACW			
CAOD	H	ORL			
RARE	H	FACW			
PHAR	H	FACW			
JUEN	H	FACW			
SCGA	H	FACW			

Percent of dominant species that are FAC or wetter 100%
Vegetation criteria met? YES NO
Rationale _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-8"	A	2.5YR 4/2		Silt Loam
9-13"	B	5YR 5/2		Silt Loam

Hydric Indicators:
___ Histosol
___ Histic epipedon
___ Sulfidic odor
___ Other

Soil criteria met? YES NO
Rationale Depressional Area

HYDROLOGY

Depth to saturation _____
Depth to inundation _____
Flow? YES NO _____
Channel? ___ Sheet? _____

Primary Indicators: (1 required)
___ Observation of inundation
___ Observation of soil saturation
X Water marks
X Drift lines or drainage patterns
___ Sediment deposits

Secondary Indicators: (2 required)
___ Oxidized root channels
X Water-stained leaves
X Local soil survey data
___ FAC-neutral test

Hydrologic Criteria Met? YES NO
Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

WETLANDS DETERMINATION DATA FORM

WETLAND? YES NO

DATE 8-3-07 Date point: _____

Project Name: Munoz Data point location: SP9

Biologist(s) R. Biggar

Do normal environmental conditions exist? Yes No

Has vegetation, soils or hydrology been significantly disturbed? Yes No

Stratum: T=tree, S=shrub, H=herb, V=vine VEGETATION

Dominant Species	Stratum	WIS	Dominant Species	Stratum	WIS
ALRU	T	FAC			
TRRE	H	FACU			
TRPR	H	FAC			
RULA	H	FACU			
RUDI	H	FACU			

Percent of dominant species that are FAC or wetter: 10%

Vegetation criteria met? YES NO

Rationale: _____

SOILS

Depth	Horizon	Matrix Color	Mottle Color	Texture
0-12"	A	2.5YR 4/2		Silt Loam
12-15"	B	5YR 5/2		Silt Loam

Hydric Indicators:
- ___ Histosol
- ___ Histic epipedon
- ___ Sulfidic odor
- ___ Other

Soil criteria met? YES NO

Rationale: Minkler Silt Loam

HYDROLOGY

Depth to saturation _____

Depth to inundation _____

Flow? YES NO _____

Channel? ___ Sheet? _____

Primary Indicators: (1 required)
- ___ Observation of inundation
- ___ Observation of soil saturation
- ___ Water marks
- ___ Drift lines or drainage patterns
- ___ Sediment deposits

Secondary Indicators: (2 required)
- ___ Oxidized root channels
- ___ Water-stained leaves
- ___ Local soil survey data
- ___ FAC-neutral test

Hydrologic Criteria Met? YES NO

Rationale: _____

WILDLIFE OBSERVATIONS AND GENERAL NOTES

Wetland name or number _____

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 - Updated July 2006 to increase accuracy and reproducibility among users

Name of wetland (if known): A - Munoz Date of site visit: 7-30-07

Rated by R. Biggar Trained by Ecology? Yes__ No X Date of training_____

SEC: 23 TWNSHP: 35N RNGE: 4E Is S/T/R in Appendix D? Yes___ No X

Map of wetland unit: Figure 1 Estimated size 4424 sf

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I___ II___ III___ IV X

Category I = Score >=70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions	12
Score for Hydrologic Functions	4
Score for Habitat Functions	1
TOTAL score for Functions	17

Category based on SPECIAL CHARACTERISTICS of wetland

I___ II___ Does not Apply X

Final Category (choose the "highest" category from above) IV

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		**Depressional**	X
Natural Heritage Wetland		**Riverine**	
Bog		**Lake-fringe**	
Mature Forest		**Slope**	
Old Growth Forest		**Flats**	
Coastal Lagoon		**Freshwater Tidal**	
Interdunal			
None of the above		Check if unit has multiple HGM classes present	☐

Wetland name or number A

Does the wetland unit being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered animal or plant species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.		X
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered animal species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).		X
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*		X
SP4. *Does the wetland unit have a local significance in addition to its functions?* For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.		X

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Wetland name or number A

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
   (NO) – go to 2 YES – the wetland class is **Tidal Fringe**

   If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? YES – **Freshwater Tidal Fringe** NO – **Saltwater Tidal Fringe (Estuarine)**

   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is rated as an Estuarine wetland.* Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
   (NO) – go to 3 YES – The wetland class is **Flats**

   If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit meet both of the following criteria?
   ____The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
   ____At least 30% of the open water area is deeper than 6.6 ft (2 m)?
   (NO) – go to 4 YES – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland unit meet all of the following criteria?
   ____The wetland is on a slope (*slope can be very gradual*),
   ____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
   ____The water leaves the wetland **without being impounded**?
   NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*
   (NO) – go to 5 **YES – The wetland class is Slope**

Wetland name or number A

5. Does the entire wetland unit meet all of the following criteria?

____ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river

____ The overbank flooding occurs at least once every two years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

NO - go to 6 YES – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7 YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8 YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM clases. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	*HGM Class to Use in Rating*
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number A

		Points (only 1 score per box)
D	**Depressional and Flats Wetlands** **WATER QUALITY FUNCTIONS** - Indicators that the wetland unit functions to improve water quality	
D	**D 1. Does the wetland unit have the potential to improve water quality?**	*(see p.38)*
D	D 1.1 Characteristics of surface water flows out of the wetland: Unit is a depression with no surface water leaving it (no outlet) points = 3 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*) points = 1 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 (*If ditch is not permanently flowing treat unit as "intermittently flowing"*) Provide photo or drawing	Figure ___ 1
D	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic *(use NRCS definitions)* YES points = 4 NO points = 0	0
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class) Wetland has persistent, ungrazed, vegetation > = 95% of area points = 5 Wetland has persistent, ungrazed, vegetation > = 1/2 of area points = 3 Wetland has persistent, ungrazed vegetation > = 1/10 of area points = 1 Wetland has persistent, ungrazed vegetation <1/10 of area points = 0 Map of Cowardin vegetation classes	Figure ___ 3
D	D1.4 Characteristics of seasonal ponding or inundation. *This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0 Map of Hydroperiods	Figure ___ 2
D	**Total for D 1** *Add the points in the boxes above*	6
D	**D 2. Does the wetland unit have the opportunity to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* — Grazing in the wetland or within 150 ft — Untreated stormwater discharges to wetland — Tilled fields or orchards within 150 ft of wetland — A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging X Residential, urban areas, golf courses are within 150 ft of wetland — Wetland is fed by groundwater high in phosphorus or nitrogen — Other_____ YES multiplier is 2 NO multiplier is 1	*(see p. 44)* multiplier 2
D	**TOTAL - Water Quality Functions** Multiply the score from D1 by D2 *Add score to table on p. 1*	12

Wetland name or number A

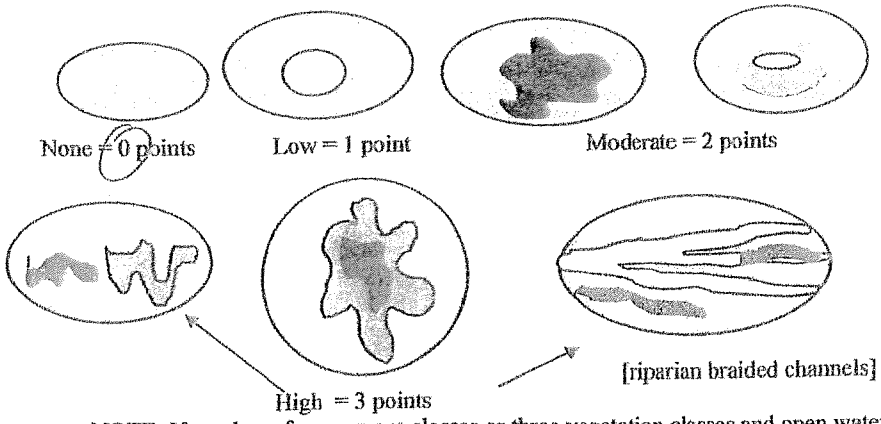
		Points (only 1 score per box)
D	**Depressional and Flats Wetlands** HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation	
	D 3. Does the wetland unit have the potential to reduce flooding and erosion?	*(see p.46)*
D	D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*) points = 0	2
D	D 3.2 Depth of storage during wet periods *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland" points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft points = 0	0
D	D 3.3 Contribution of wetland unit to storage in the watershed *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5	0
D	**Total for D 3** *Add the points in the boxes above*	2
D	**D 4. Does the wetland unit have the opportunity to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* — Wetland is in a headwater of a river or stream that has flooding problems — Wetland drains to a river or stream that has flooding problems — Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems — Other_____ YES multiplier is 2 NO multiplier is 1	*(see p. 49)* multiplier 2
D	**TOTAL - Hydrologic Functions** Multiply the score from D 3 by D 4 ***Add score to table on p. 1***	4

Wetland name or number A

These questions apply to wetlands of all HGM classes. HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat	Points (only 1 score per box)
H 1. Does the wetland unit have the potential to provide habitat for many species?	
H 1.1 Vegetation structure *(see p. 72)* *Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres.* ____Aquatic bed X Emergent plants ____Scrub/shrub (areas where shrubs have >30% cover) ____Forested (areas where trees have >30% cover) *If the unit has a forested class check if:* ____The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon *Add the number of vegetation structures that qualify. If you have:* 4 structures or more — points = 4 3 structures — points = 2 2 structures — points = 1 1 structure — points = 0 Map of Cowardin vegetation classes PEM	Figure ____ 0
H 1.2. Hydroperiods *(see p. 73)* *Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods)* ____Permanently flooded or inundated X Seasonally flooded or inundated ____Occasionally flooded or inundated ____Saturated only ____Permanently flowing stream or river in, or adjacent to, the wetland ____Seasonally flowing stream in, or adjacent to, the wetland ____***Lake-fringe wetland*** **= 2 points** ____***Freshwater tidal wetland*** **= 2 points** 4 or more types present — points = 3 3 types present — points = 2 2 types present — point = 1 1 type present — points = 0 Map of hydroperiods	Figure ____ 0
H 1.3. Richness of Plant Species *(see p. 75)* Count the number of plant species in the wetland that cover at least 10 ft². *(different patches of the same species can be combined to meet the size threshold)* *You do not have to name the species.* *Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle* If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0 *List species below if you want to:*	1

Total for page 1

Wetland name or number A

	Figure ___
H 1.4. Interspersion of habitats *(see p. 76)* Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.  None = 0 points Low = 1 point Moderate = 2 points High = 3 points [riparian braided channels] NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes	0
H 1.5. Special Habitat Features: *(see p. 77)* *Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.* ____Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long). ____Standing snags (diameter at the bottom > 4 inches) in the wetland ____Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet turned grey/brown)* ____At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated.*(structures for egg-laying by amphibians)* ____ Invasive plants cover less than 25% of the wetland area in each stratum of plants *NOTE: The 20% stated in early printings of the manual on page 78 is an error.*	0
H 1. TOTAL Score - potential for providing habitat *Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5*	1

Comments

Wetland name or number A

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	
H 2.1 Buffers *(see p. 80)* *Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."* — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) **Points = 5** — 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. **Points = 4** — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. **Points = 4** — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . **Points = 3** — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. **Points = 3** **If buffer does not meet any of the criteria above** — No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** — No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** — Heavy grazing in buffer. **Points = 1** — Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland **Points = 0.** ✓ Buffer does not meet any of the criteria above. **Points = 1** Aerial photo showing buffers	Figure ___ 1
H 2.2 Corridors and Connections *(see p. 81)* H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? *(dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor)* YES = 4 points *(go to H 2.3)* NO = go to H 2.2.2 H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? **OR a Lake-fringe** wetland, if it does not have an undisturbed corridor as in the question above? YES = 2 points *(go to H 2.3)* NO = H 2.2.3 H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? YES = 1 point NO = 0 points	1

Total for page 2

Wetland name or number A

H 2.3 Near or adjacent to other priority habitats listed by WDFW *(see p. 82)* Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.* *These are DFW definitions. Check with your local DFW biologist if there are any questions.* _____**Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other. _____**Aspen Stands:** Pure or mixed stands of aspen greater than 0.8 ha (2 acres). _____**Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft. _____**Old-growth forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. _____**Mature forests:** Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less that 100%; crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest. _____**Prairies:** Relatively undisturbed areas (as indicated by dominance of native plants) where grasses and/or forbs form the natural climax plant community. _____**Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs. _____**Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages _____**Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25%. _____**Urban Natural Open Space:** A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other *priority habitats*, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development. _____**Estuary/Estuary-like:** Deepwater tidal habitats and adjacent tidal wetlands, usually semi-enclosed by land but with open, partly obstructed or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation. Along some low-energy coastlines there is appreciable dilution of sea water. Estuarine habitat extends upstream and landward to where ocean-derived salts measure less than 0.5ppt. during the period of average annual low flow. Includes both estuaries and lagoons. _____**Marine/Estuarine Shorelines:** Shorelines include the intertidal and subtidal zones of beaches, and may also include the backshore and adjacent components of the terrestrial landscape (e.g., cliffs, snags, mature trees, dunes, meadows) that are important to shoreline associated fish and wildlife and that contribute to shoreline function (e.g., sand/rock/log recruitment, nutrient contribution, erosion control). If wetland has **3 or more** priority habitats = **4 points** If wetland has **2** priority habitats = **3 points** If wetland has **1** priority habitat = **1 point** No habitats = 0 points *Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)*	0

Wetland name or number A

H 2.4 Wetland Landscape *(choose the **one** description of the landscape around the wetland that best fits)* ***(see p. 84)***	
There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5	
The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5	
There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3	
The wetland is Lake-fringe on a lake with disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3	
There is at least 1 wetland within ½ mile. points = 2	
There are no wetlands within ½ mile. points = 0	0
H 2. TOTAL Score - opportunity for providing habitat *Add the scores from H2.1,H2.2, H2.3, H2.4*	2
TOTAL for H 1 from page 14	0
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	2

AGENCY USE ONLY

Agency Reference #: Date Received:

Circulated by: (local govt. or agency)

RECEIVED AUG 30 2007 BY: LP 2-01

JOINT AQUATIC RESOURCES PERMIT APPLICATION FORM (JARPA)

(for use in Washington State)

PLEASE TYPE OR PRINT IN BLACK INK OR FILL IN ELECTRONICALLY

☐ Application for a Fish Habitat Enhancement Project per requirements of RCW 77.55.290. You must submit a copy of this completed JARPA application form and the (Fish Habitat Enhancement JARPA Addition) to your local Government Planning Department and Washington Department of Fish & Wildlife Area Habitat Biologist on the same day.

NOTE: LOCAL GOVERNMENTS – You must submit any comments on these projects to WDFW within 15 working days.

Based on the instructions provided, I am sending copies of this application to the following: *(check all that apply)*

☐ Local Government for shoreline: ☐ Substantial Development ☐ Conditional Use ☐ Variance ☐ Exemption ☐ Revision
☐ Floodplain Management ☒ Critical Areas Ordinance

☐ Washington Department of Fish and Wildlife for HPA (Submit 3 copies to WDFW Region)
☒ Washington Department of Ecology for 401 Water Quality Certification (to Regional Office-Federal Permit Unit)
☐ Washington Department of Natural Resources for Aquatic Resources Use Authorization Notification
☒ Corps of Engineers for: ☒ Section 404 ☐ Section 10 permit
☐ Coast Guard for: ☐ General Bridge Act Permit ☐ Private Aids to Navigation (for non-bridge projects)
☐ For Department of Transportation projects only: This project will be designed to meet conditions of the most current Ecology/Department of Transportation Water Quality Implementing Agreement

SECTION A - Use for all permits covered by this application. Be sure to ALSO complete Section C (Signature Block) for all permit applications.

1. APPLICANT STEVE MUNOZ

MAILING ADDRESS 103 ROSS ST. #1 SAN RAFAEL, CA 94901

WORK PHONE	E-MAIL ADDRESS	HOME PHONE	FAX #
425-879-3715	STEVEMUNOZ888@COMCAST.NET	415-250-9758	

If an agent is acting for the applicant during the permit process, complete #2. Be sure agent signs Section C (Signature Block) for all permit applications

2. AUTHORIZED AGENT ROBERT O. WHITEFIELD

MAILING ADDRESS 720 SHELTER BAY DR. LA CONNER, WA 98257

WORK PHONE	E-MAIL ADDRESS	HOME PHONE	FAX #
360-466-1412	NWPHOTOS@VERIZON.NET	360-466-0297	360-466-1412

3. Relationship of applicant to property: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER: _____

4. Name, address and phone number of property owner(s) if other than applicant:
~~121~~ REED ST

5. Location (street address, including city, county and zip code, where proposed activity exists or will occur)
121 REED ST. SEDRO-WOOLLEY, WA 98284

Local government with jurisdiction (city or county) SEDRO-WOOLLEY

Waterbody you are working in _____

Is this waterbody on the 303(d) List YES ☐ NO ☒

If YES, what parameter(s)? _____

For 303d List, http://www.ecy.wa.gov/programs/wq/303d/index.html

Tributary of _____ WRIA # _____

Shoreline designation _____

Zoning designation RES.

¼ Section	Section	Township	Range	Government Lot
SW	23	35N	4E	

DNR stream type if known _____

Latitude and Longitude: LAT 48-31-48N LON 122-21-343W

Tax Parcel Number 350423-3-002-0208

EXHIBIT E

6. Describe the current use of the property, and structures existing on the property. Have you completed any portion of the proposed activity on this property? [ ] YES [X] NO
For any portion of the proposed activity already completed on this property, indicate month and year of completion.

PASTURE

Is the property agricultural land? [ ] YES [X] NO Are you a USDA program participant? [ ] YES [X] NO

7a. Describe the proposed work that needs aquatic permits: Complete plans and specifications should be provided for all work waterward of the ordinary high water mark or line, including types of equipment to be used. If applying for a shoreline permit, describe all work within and beyond 200 feet of the ordinary high water mark. If you have provided attached materials to describe your project, you still must summarize the proposed work here. Attach a separate sheet if additional space is needed.

FILL OF CATEGORY IV EMERGENT WETLAND OF 4,429 S.F.
NO STREAM, LAKES, WATERFRONT INVOLVED.

PREPARATION OF DRAWINGS: See sample drawings and guidance for completing the drawings. ***ONE SET OF ORIGINAL OR GOOD QUALITY REPRODUCIBLE DRAWINGS MUST BE ATTACHED.*** NOTE: Applicants are encouraged to submit photographs of the project site, but these DO NOT substitute for drawings. ***THE CORPS OF ENGINEERS AND COAST GUARD REQUIRE DRAWINGS ON 8-1/2 X 11 INCH SHEETS. LARGER DRAWINGS MAY BE REQUIRED BY OTHER AGENCIES.***

7b. Describe the purpose of the proposed work and why you want or need to perform it at the site. Please explain any specific needs that have influenced the design.

WETLAND IS NEAR CENTER OF PROPOSED DEVELOPMENT

7c. Describe the potential impacts to characteristic uses of the water body. These uses may include fish and aquatic life, water quality, water supply, recreation and aesthetics. Identify proposed actions to avoid, minimize, and mitigate detrimental impacts and provide proper protection of fish and aquatic life. Identify which guidance documents you have used. Attach a separate sheet if additional space is needed.

WETLAND IS A LOW QUALITY WETLAND. IT CONTRIBUTES TO BRICKYARD CREEK VIA CULVERT AND CITY STORM WATER SYSTEM

7d. For in water construction work, will your project be in compliance with the State of Washington water quality standards for turbidity WAC 173.201A-110? [ ] YES [ ] NO (See USEFUL DEFINITIONS AND INSTRUCTIONS) N/A

8. Will the project be constructed in stages? YES [ ] NO [X]
Proposed starting date: FALL 2007
Estimated duration of activity: 3 WEEKS

9. Check if any temporary or permanent structures will be placed: NO
[ ] Waterward of the ordinary high water mark or line for fresh or tidal waters AND/OR
[ ] Waterward of the mean higher high water for tidal waters?

10. Will fill material (rock, fill, bulkhead, or other material) be placed:
[ ] Waterward of the ordinary high water mark or line for fresh waters?
[ ] If **YES**, VOLUME (cubic yards) _____ / AREA _____ (acres) NO
[ ] Waterward of the mean higher high water for tidal waters?
If **YES**, VOLUME (cubic yards) _____ / AREA _____ (acres)

11. Will material be placed in wetlands? [Y] YES [ ] NO

If YES:

A. Impacted area in acres: .11 AC

B. Has a delineation been completed? If YES, please submit with application. [Y] YES [ ] NO

C. Has a wetland report been prepared? If YES, please submit with application [Y] YES [ ] NO

D. Type and composition of fill material (e.g., sand, etc.) SAND / GRAVEL

E. Material source: LOCAL SOURCE PIT

F. List all soil series (type of soil) located at the project site, and indicate if they are on the county's list of hydric soils. Soils information can be obtained from the natural Resources Conservation Service (NRCS). MINKLER, NON-HYDRIC

G. WILL PROPOSED ACTIVITY CAUSE FLOODING OR DRAINING OF WETLANDS? [Y] YES [ ] NO

IF YES, IMPACTED AREA IS <.11 ACRES OF DRAINED WETLANDS.

NOTE: If your project will impact greater than ½ of an acre of wetland, submit a mitigation plan to the Corps and Ecology for approval along with the JARPA form.

NOTE: a 401 water quality certification will be required from Ecology in addition to an approved mitigation plan if your project impacts wetlands that are: a) greater than ½ acre in size, or b) tidal wetlands or wetlands adjacent to tidal water. Please submit the JARPA form and mitigation plan to Ecology for an individual 401 certification if a) or b) applies.

12. Stormwater Compliance for Nationwide Permits Only:
This project is (or will be) designed to meet ecology's most current stormwater manual, or an Ecology approved local stormwater manual. YES [✓] [ ] NO

If YES – Which manual will your project be designed to meet?

If NO – For clean water act Section 401 and 404 permits only – Please submit to Ecology for approval, along with this JARPA application, documentation that demonstrates the stormwater runoff from your project or activity will comply with the water quality standards, WAC 173.201(A)

13. Will excavation or dredging be required in water or wetlands? [ ] YES [X] NO

If YES:

A. Volume: _____(cubic yards) /area _____(acre)

B. Composition of material to be removed: _____

C. Disposal site for excavated material: _____

D. Method of dredging: _____

14. Has the State Environmental Policy Act (SEPA) been completed [Y] YES [ ] NO

SEPA Lead Agency: SEDRO-WOOLLEY

SEPA Decision: DNS, MDNS, EIS, Adoption, Exemption _____ Decision Date (end of comment period)

SUBMIT A COPY OF YOUR SEPA DECISION LETTER TO WDFW AS REQUIRED FOR A COMPLETE APPLICATION

15. List other Applications, approvals or certifications from other federal, state or local agencies for any structures, construction discharges or other activities described in the application (i.e. preliminary plat approval, health district approval, building permit, SEPA review, federal energy regulatory commission license (FERC), Forest practices application, etc.). Also, indicate whether work has been completed and indicate all existing work on drawings. NOTE: For use with Corps Nationwide Permits, identify whether your project has or will need an NPDES permit for discharging wastewater and/or stormwater.

TYPE OF APPROVAL	ISSUING AGENCY	IDENTIFICATION NO.	DATE OF APPLICATION	DATE APPROVED	COMPLETED?

16. Has any agency denied approval for the activity you're applying for or for any activity directly related to the activity described herein?

[ ] YES [X] NO

If YES, explain:

SECTION B - Use for Shoreline and Corps of Engineers permits only:

17a. Total cost of project. This means the fair market value of the project, including materials, labor, machine rentals, etc.

17b. If a project or any portion of a project receives funding from a federal agency, that agency is responsible for ESA consultation. Please indicate if you will receive federal funds and what federal agency is providing those funds. See instructions for information on ESA.*

FEDERAL FUNDING ☐ YES ☐ NO If YES, please list the federal agency.

18. Local government with jurisdiction:

19. For Corps, Coast Guard, and DNR permits, provide names, addresses and telephone numbers of adjoining property owners, lessees, etc. *Please note: Shoreline Management Compliance may require additional notice – consult your local government.*

NAME	ADDRESS	PHONE NUMBER

SECTION C - This section MUST be completed for any permit covered by this application

20. Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work ONLY after all necessary permits have been received.

X _____ SIGNATURE OF APPLICANT — DATE 8/6/07

_____ SIGNATURE OF AUTHORIZED AGENT — DATE 8/6/07

I HEREBY DESIGNATE _____ TO ACT AS MY AGENT IN MATTERS RELATED TO THIS APPLICATION FOR PERMIT(S). I UNDERSTAND THAT IF A FEDERAL PERMIT IS ISSUED, I MUST SIGN THE PERMIT.

X _____ SIGNATURE OF APPLICANT — DATE 8/6/07

X _____ SIGNATURE OF LANDOWNER (EXCEPT PUBLIC ENTITY LANDOWNERS, E.G. DNR)

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND THE AGENT, IF AN AUTHORIZED AGENT IS DESIGNATED.

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

COMPLETED BY LOCAL OFFICIAL

A. Nature of the existing shoreline. (Describe type of shoreline, such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta; type of beach, such as accretion, erosion, high bank, low bank, or dike; material such as sand, gravel, mud, clay, rock, riprap; and extent and type of bulkheading, if any)

B. In the event that any of the proposed buildings or structures will exceed a height of thirty-five feet above the average grade level, indicate the approximate location of and number of residential units, existing and potential, that will have an obstructed view:

C. If the application involves a conditional use or variance, set forth in full that portion of the master program which provides that the proposed use may be a conditional use, or, in the case of a variance, from which the variance is being sought:

These Agencies are Equal Opportunity and Affirmative Action employers.
For special accommodation needs, please contact the appropriate agency in the instructions.

WETLANDS, INC
720 SHELTER BAY DRIVE
LA CONNER, WASHINGTON 98257
PHONE/FAX: 360-466-1412

DECEMBER 9, 2007

REVISED WETLAND MITIGATION PLAN FOR:

STEVE MUNOZ
103 ROSS ST. #1
SAN RAFAEL, CA 94901

NWS-2007-1707-NO

RECEIVED
FEB - 5 2008
LP. 2.07
BY:

PARCEL NUMBER:
P76294
P40409

Figure 1. WETLAND CREATION SITE

MITIGATION FIRST, Then Can fill. 17.65.240 (I)(1)(e)

EXHIBIT F

OFF-SITE MITIGATION - SWMC 17-65.240(I)(3)
17.65.240(A)(2) Requires mitigation plan to meet "Guidance on Wetlands in WA", Parts 1 & 10 April 2004.

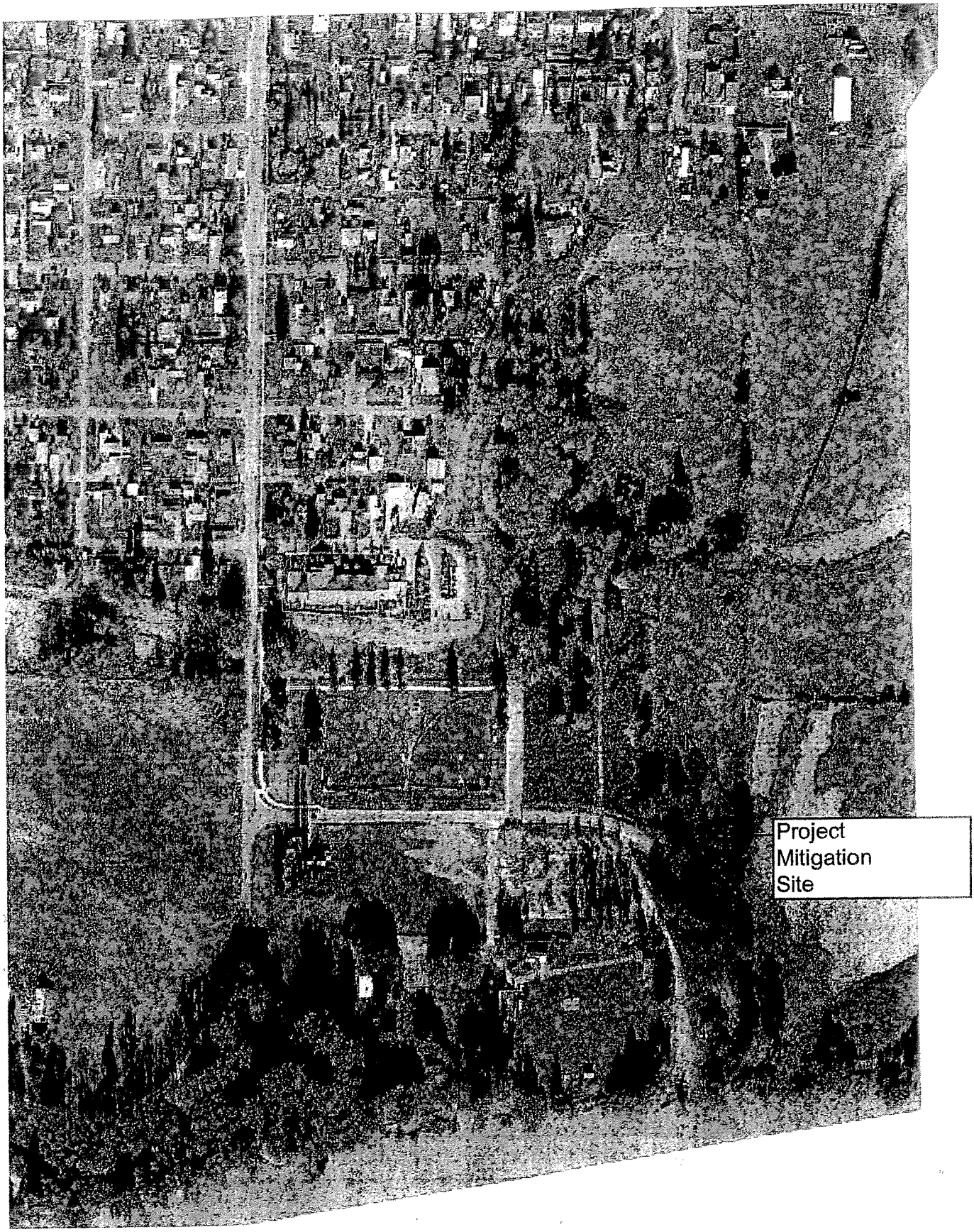


FIGURE 2 PROJECT SITE LOCATION

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Table 1. Cost Estimates
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1.4 Responsible Parties

Steve Munoz, Applicant
103 Ross St. #1

San Rafael, CA 94901

Preparers of Mitigation Plan and Creation Plan
Bob Whitefield, MS Forest Soils, Hydrology
Suzanne Perlmutter, MA Landscape Architecture
Wetlands, Inc.

Preparer of Registered Land Survey
Skagit Surveyors and Engineers, Inc
806 Metcalf Street
Sedro-Woolley, WA 98284

Preparer of Wetland Delineation
Wetlands, Inc
720 Shelter Bay Drive
La Conner, WA 98257

Party Responsible for Monitoring, Long Term Maintenance, and Contingency
Wetlands, Inc
720 Shelter Bay Drive
La Conner, WA 98257

1.5 Executive Summary

The proposed development project is for the mitigation of a wetland area to be filled. The COE project number is NWS-2007-1707-NO. The prior submitted mitigation was for an off-site, out of kind stream riparian restoration. The revised mitigation proposal is for an off-site, in kind wetland creation within the Skagit River watershed, the same watershed that contains the wetland fill site. The mitigation project is located in Sedro-Woolley, Washington within Section 30, Township 35 North, Range 5 East. The mitigation site is within parcel numbers P40409 and P76294. The Site Address is 10461 Elm Lane. The longitude and latitude is N48 degrees 29'38.1, W122 degrees 13'17". The ownership of the property is the City of Sedro-Woolley who has helped to select their property for the mitigation site. The creation site data is discussed below.

Figure 3. UNNAMED TYPE 4 STREAM. CREATION SITE IS ON THE RIGHT FROM THE TOP OF THE BANK.

1.6 Proposed Development Project and Description

The development project is for the creation of an in-kind off site wetland to compensate for the wetland filling of 4,424 square feet. The length of the project is 135 feet along the east bank of the unnamed tributary. The creation will include the removal of the A horizon to a depth of 8 inches. This will expose the underlying B1 horizon that contains hydric indicators such as a low chroma, the presence of distinct mottles and hydric positive rhizopheres. The creation site will be planted to FAC to FACW plants that will well adapt their root zones within soil that will have an available water capacity of 0.19 – 0.21 in/in per hour. The creation site will run upland from the top of the bank for the unnamed stream for a width of 50 feet. The area currently is dominated by invasive grasses and Evergreen blackberry. All root systems of these plants will be removed at the time of excavation.

1.7 Description of the Creation Site

Figure 4. WETLAND CREATION SITE

The area contains a severely degraded tributary of the Skagit River. It is a Type 4 stream that dries up in the warmer months. Its riparian buffer is severely degraded as well. The creation site is approximately 700 feet from the Skagit River and will take place within the upland riparian buffer. In the winter months, in times of heavy rainfall, there is direct hydrologic connectivity of water flow within the stream to the Skagit River. It is not known to be used as spawning grounds for anadromous fish. Migratory fry will use the stream for habitat purposes in times of water flow.

1.8 Assessment of Impacts at the Development Site

A 4,424 square foot Category IV Wetland is located on the Reed Street property. This wetland will be filled and the drainage ditches on the property re-routed. Per Sedro-Woolley Municipal Code 17.65.240, compensatory mitigation will be performed at a ratio of 1.5:1. This is mitigated through the proposed wetland creation project within the riparian buffer of the unnamed stream. The creation area is 135 feet along the top of the stream bank for a depth of 50 feet, totaling 6,750 square feet. While the purpose of the mitigation is to compensate for filling 4,424 square feet of wetland, an added benefit will be the restoration of the severely degraded stream buffer. The creation of the wetland will require its buffer to extend out even further than the existing buffer of the stream.

1.9 Soils, Hydrology and Vegetation

The soil of the creation site is mapped by the USDA Soil Survey of Skagit County as #87 Larush fine sandy loam. We find the soil meets the description of #88 Larush silt loam. Number 87 has fine sandy loam subsoil. Number 88 has higher silt and clay content in

the lower A and the upper B horizon than Larush fine sandy loam. Our soil characterizations confirm that Larush silt loam is the soil of the wetland creation site. This soil has a much slower permeability rate in the upper solum than Larush fine sandy loam. This is due to the higher content of silt and clay soil particles.

Our hydrology investigations indicate its permeability rate is 0.6-2.0 inches per hour. Its available water holding capacity in the lower A and upper B horizon, at 8 inches is 0.19-0.21 Inches/In. These are hydric conditions which are identical to Skagit silt loam and Sumas silt loam which are two hydric alluvial soils commonly found along the Skagit River flood plain.

Further, the wetlands found in the upland Skagit flood plain, in the general area of the project, are hydrogeomorphic depressional wetlands. Their hydrology source is precipitation and groundwater inflow. There also is a seasonal high water table present within the solum that will provide hydrology to the root systems in the early and late growing season. There will be suitable soil saturation to the surface providing available water to the root systems of the plants recommended for the creation site. The additional performance standard for hydrology is the soils will be saturated to the surface during 10% of the growing season as defined as April through mid-November.

The current vegetation of the project is dominated by Himalayan blackberry and invasive grasses. There are a few scattered Red alder within the creation site that will remain.

1.10 Wetland Creation Site Plans and Design

The project site is approximately 700 feet north of the Skagit River. It is east of a tributary to the river, extending outward for 50 feet from the top of the bank of the tributary and running parallel to the tributary for a length of 135 feet.

Site preparation includes the removal of all of the blackberry and the invasive grasses. Their roots systems will be removed as well. Excavation includes removal of the A horizon to a depth of 8 inches. The purpose of the excavation is to expose the upper solum area due to its high content silty clay loam for the planting bed. Care will be given to leave the scattered Red alder and to protect their root systems. The leave trees will be marked in the field.

See Appendix for site plan and design.

1.11 Construction Considerations

The unnamed stream must be protected to ensure sediment from the project does not reach the stream. Therefore, a silt fence will be used to prevent possible sedimentation of the stream. Herbicides will be used to assist, if required, for removal of invasive species

in the creation site. WSDOT has certified the commercial product Rodeo for use in wetland/stream areas as safe for fish. Application, if necessary, will be applied by a licensed herbicide applicator. Certified weed-free straw mulch will be utilized to prevent erosion in the planting area until the new plants can get established.

1.12 Cost Estimates

Table 1

$275.00	Herbicide application
$960.00	Seed bed preparation and excavation (750 SY @ $1.28 SY)
$871.12	Weed-free Hay/Mulch (720SY at 2-3" depth @ $1.21SY)
$150.00	Install Silt Fencing (150' X $1.00')
$135.00	Signage (3 at $45)
$7500.00	Monitoring by Wetlands, Inc. for 10 years
$1746.00	Cost of plants installed
$11,637.12	Cost of Wetland Creation

1.13 Monitoring and Maintenance

Monitoring shall occur during and after construction and periodically as required during the monitoring period in years 1, 2, 3, 5, 7, and 10 beginning one year from the date the Corps of Engineers accepts the as-built drawings. Monitoring is required to assure the success of the wetland creation planting site.

An as-built drawing will be provided post-construction of the wetland creation site, assuring that the final product reflects the final approved landscape plan and meets the goals and objectives of this plan. The as-built drawings will be prepared by a landscape architect and shall indicate topography, stream, and upland boundaries. It will also approximate the locations of installed trees, shrubs, and herbaceous plants, along with any other mitigation details such as sign locations. The actual quantity and species of the planted material shall be indicated in a table on the as-built drawings.

One written report will be prepared per monitoring period (once per year). Year 1 report shall document site conditions after site construction has been completed and 1-year post-creation construction. Monitoring reports will be submitted to the City of Sedro-Woolley and the Corps of Engineers following each monitoring period by December 31st of the monitoring year. Maintenance options and suggested requirements to maintain the site will be given in the monitoring report. If any spraying of weedy species is recommended, it will be carried out by a licensed herbicide applicator. Photographic documentation with pan shots from the same reference point across the wetland creation site will be provided with each monitoring report.

1.14 Creation Plant Schedules and Planting Plan

The following design is a landscape plan of the proposed wetland creation site. The approximate locations, density, and type of plants are all noted (Figures 3-7, see attached).

All shrubs shall be a minimum of 2 years old, bare-root plants, and shall be planted 5-feet on center. All trees shall be at least 2 feet tall and shall be planted at a density of 10-foot on center. All herbaceous species shall be planted with a density of 5 feet on center. In addition, all mulch will be certified weed-free and seed from a certified supplier. Actual spacing may vary depending upon the location of the leave Red alder trees. Plant stock shall be from a local native plant nursery.

Below is a list of the plants, size and quantity recommended for this site. The final species, sizes, and quantity may vary depending on availability. Wetlands Inc. will supervise or perform all on-site work.

Table 2: Proposed Species, Sizes, Quantity, and Cost Installed (each)

Common Name	Scientific Name	Size	Quantity	Cost Installed
Western red cedar	Thuja plicata	24"	13	$6.00ea =$78.00
Sitka spruce	Picea sitchensis	24"	16	$96.00
Pacific willow	Salix lucida	24"	12	$72.00
Salmonberry	Rubus spectabilis	24"	10	$60.00
Vine Maple	Acer circinatum	24"	16	$96.00
Red osier dogwood	Cornus stolonifera	24"	19	$114.00
Largeleaf avens	Geum macrophyllum	4"	14	$84.00
Birdsfoot trefoil	Lotus corniculatus	4"	26	$156.00
Black cottonwood	Populus trichocarpa	24"	10	$60.00
Pacific ninebark	Physocarpus capitatus	24"	25	$150.00
Nootka rose	Rosa nutkana	24"	32	$192.00
Pacific willow	Salix lucida	24"	12	$72.00
Thimbleberry	Rubus parviflorus	24"	32	$192.00
Lilly-of-the-Valley	Maianthemum dilatatum	4"	7	$42.00
Creeping buttercup	Ranunculus repens	4"	23	$138.00
Piggyback plant	Tolmiea menziesii	4"	24	$144.00
16 Species			291 Total plants	Plant cost installed, $1,746.00

1.15 Site Specific Goals, Objectives, and Performance Standards

A performance standard of 95% survival after the second year post-planting shall be deemed success. If greater than 5% of the installed plants die, they shall be replaced. Natural recruitment of native species may be counted towards the percent survival ratio. The plant species list above shall constitute the minimum number of species and minimum species diversity.

At least 85% species of the shrubs will survive after 10 years and cover 35% of the total creation area.

At least 85% species of the herbaceous plants will survive after 10 years and cover 35% of the total creation area.

At least 85% species of the trees will survive after 10 years and cover 20% of the total creation area.

The creation area shall have a program of bi-yearly control of invasive/non-native species for a period of 10 years. Invasive/non-native species shall not have a cover of greater than 5% of the creation area. This is to ensure that invasive species do not out-compete the newly planted trees, shrubs, and herbaceous plants.

Invasive species, defined as Reed canarygrass and Himalayan blackberry will comprise: Less than 15% cover by end of Year 1, less than 10% cover by end of Year 5, and less than 5% cover by end of Year 10.

The site shall be placed into a Native Growth Protection Area (NGPA), and Conservation Easement, to ensure protection of the site in perpetuity.

Signs shall be placed around the creation area. It is recommended that 3 signs be installed along the west, north and south upland edges that describes the area as a NGPA with verbiage such as:

Native Growth Protection Area
This stream and upland buffer are protected to provide wildlife habitat and maintain water quality. Please do not disturb. Consult the City of Sedro-Woolley for information about site restrictions.

1.16 Contingency Plan

Should the mitigation site fail to meet the criteria of success (performance standards), steps will be taken to remedy the failure. In addition, if at any time during the monitoring period it is determined that there is 15% mortality; steps will be taken to correct the situation at that time.

Failure of plantings may necessitate replanting. Once the reason for failure is determined and corrected, replanting would take place and monitoring would follow the same schedule as the first planting. Possible reasons for failure may include poor quality of the original stock, poor soil nutrition, insufficient water, improper installation, or competition by invasive plants. If poor soil quality is determined fertilizers may be recommended. Fertilizer application shall be discussed and determined by a qualified landscaper or biologist, preferably by soil testing by Washington State University to determine whether soil amendments are necessary or desirable. If competition is determined to be the cause, the contingency plan would be to continue weeding and planting with native plants until the native vegetation becomes established.

Invasion by species such as Reed canarygrass and Himalayan blackberry will require strict control methods. If any one area of these plants exceeds 100 square feet in size or greater than 5% cover of the entire site, the invasive plants will be sprayed with glyphosate or a suitable herbicide by a licensed applicator in the spring and rechecked during the summer and fall season.

The Seattle District Corps of Engineers, Regulatory Branch will be consulted should the creation plan fail to meet performance standards and approval received prior to implementing changes to the plan.

1.17 Financial Security

Bonding is required by the City of Sedro-Woolley at the rate of 150% the cost of creation/mitigation. Creation cost is $11,167.12 X 150% = $17,455.68, payable by a security/performance bond to the City of Sedro-Woolley. The bond will be released at completion of the project as signed off by the city and the Corps of Engineers.

1.18 Summary

The mitigation plan is to create 6,750 square feet of new wetland to mitigate the filling of 4,424 square feet of a low functional Category IV emergent wetland. The new wetland will be a high functional Category III wetland with a canopy of FAC trees and with shrub and herbaceous layers of FAC to FACW plants. The location for the creation is adjacent to a Type 4 stream that has direct hydrologic connectivity to the Skagit River which is approximately 700 feet away. It has the added benefit of public visibility and education. The project site will be monitored for a period of 10 years. Monitoring reports will be submitted to the City of Sedro-Woolley, the Corps of Engineers and the landowner.

Respectfully submitted,

Bob Whitefield, SAF, SWS

1.19 References and Appendix

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WA ST DNR (Dept. of Natural Resources). 2005. The Natural Heritage Information System. Available Online: http://www.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf

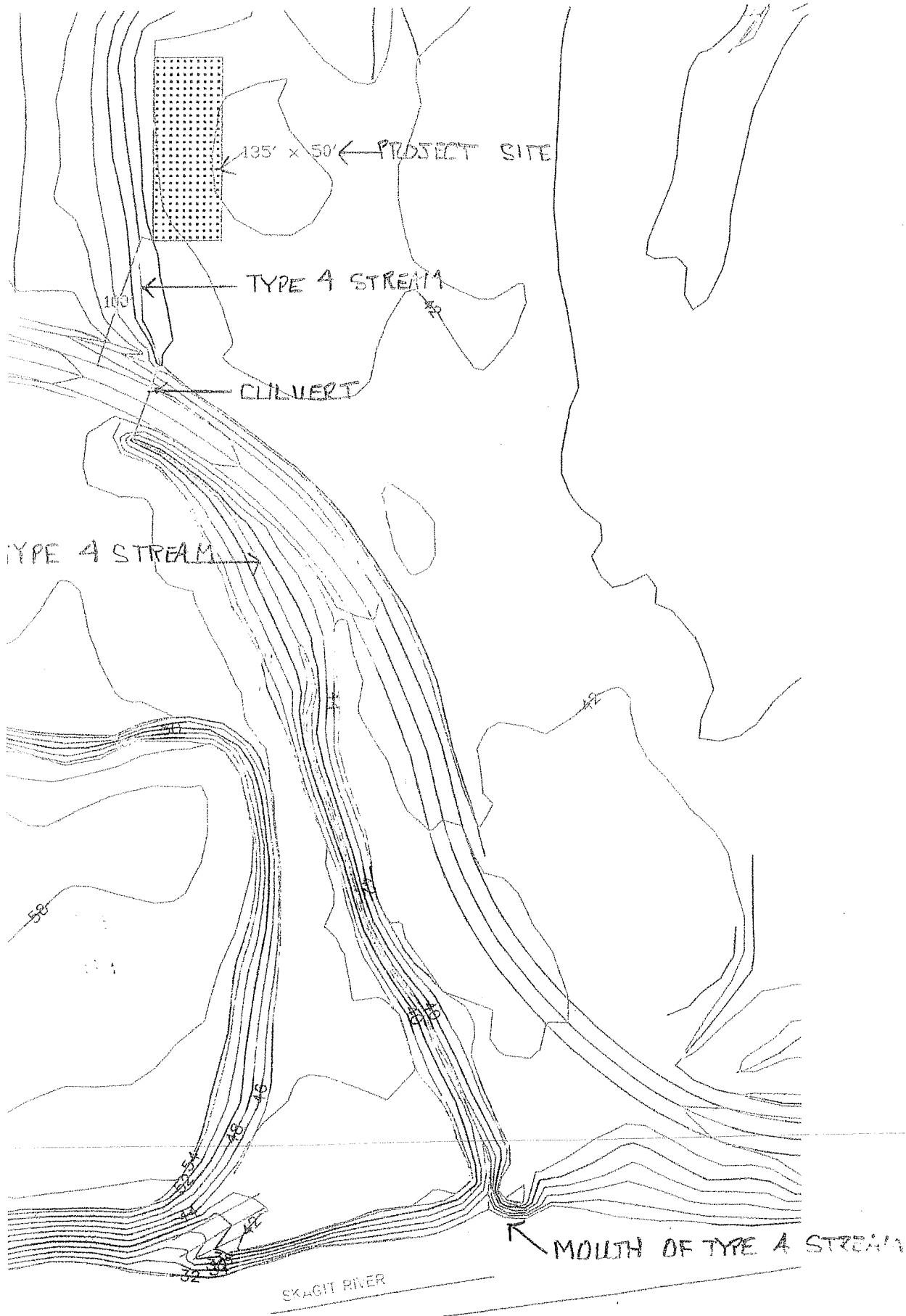


FIGURE 5 HYDROLOGIC CONNECTIVITY

0 = SITKA SPRUCE
3 = WESTERN RED CEDAR
2 = PACIFIC WILLOW
8 = SALMONBERRY
7 = RED-OSIER DOGWOOD
5 = PACIFIC NINEBARK
4 = LARGELEAF AVENS
6 = BIRDSFOOT TREFOIL
4 = PIGGYBACK PLANT
2 = THIMBLEBERRY
6 = VINE MAPLE

7 = FALSE LILY-OF-THE VALLEY
32 = NOOTKA ROSE
10 = BLACK COTTONWOOD
28 = CREEPING BUTTERCUP

297 TOTAL PLANTS

NGPA = NATIVE GROWTH PROTECTION AREA

x x x x = SILT FENCE

TOPOGRAPHY?
= 1 Planting each 5 linear feet
= 1 Planting Per 23 square feet

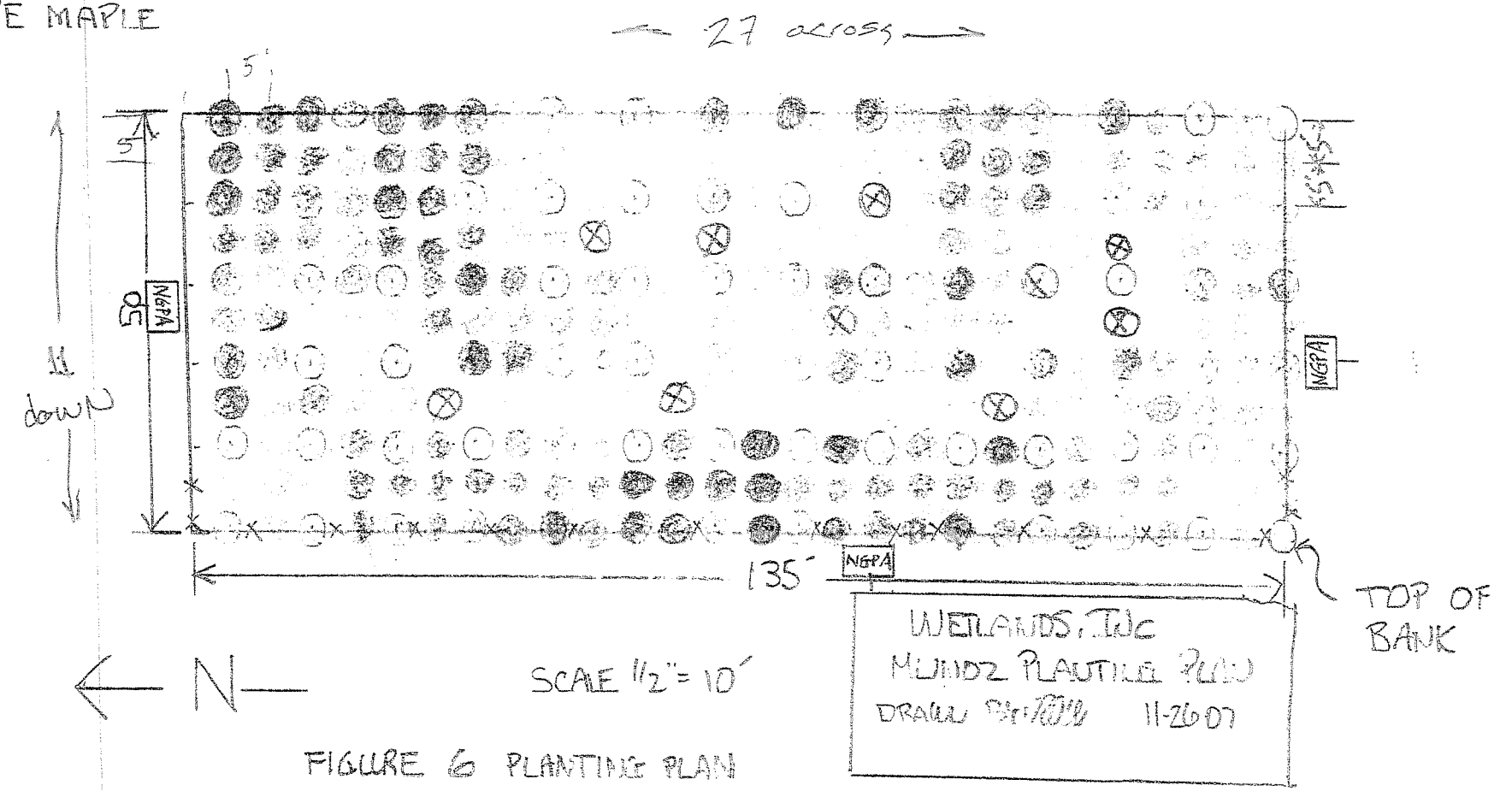


FIGURE 6 PLANTING PLAN

WETLANDS, INC.
720 SHELTER BAY DRIVE
LA CONNER, WASHINGTON 98257
PHONE/FAX: 360-466-0297
CELL: 360-770-7027

January 4, 2007

Mr. Randel Perry
US Army Corps of Engineers
Regulatory Branch
4735 East Marginal Way S.
Seattle, Washington 98124

RE: Munoz Addendum, Page 9

Hello Randel,

Attached is the revised page 9 of the Munoz mitigation plan that adds a discussion of Japanese knotweed control.

Respectfully,

Bob Whitefield
Wetlands, Inc.

EXHIBIT G

1.15 Site Specific Goals, Objectives, and Performance Standards

A performance standard of 95% survival after the second year post-planting shall be deemed success. If greater than 5% of the installed plants die, they shall be replaced. Natural recruitment of native species may be counted towards the percent survival ratio. The plant species list above shall constitute the minimum number of species and minimum species diversity.

At least 85% species of the shrubs will survive after 10 years and cover 35% of the total creation area.

At least 85% species of the herbaceous plants will survive after 10 years and cover 35% of the total creation area.

At least 85% species of the trees will survive after 10 years and cover 20% of the total creation area.

The creation area shall have a program of bi-yearly control of invasive/non-native species for a period of 10 years. Invasive/non-native species shall not have a cover of greater than 5% of the creation area. This is to ensure that invasive species do not out-compete the newly planted trees, shrubs, and herbaceous plants.

Invasive species, as defined on the Department of Ecology's invasive *Wetland and Riparian Zone Plants* will have a 0% tolerance for site coverage by the end of Year 10. This includes Japanese knot weed.

The site shall be placed into a Native Growth Protection Area (NGPA), and Conservation Easement, to ensure protection of the site in perpetuity.

Signs shall be placed around the creation area. It is recommended that 3 signs be installed along the west, north and south upland edges that describe the area as a NGPA with verbiage such as:

Native Growth Protection Area
This stream and upland buffer are protected to provide wildlife habitat and maintain water quality. Please do not disturb. Consult the City of Sedro-Woolley for information about site restrictions.

1.16 Contingency Plan

Should the mitigation site fail to meet the criteria of success (performance standards), steps will be taken to remedy the failure. In addition, if at any time during the monitoring period it is determined that there is 15% mortality; steps will be taken to correct the situation at that time.

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

REPLY TO
ATTENTION OF

Regulatory Branch

JAN - 6 2008

RECEIVED
FEB - 5 2008
LP-2-07
BY:

Mr. Steve Munoz
103 Ross Street, #1
San Rafael, California 94901

Reference: NWS-2007-1707-NO
Munoz, Steve

Dear Mr. Munoz:

We have reviewed your application to place fill in wetlands at Sedro-Woolley, Skagit County, Washington. Based on the information you provided to us, Nationwide Permit (NWP) 18, *Minor Discharges* (Federal Register, March 12, 2007, Vol. 72, No. 47), authorizes your proposal to place fill in waters of the United States to construct a residential development as depicted on the enclosed drawings dated December 17, 2007. In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the enclosed *Nationwide Permit 18, Terms and Conditions* and the following special conditions:

a. The permittee must install and maintain sediment and erosion control during construction at the site and until the disturbed soil has been revegetated.

b. The wetlands established (created) as compensatory mitigation for work authorized by this permit, shall not be made the subject of a future individual or general Department of the Army permit application for fill or other development, except for the purposes of enhancing or restoring the mitigation associated with this project. In addition, a description of the mitigation area identified in the final mitigation plan as approved, and any subsequent permit mitigation area revisions, will be recorded with the Registrar of Deeds or other appropriate official charged with the responsibility for maintaining records to or interest in real property. Proof of this recorded documentation must be provided to the U.S. Army Corps of Engineers (Corps), Seattle District, Regulatory Branch within 60 days from the date of permit issuance and prior to construction.

c. A status report on the mitigation construction, including as-built drawings, must be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, 13 months from the date of permit issuance. Annual status reports on mitigation construction are required until mitigation construction is complete.

EXHIBIT H

d. The permittee shall implement and abide by the mitigation plan titled, "*Revised Wetland Mitigation Plan for Steve Munoz*," dated December 9, 2007 and the addendum dated January 4, 2007. Mitigation monitoring reports will be due annually for years 1, 2, 3, 5, 7, and 10 by December 31st of each monitoring year. Year 1 monitoring will occur at least 1 year after completion of the mitigation site and acceptance of the as-built report by the U.S. Army Corps of Engineers (Corps). All reports must be submitted to the Corps, Seattle District, Regulatory Branch and must prominently display the reference number NWS-2007-1707-NO.

You are cautioned that any change in project location or plans, including mitigation plans, will require that you submit a copy of the revised plans to this office and obtain our approval before you begin work. Deviating from the approved plans could result in the assessment of criminal or civil penalties.

The authorized work complies with the Washington State Department of Ecology's (Ecology) Water Quality Certification and the Coastal Zone Management Act requirements for this NWP. No further coordination with Ecology is required for these requirements.

We have reviewed your project pursuant to the requirements of the Endangered Species Act and the Magnuson-Stevens Fishery Conservation and Management Act in regards to Essential Fish Habitat (EFH). We have determined that this project complies with the requirements of NWP National General Condition 11 and will not adversely affect EFH.

We have completed an approved jurisdictional determination for your project area. If you object to this determination, you may request an administrative appeal under our regulations as described in the enclosed *Appeal Process Fact Sheet* and the *Notification of Administrative Appeal Options and Process and Request for Appeal* form.

Our verification of this NWP authorization is valid for 2 years from the date of this letter unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work has not been completed by that date, please contact us to discuss the status of your authorization. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Section 404 of the Clean Water Act and/or Section 10 of the 1899 Rivers and Harbors Act. Also, you must obtain all State and local permits that apply to this project.

Upon completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form. Thank you for your cooperation during the permit process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey form. This form and information about our program is available on our website at: www.nws.usace.army.mil (select "Regulatory" and then "Regulatory/Permits").

A copy of this correspondence with enclosures will be furnished to Mr. Robert Whitefield of Wetlands, Inc. at 720 Shelter Bay Drive, La Conner, Washington 98257. If you have any questions about this letter, please contact me at (206) 764-6985 or via email at randel.j.perry@usace.army.mil.

Sincerely,

Randel Perry, Project Manager
North Puget Sound Section

Enclosures

MUNOZ ESTATES
SEDRO-WOOLLEY, WASHINGTON

SEPA CHECKLIST

RECEIVED
SEP 26 2007
CITY OF SEDRO-WOOLLEY
PLANNING & PERMIT CENTER

Prepared for:

Steve Munoz
103 Ross Street #1
San Rafael, CA 94901
(425) 879-3715

August 28, 2007

Skagit Surveyors & Engineers
SURVEYING ♦ CIVIL ENGINEERING ♦ SUBDIVISIONS ♦ LAND USE PLANNING ♦ ELEVATIONS
806 Metcalf St., Sedro-Woolley, WA 98284 Phone (360) 855-2121 Fax (360) 855-1658

EXHIBIT I

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for non-project proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Munoz Estates

2. Name of applicant:

Steve Munoz

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

Applicant:

Steve Munoz
103 Ross Street #1
San Rafael, CA 94901
(425) 879-3715

Contact:

Marianne Manville-Ailles, AICP
Skagit Surveyors and Engineers
806 Metcalf St.
Sedro-Woolley, WA 98284
(360) 855-2121

4. Date checklist prepared:

August 28, 2007

5. Agency requesting checklist:

City of Sedro-Woolley

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

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

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

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

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

A wetland delineation was prepared by Wetland Inc. A copy dated August 3, 2007 is attached. A wetland mitigation plan was prepared by Wetlands Inc. A copy dated August 1, 2007 is attached. A drainage report was prepared by Skagit Surveyors & Engineers. A copy dated July 20 2007 is attached.

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

None are known

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

Preliminary and Final Plat Approval – City of Sedro-Woolley
Fill and Grade Permit – City of Sedro-Woolley
Stormwater General Permit – Washington State Department of Ecology

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

The proposal is for the subdivision of a 2.67 acre tract into 15 lots ranging in size from 6,000 to 7,106 square feet in size.

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

The proposal is located at 121 Reed Street in Sedro-Woolley. The legal description for the property is attached. It is a portion of the Northeast Quarter of Section 24, Township 35 North, Range 4 East, W.M. The Skagit County Assessor identifies the parcel as a portion of P126653 & P126654.

TO BE COMPLETED BY APPLICANT:

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

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

The site is flat. The steepest slopes would be 2% or less.

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

The Soil Survey of Skagit County Area, Washington (U.S. Department of Agriculture Soil Conservation Service) indicates that the soils present on the site are Minkler Silt Loam and Urban Land—Mount Vernon Field Complex.

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

There are no indications or history of unstable soils in the vicinity.

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

Grading and filling will be done to accommodate the proposed roadways and home sites. Detailed clearing and grading plans are not yet available and therefore specific quantities of cut and fill have not been calculated. Preliminary estimates indicate that the project would require approximately 2,180 cubic yards of cut and approximately 15,200 cubic yards of fill. In the event that on-site sources of fill are not adequate, approved off-site sources will be used. Any excess cut material will be disposed of on site.

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

All soils and bare rock surfaces are subject to natural forces of chemical and physical weathering that result in erosion. Susceptibility to erosion is

dependent on the physical characteristics of the soil, vegetation cover, topography (slope), and the intensity and duration of storms. As is the case with all earthwork, erosion could occur on the site if soils were left exposed during heavy or lengthy rain storms.

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

Roughly 72 percent of the site will be covered with impervious surfaces including houses, driveways and access roadways.

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

An erosion control plan will be prepared and submitted with construction drawings for the project after preliminary plat approval. Standard erosion control measures such as erosion control matting, filter fabric, straw bales, silt fence and siltation ponds will be used as necessary during construction. Grading would occur only during favorable (dry) weather conditions between March and October. Grading during the wet season (November through February) would require special permission.

2. AIR

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

Air quality impacts associated with residential development are primarily a result of two factors: additional traffic that would be generated and fireplaces and/or wood burning stoves within the proposed development. Based on the Institute of Transportation Engineers (ITE) average daily trip rate of 9.55 trips per single-family dwelling unit, the 15 units proposed for the subdivision would generate 143 vehicle trips per day upon project completion and occupancy. This increase in traffic could be expected to increase carbon monoxide levels, as well as other auto-generated emissions such as nitrogen oxides, hydrocarbons, and oxidants.

Fireplaces and wood burning stoves in homes would contribute smoke and particulates to the air. Studies conducted in the Puget Sound region indicate a clear

correlation between wood stove and fireplace usage and high concentrations of fine particulates. Concern regarding the impacts resulting from the use of wood stoves or fireplaces led to wood stove legislation (RCW 70.94.450-487).

Construction activity would have temporary impacts on air quality including emissions from construction vehicles; increased suspended particulates (dust and smoke) during grading activities and from unfinished roads; and odors from asphalt paving for brief periods during roadway construction

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

There are no known sources of off-site emissions or odors that would impact the proposal.

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

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

3. WATER

a. Surface

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

A wetland delineation was done and one small wetland was identified. It is a 4,424 square foot category IV wetland located in the north west corner of the site.

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.**

The proposal would fill the entire 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.

The proposal would fill the entire wetland. The wetland fill would include 573 cubic yards of material.

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

No surface water withdrawals or diversions will occur.

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

The proposal does not lie within the 100-year flood plain.

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

Stormwater will be the only discharge. Stormwater will receive treatment prior to release into the existing city stormwater system.

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.**

There will be no ground water withdrawals.

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.**

No waste material will be discharged into the ground.

c. Water Runoff (including storm water):

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

Stormwater will be the only runoff from the site.

A drainage report 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 detention facilities

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

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

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

Specific measures to reduce ground and surface water impacts are included as part of the design of the stormwater and septic facilities for the proposal. A discussion of the stormwater management facilities is included in the attached drainage report. A mitigation plan has been prepared to address the wetland fill. The proposal would restore at least 6,636 square feet of degraded stream riparian area on the offsite Brickyard Creek.

4. PLANTS

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

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

The attached wetland report indicates that the following plants are located on the site: Red alder, Red clover, White clover, Evergreen blackberry, Himalayan blackberry, Orchardgrass. Perennial ryegrass,

Giant horsetail, Slough sedge, Creeping buttercup, Reed canarygrass, daggerleaf rush, willow weed.

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

Vegetation will be removed for construction of roadways, homes and yards. It is anticipated that between 75 to 90 percent of the existing vegetation would be removed. A majority of the area would be revegetated with lawns and ornamental landscaping. 72 percent of the site would be converted to impervious surface

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

None are known.

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

Landscaping of individual home sites would be the responsibility of the home owner. It is likely that the lots would be planted with sod lawns and ornamental landscape materials. A landscaping plan has been prepared to show street trees and planting of the proposed play area.

5. **ANIMALS**

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

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

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

None are known.

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

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

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

No specific measures are proposed.

6. ENERGY AND NATURAL RESOURCES

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

Fossil fuels would be used by construction vehicles as well as residents' vehicles upon construction and occupancy of homes. The homes would use electricity for heating and lights. Natural gas or propane could also be used for heating, cooking, hot water, etc.

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

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

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

None are proposed.

7. ENVIRONMENTAL HEALTH

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

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

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

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

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

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

b. Noise

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

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

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

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

There would also be temporary noise impacts at the site during the construction phase at the site. Noisy equipment usage can be divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the construction site.

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

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

Construction hours would be limited to daytime hours (7:00 a.m. to 7:00 p.m.). Construction equipment would be properly muffled and would not exceed the state maximum noise standards.

8. LAND AND SHORELINE USE

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

The property is vacant. Adjacent uses are residential.

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

The 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? If so, what?**

No structures will be demolished.

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

R-7

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

R-7

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.**

One small (4,424 square foot) category IV wetland was identified. The proposal would fill the wetland and mitigate offsite.

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 City. Based on this factor, the proposed 15 lots could be expected to house 41 people

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

No people would be displaced.

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

There are no displacements.

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

The proposal would provide houses consistent with City's adopted zoning and Comprehensive Plan.

9. HOUSING

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

The proposal includes 15 units. It is anticipated that the homes constructed would be middle to high income units

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

No housing units would be eliminated.

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

None are proposed. The area is designated for housing development and this project is consistent with that designation.

10. AESTHETICS

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

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

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

The view would be changed from that of a large vacant lot to a residential development consistent with the rest of the neighborhood.

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

None are proposed or are necessary.

11. LIGHT AND GLARE

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

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

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

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

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

Off site sources of light are residential which is consistent with the proposed development.

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

Lighting will comply with Sedro-Woolley requirements.

12. RECREATION

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

The parcel is private property so any existing recreational opportunities are trespassing.

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

The parcel is private property so any existing recreational opportunities are trespassing. If trespass activities are occurring they will be displaced.

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

The proposal includes a play area for residents. The attached landscaping plan includes the play area and its design.

13. HISTORIC AND CULTURAL PRESERVATION

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

None are known.

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

None are known.

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

None are proposed or necessary.

14. TRANSPORTATION

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

The proposal will be served by a new public street named Munoz Drive.

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

Public transit is available at the corner of Reed Street and John Liner Road approximately 800 feet north of the project.

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

The Sedro-Woolley Municipal Code includes the following requirement for off street parking.

17.36.030 Number of spaces required.

The number of required off-street parking spaces shall be as follows, computed to the nearest whole number:

A. Housing reserved for persons sixty years of age and older: one per dwelling unit;

B. Group homes: one per resident between the ages of sixteen and fifty-nine, inclusive, excluding persons unable to drive due to disability, plus .5 per such younger, older or disabled person; except that bed and breakfasts and similar transient guest

facilities shall provide one space per transient unit plus two for the residing family;

C. All housing other than the above: two per dwelling unit;

Per those requirements, the 15 lots would require 30 off street parking spaces.

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

The proposal will require the construction of new street to serve the site. The internal circulation for the project is included on the attached Site Plan. Munoz Drive will be a public street constructed to Sedro-Woolley standards.

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

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

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

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

	Trip Generation		
	AM Peak Hour	**PM Peak Hour**	**Average Daily Trips**
Trips In	3	10	
Trips Out	8	5	
Total Trips	11	15	143

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

None are necessary or proposed.

15. PUBLIC SERVICES

a. **Would the project result in an increased need for public services (for example: fire protection, police**

protection, health care, schools, other)? If so, generally describe.

Fire Protection
The City of Sedro-Woolley provides service to the site.

Upon construction and occupancy, the proposed subdivision would result in 15 homes and 41 residents. This neighborhood would require fire protection and emergency medical services typical of any newly constructed subdivision.

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

Schools
The site is within The Sedro-Woolley School District. Development of the project is anticipated to result in 7 new students. This is based on school children multipliers supplied by the School District. The table that follows shows the multipliers and grade breakdown assumed for the proposed development.

School Impacts		
Grade Level	**Multiplier**	**Students**
K-6	0.295	4
7-8	0.064	1
9-12	0.108	2
Total	0.467	7

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

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

Fire Protection
The water system for the proposal will be designed to provide adequate fire flows. The design will include fire hydrants throughout the development.

Access to the development would be provided by a paved public street, constructed to City Road Standards.

Houses would be new construction and would meet all required building codes for fire safety. House numbers would be clearly displayed to aid emergency vehicles in finding locations.

Police Protection
The roadway system and associated lighting would be a deterrent to criminal activity. Since the proposal is for upscale homes, it is likely that many will include home security systems to minimize potential for criminal activity.

Schools
Impact fees will be assessed at the time of building permit.

Other
Tax revenues from residents of the homes also contribute to the provision of necessary public services.

16. UTILITIES

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

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

Water
Domestic water would be provided to the site by the Skagit County Public Utility District No. 1 (PUD).

Storm Drainage
A storm drainage system has been designed to collect the runoff resulting from newly created impervious surfaces. The stormwater would be managed as discussed in the attached drainage report.

Sewage Disposal
Sewage disposal for the proposal will consist of city sewer.

Solid Waste
Solid waste disposal will be provided by the City of Sedro-Woolley.

Other
Purveyors of other services for the site would include; Cascade Natural Gas -- Gas; Puget Sound Energy -- Electricity; Verizon or Qwest -- Phone. In addition, cable television service would likely be provided to the site.

C. SIGNATURE

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

Signature:

Skagit Surveyors and Engineers

Marianne Manville-Ailles, AICP
Senior Planner

Date Submitted:

Legal Description

PARCEL A:
Lots 3 and 4, Block 2, Rosedale Garden Tracts of Sedro-Woolley, according to the plat thereof recorded in Volume 3 of Plats, page 52, Records of Skagit County, Washington.

Except that portion of said Lot 3 described as follows:

Beginning at the Southeast corner of the West 10 feet of said Lot 3; thence N 02°05'28" W along the East line of said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence Northeasterly and Easterly along said curve through a central angle of 89°59'57" and an arc distance of 39.27 feet; thence N 87°54'29" E, a distance of 46.95 feet; thence S 02°05'31" E, a distance of 111.37 feet to the South line of said Lot 3; thence S 87°54'19" W along said South line, a distance of 71.95 feet to the point of beginning of this description.

PARCEL B:
Lots 15 and 16, Block 2, Rosedale Garden Tracts of Sedro-Woolley, according to the plat thereof recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

Except the East 202.64 feet of the South 120 feet of said Lot 16;

And Except the North 80 feet of the South 200 feet of the East 150 feet of said Lots 15 and 16;

And Except that portion of the East 155.13 feet of said Lot 15 lying North of the North line of the South 200 feet of said Lots 15 and 16.

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

Description of proposal/application: The proposal is to subdivide (long plat) an existing parcel into fifteen new residential parcels. The site is approximately 2.67 acres in size and is located on North Reed Street. The parcel has been assigned two Assessors tax parcel numbers: P126653 and P126654. 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. There is a 4,424 square foot Category IV wetland on site which the applicant has proposed to fill. Off-site restoration on Brickyard Creek per the Sedro-Woolley Critical Areas Ordinance is proposed as mitigation. The application was determined to be complete on October 2, 2007. File # LP-2-07

Proponent: Skagit Surveyors and Engineers. C/O: Marianne Manville-Ailles.
806 Metcalf Street
Sedro-Woolley, WA 98284

Location of project, including street address if any: The project is located at 121 North Reed Street, 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 wetland delineation, a mitigation plan, a preliminary drainage 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. October 24, 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.

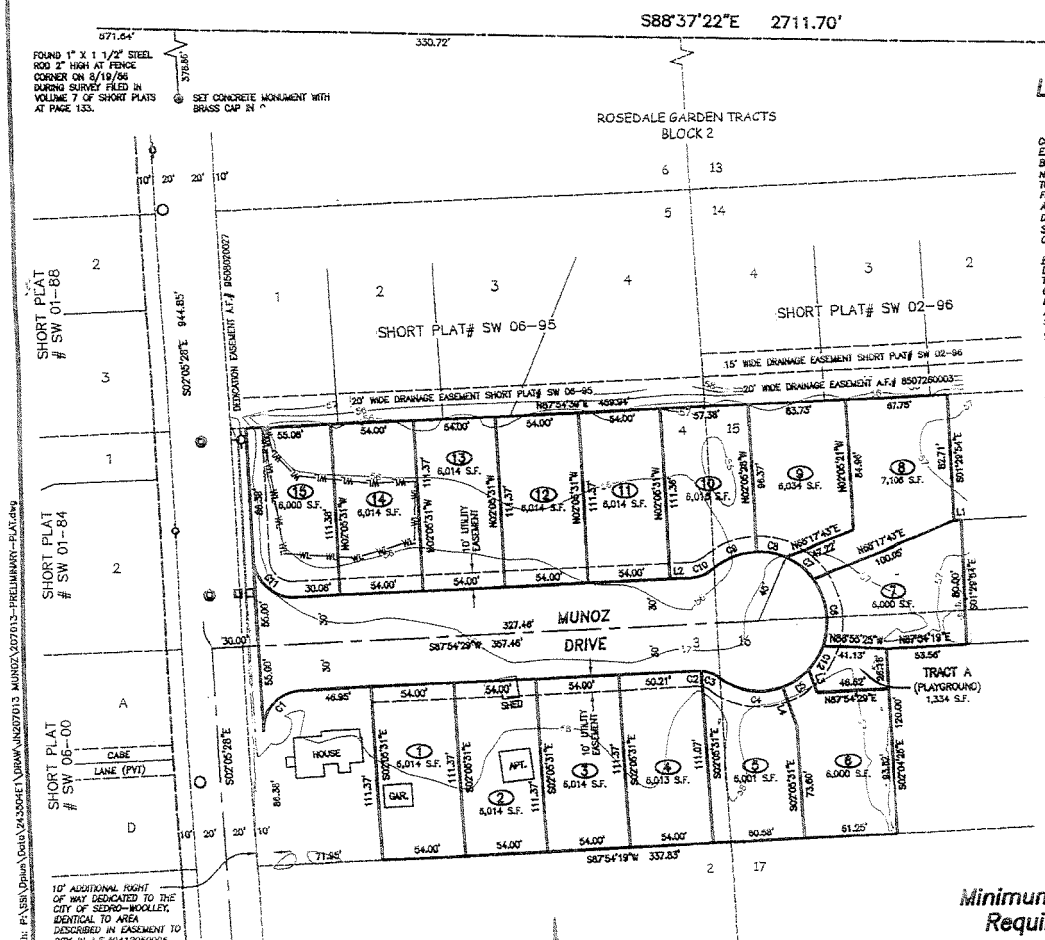
John Coleman, Associate Planner
City of Sedro-Woolley Planning Department

Published in Courier Times on October 10, 2007.

EXHIBIT J

Preliminary plat of Munoz Estates

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.



Legal Description

OF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 10 FEET OF SAID LOT 3; THENCE N 02°05'28" W ALONG THE EAST LINE OF SAID WEST 10 FEET, A DISTANCE OF 86.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57" AND AN ARC DISTANCE OF 39.27 FEET; THENCE N 87°54'29" E, A DISTANCE OF 46.95 FEET; THENCE S 02°05'31" E, A DISTANCE OF 111.37 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S 87°54'19" W ALONG SAID SOUTH LINE, A DISTANCE OF 71.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL B:
LOTS 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE EAST 202.64 FEET OF THE SOUTH 120 FEET OF SAID LOT 16;
AND EXCEPT THE NORTH 60 FEET OF THE SOUTH 200 FEET OF THE EAST 150 FEET OF SAID LOTS 15 AND 16;
AND EXCEPT THAT PORTION OF THE EAST 155.13 FEET OF SAID LOT 15 LYING NORTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOTS 15 AND 16.

Notes

1. ZONING – R-7.
2. WATER – PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
3. SEWER – CITY OF SEDRO-WOOLLEY
5. TOTAL AREA – 2.67 ACRES.
5. BASIS-OF-BEARINGS – ASSUMED S88°37'22"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SURVEY RECORDED IN VOLUME 12 OF SHORT PLATS AT PAGE 103.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION.
7. CONTOUR INTERVAL – 1 FOOT.
8. ELEVATION DATUM – NAVD 88

STEVE V. MUNOZ
102 ROSS STREET #1
SAN RAFAEL CA. 94901
425-879-3716/415-250-9756

LINE TABLE

#	BEARING	DISTANCE
L1	N87°54'19"E	5.12'
L2	S87°54'29"W	13.08'
L3	S19°21'59"E	15.69'
L4	S19°21'59"E	25.96'

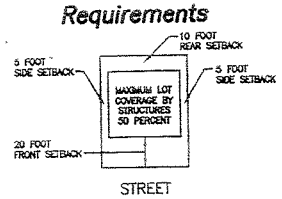
CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	25.00'	89°59'57"	39.27'
C2	25.00'	08°43'41"	3.81'
C3	25.00'	29°29'07"	12.87'
C4	45.00'	55°29'16"	43.58'
C5	45.00'	26°23'16"	20.72'
C6	45.00'	56°56'12"	44.72'
C7	45.00'	29°25'12"	23.11'
C8	45.00'	25°27'53"	20.00'
C9	45.00'	39°29'15"	31.01'
C10	25.00'	38°12'48"	16.67'
C11	25.00'	90°00'03"	39.27'
C12	45.00'	23°14'30"	18.25'

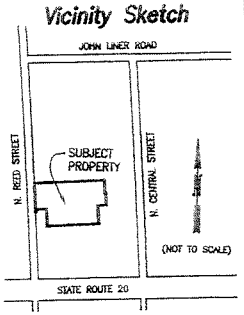
Legend

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- WL — WL — LIMITS OF 4,424 S.F. CATEGORY IV WETLAND TO BE FILLED AND MITIGATED FOR OFF SITE

Minimum Setback Requirements



Vicinity Sketch



Surveyor's Certificate

I, John L. Abenroth, Registered Land Surveyor do hereby certify that the preliminary plat of Munoz Estates is based on actual survey, which is retraceable and based on a true subdivision of the Section, and that the distances, courses and angles are shown hereon, correctly and that monuments will be set and lot corners will be staked on the ground at the appropriate time.

John L. Abenroth, PLS; CERT. # 17651

JOHN L. ABENROTH STATE OF WASHINGTON 17651 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 6/26/2008

COPYRIGHT 2007 SKAGIT SURVEYORS, INC.

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 207013	DRAWN sfm	CHECKED nol	DATE 27AUG07	SCALE 1" = 50'	SHEET 1 OF 1

Plot Date/Time: 10/02/07 10:08am DWG FullPath: P:\SSI\Dpua\Data\2435041\DRAW\N2070113 MUNOZ\207013-PRELIMINARY-PLAT.dwg

City of S.W Planning Dept.
720 Murdock S.W 98284

10-18-07

My Name is Fay Hoyt and I live at 106 N Reed st.
I most definately have a comment to make about the proposed project that has been applied for at 121 N. Reed st.

I am against any housing developements going in on N. Reed st. untill there is a traffic light installed at Reed st + Hwy 20 also known as moore st. There is already to much traffic from Reed st trying to enter Hwy 20. It is unsafe as there is absolutely no crosswalks for school children safe crossing. Reed street traffic can not safely get out onto Hwy 20 during the early morning and late afternoon + every hr. particularly turning east bound. The city has been aware of this. The city has said many times that there will be a light installed and that it is in the six year planning. I have heard this since the construction of Brick Yard Creek development. I understand that funds may have been appropriated for this light and if this is true I would like to know what is being done about the installation of a traffic light and when it will be done. Until such time that this is made public I am against any future development on N. Reed street in Sedro Woolley.

RECEIVED
OCT 23 2007
BY:

EXHIBIT K

Tim and Dorothy Epps
124 North Central Ave
Sedro-Woolley, WA 98284
P # 76906
360-856-6860

RECEIVED
OCT 23 2007
BY: _____

October 20, 2007

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

This letter is in regards to the property at 121 North Reed Street, P126653 and P126654.

We live in the property directly behind the proposed Munoz Estates. We have lived at this location for approx, twelve (12) years. We would like to give you a little history on the land that is going to be the location of fifteen (15) new residential parcels. When we moved in, the land directly behind us was thick with trees and somewhat swampy. There was also a large ditch that ran across the back of our property from Ralph and Donna Jones' and then cut diagonally across, to the North West through the trees toward a ditch that went to Reed Street. We are not sure of the exact year that the property was clear cut leaving a field of standing water. In 2002 we contacted the City of Sedro-Woolley when several dump truck loads of fill dirt where being brought in to fill the "wet lands". Nothing was done by the City that we are aware of since the trucks continued to bring in fill. The amount of fill raised the elevation of the land. The following winter we had a serious problem with standing water under our home, and we still have this problem. We have a sump pump under our home and a hose to drain the water. Included are pictures of the property prior to being filled. If you notice how much lower the ground was prior to being filled. Now when you look at it all that is seen is a lush field of grass. This has not always been the case.

During the reconstruction of Reed Street and the addition of Hyatt Place there was a ditch cut from Central Street to Reed Street with a culvert placed under Reed Street. This culvert only made problems worse for us, the culvert was placed to high above the ditch level to allow water to flow properly except in "extreme" flood situations. When they were placing this culvert Tim notified the City Engineer and met him at the site to discuss this. Tim was told that was the way the plan design was and that is the way it was going to be. Needless to say, the ditch does not drain much water.

We understand that the City is growing, and we are not trying to stop the building of the homes. Our main concern as a neighboring citizen, is that the water drainage issue is dealt with **properly**. The water table is very shallow, and after the homes are built where is the water going to drain. Our property sits lower then the property where the development is being built. Our major concern is how to keep the water from constantly draining under our home. What is the City and/or the developer going to do the guarantee that the drainage is done properly? Are we going to have to start worrying about water seeping into our garage?

EXHIBIT L

Please consider the surrounding neighbors and past problems before starting this new housing development.

When a date is set for a public hearing please let us know.

Sincerely,

Tim Epps

Tim Epps

Dorothy Epps

Dorothy Epps

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

Project Description: The proposal is to subdivide (long plat) an existing parcel into fifteen new residential parcels. The site is approximately 2.67 acres in size and is located on North Reed Street. The parcel has been assigned two Assessors tax parcel numbers: P126653 and P126654. 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. There is a 4,424 square foot Category IV wetland on site which the applicant has proposed to fill. The Army Corps of Engineers has approved the wetland fill and an off-site mitigation plan associated with the fill. The off-site restoration has been approved on a small tributary to the Skagit River within Riverfront Park per the Sedro-Woolley Critical Areas Ordinance. The application was determined to be complete on October 2, 2007. File # LP-2-07.

Proponent: Steve Munoz
103 Ross Street #1
San Rafeal, CA 94901

Contact: Skagit Surveyors & Engineers
c/o: Marianne Manville-Ailles, AICP
806 Metcalf Street
Sedro-Woolley, WA 98284

Location of Project, Including Street Address, if any: The project is located at 121 North Reed Street, Sedro-Woolley, WA

Other project permits: U.S. Army Corps of Engineers Nationwide Permit, 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 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. Comply with the requirements of the U.S. Army Corps of Engineers Nationwide Permit for wetland fill and necessary off-site mitigation;
3. Comply with the Sedro-Woolley Critical Areas Ordinance (Chapter 17.65 SWMC) requirements for wetland mitigation;
4. Comply with Northwest Clean Air Agency regulations;
5. Construction of the proposed development 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;
6. Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;

EXHIBIT M

7. Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance. Per SWMC 13.16.037, this property is subject to additional residential user connection fees for sewer connections;
8. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
9. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
10. Locate and install fire hydrants as approved by the Fire Chief;
11. Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);
12. Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
13. Contribute police impact fees of $202.96 per unit as per the residential unit fee calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;
14. Locate and install mailboxes as approved by the Postmaster; and
15. Street lighting shall be installed as approved by the city.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication. Written appeals and appeal fees must be submitted by 4:30 p.m. **Wednesday, July 9, 2008**. Contact the Associate Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at jcoleman@ci.sedro-woolley.wa.us to read or ask about the procedures for SEPA appeals.

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

Address: 325 Metcalf Street, Sedro-Woolley, WA. 98284

Date of Issue: Wednesday, June 25, 2008 **Date of publication:** Wednesday, June 25, 2008

Signature: _____
Jack Moore, Planning Director

NOTICE OF PUBLIC HEARING

Tuesday, August 5, 2008 at 10:00AM
Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: LP-2-07, Preliminary Plat of Rene Estates (previously named Munoz Estates)

Applicant: Steve Munoz, LLC, 103 Ross Street #1, San Rafeal, CA 94901

Contact: Skagit Surveyors and Engineers, C/O Marianne Manville-Ailles
806 Metcalf Street, Sedro-Woolley, WA 98284

Address: 121 N. Reed Street, Sedro-Woolley

Project: The proposal is to subdivide an existing parcel into fifteen new residential parcels. The site is approximately 2.67 acres in size and has been assigned two Assessors tax parcel numbers: P126653 and P126654. The subdivision 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. There is a 4,424 square foot Category IV wetland on site which the applicant has proposed to fill. The Army Corps of Engineers has approved the wetland fill contingent on successful completion of an off-site mitigation plan on a small tributary to the Skagit River within Riverfront Park per the Sedro-Woolley Critical Areas Ordinance. The application was determined to be complete on October 2, 2007. File # LP-2-07.

Public Comment: Interested persons may appear and provide testimony at the hearing and request a copy of the decision. Written testimony may be submitted **until 9:00 AM of the date of the public hearing** to: John Coleman, Associate Planner, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email: jcoleman@ci.sedro-woolley.wa.us.

Documents are available for review at: The City of Sedro-Woolley Planning Department, Monday through Friday, 8:00 AM to 5:00 PM. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Sedro-Woolley Planning Department at (360) 855-0771. A staff report will be available seven days prior to the hearing.

Hearing Examiner: The Sedro-Woolley Hearing Examiner will hold an open record public hearing on the Preliminary Plat of Rene Estates at 10:00AM, **Tuesday, August 5, 2008** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the proposed plat of Rene Estates.

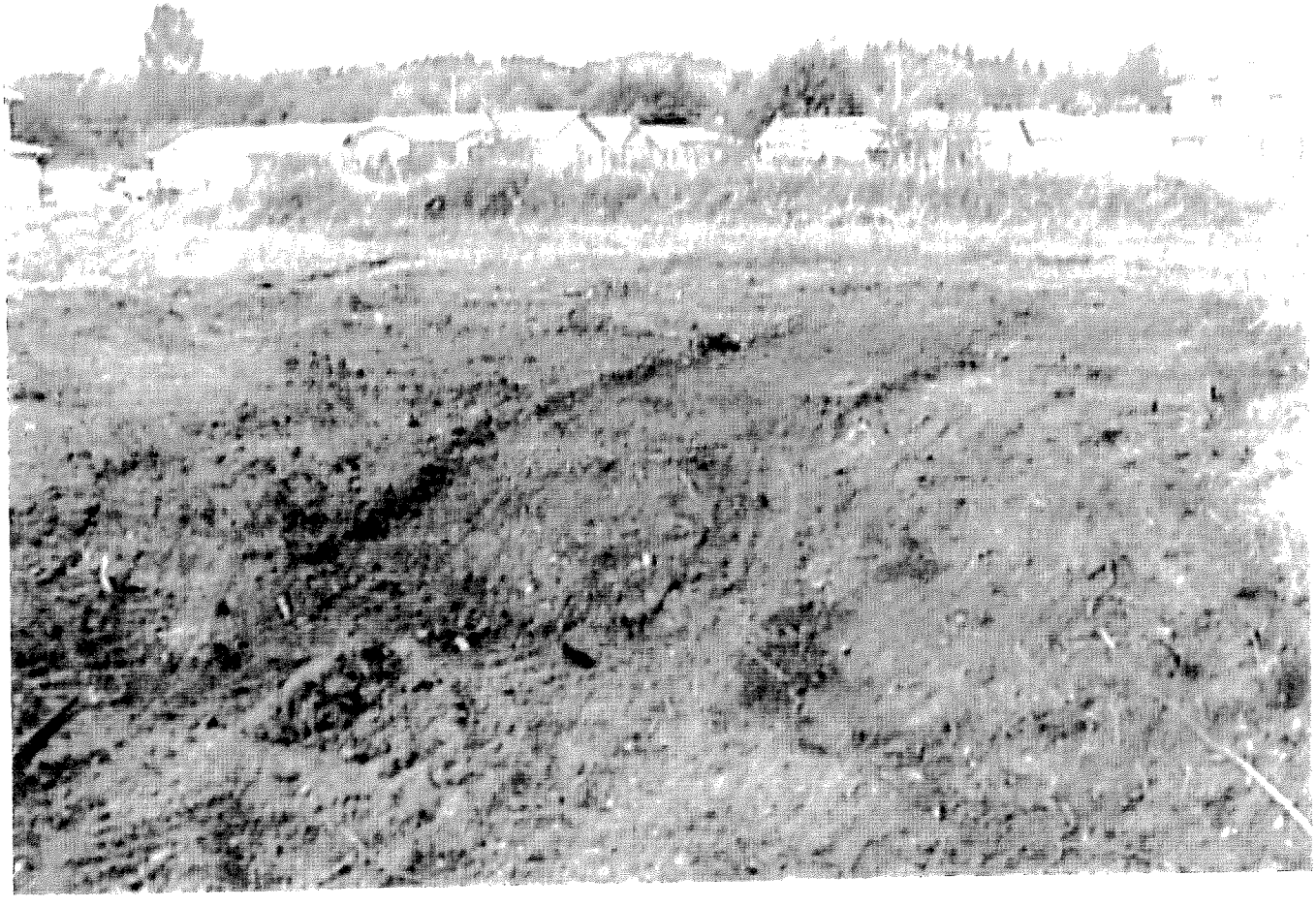
Notice Published: Wednesday, July 23, 2008

EXHIBIT N

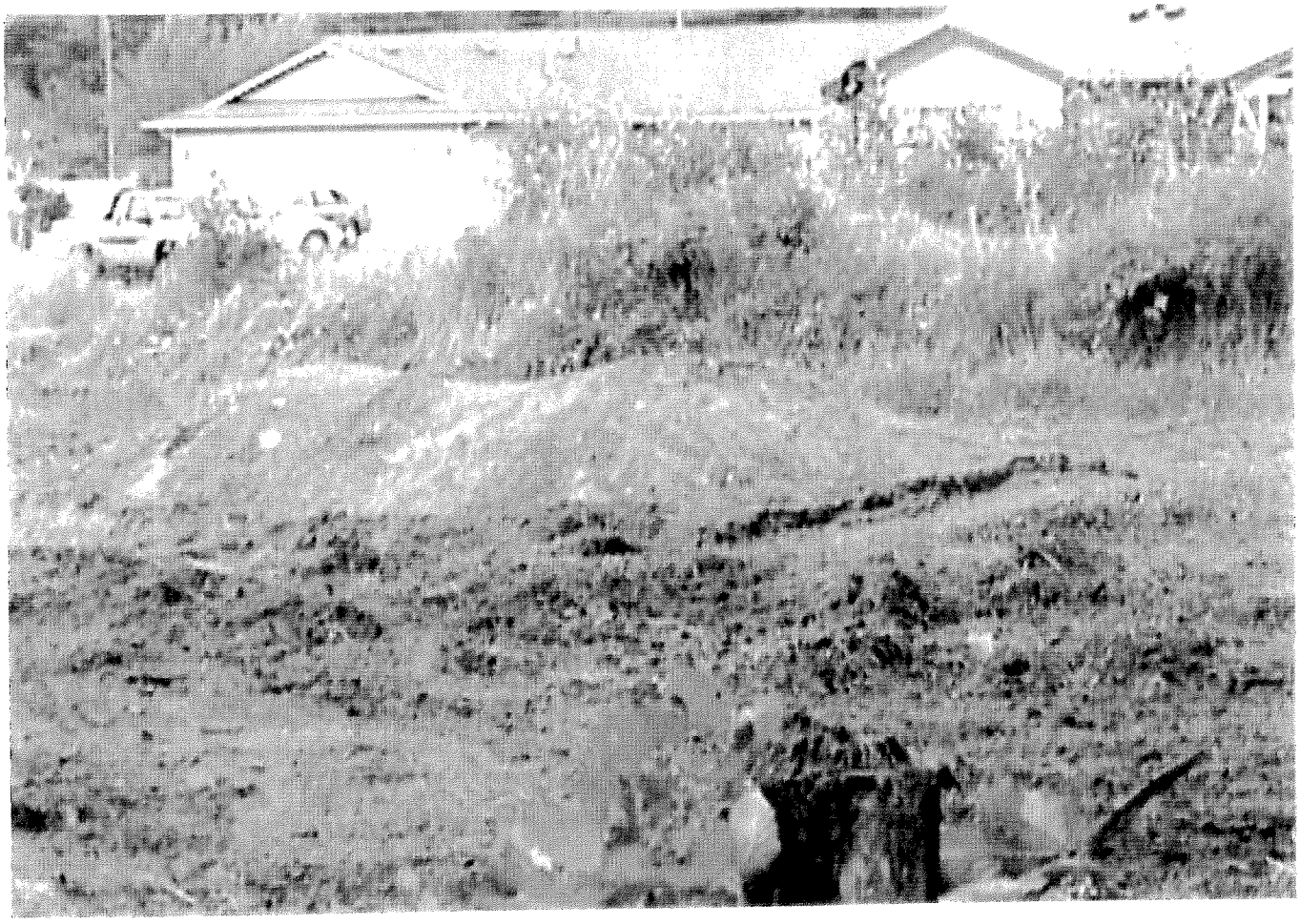
EXHIBIT B

TO FINDINGS, CONCLUSIONS & RECOMMENDATION

B



Sept 1, 2001



CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

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

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF DONOVAN PLACE," A 6-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 Arnold Donovan, has applied for preliminary plat approval for Donovan Place, a 6-lot subdivision, 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 Hearing Examiner held an open record public hearing for the application on Tuesday, August 5, 2008 and public testimony was received and considered; and

WHEREAS, the Hearing Examiner determined that the application was technically compliant with SWMC Ch. 16.08 and recommended approval of the proposed preliminary plat, subject to conditions, to the City Council. A copy of the Findings, Conclusions and Recommendation of the Hearing Examiner is attached hereto as Exhibit A. The Hearing Examiner Recommendation includes as exhibits the staff report and information submitted at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sedro-Woolley, Washington adopts the attached Findings, Conclusions and Recommendation of the Hearing Examiner; and

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # LP-3-07, Preliminary Plat of Donovan Place, meets the requirements of SWMC 16.08 and should be given preliminary plat approval, subject to conditions stated in the Findings, Conclusions and Recommendation of the Hearing Examiner and the SEPA Mitigated Determination of Non-significance dated October 24, 2007.

_____
Mike Anderson, Mayor

ATTEST:

_____
Patsy Nelson, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Eron Berg, City Attorney

Resolution _____ Exhibit A

Findings, Conclusions and Recommendation of the Hearing Examiner

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF THE HEARING EXAMINER CITY OF SEDRO-WOOLLEY

APPLICANT: Bayview Surveying & Engineering for Arnold Donovan

CASE NO.: LP-3-07

LOCATION: 324 Sapp Road

APPLICATION: A request for approval of preliminary plat to subdivide a 1.93 acre parcel into 6 single family lots.

REVIEW PROCESS: Hearing Examiner conducts a public hearing and makes a recommendation to City Council who makes the final decision.

SUMMARY OF RECOMMENDATIONS:

Staff Recommendation: Approve with conditions

Hearing Examiner Recommendation: Approve with conditions

PUBLIC HEARING:

After reviewing the official file, which included staff's Transmittal & Report Memorandum to the Hearing Examiner; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Donovan Place application was opened at 10:33 a.m., August 5, 2008, in City Hall, Sedro-Woolley, Washington, and closed at 10:55a.m. Participants at the public hearing and the exhibits offered and entered are listed in this report. A verbatim recording of the hearing is available in the Planning Department.

HEARING COMMENTS:

The following is a summary of the comments offered at the public hearing.

From the City

John Coleman, Associate Planner: Provided a summation of the basic facts of the application including site circumstances, surrounding land use, review process, relevant code sections and staff recommendation (see Exhibit A and attachments [aka Exhibits]). He noted that stormwater would be handled on-site and that there would be no sharing of stormwater facilities with adjacent developments. In addition, there is a 1,100 square foot Class III wetland on the site (see Exhibit A, Attachments [aka Exhibits] D & E). The project

EXHIBIT A
TO RESOLUTION

proponent has proposed buffer averaging for the wetland, with the wetland and resulting buffer placed in a separate tract. Enhancement of the wetland and buffer are required under buffer averaging. With respect to concerns regarding traffic raised in Exhibit B, Mr. Coleman noted that Public Works had reviewed the local conditions and no changes to Sapp Road appeared warranted at this time.

From the Applicant

David Foster, Bayview Surveying & Engineering: Discussed wetland mitigations and the stormwater system. In accordance with buffer averaging requirements, he noted that the wetland and buffer area is currently degraded. Sheet 3 of Attachment (aka Exhibit) C, Exhibit A shows a planting plan for the wetland and buffer. Mr. Foster noted their intent is to improve the functioning of this wetland by providing additional habitat via plantings and the removal of invasive weeds. Relative to stormwater, he clarified that that each lot would have its own infiltration facility and that road run-off would be directed to Tract C, which is a storm drain infiltration area. Overflow would be directed to Willard Creek.

Arnie Donovan: Provided some history relative to Willard Creek, noting that the creek had at some time in the past been diverted to Brickyard Creek.

From the Public

None in attendance.

See Attachments (aka Exhibits) H and I of Exhibit A, and Exhibit B for submitted comments.

FINDINGS OF FACT AND CONCLUSION

1. The Findings of Fact contained on pages 2 through 4 of Exhibit A, Transmittal & Report Memorandum, dated August 5, 2008, are found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference are adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.

2. SWMC Chapter 16.04 sets out the General Provisions for subdivision development. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.04.040, 16.04.060, 16.04.080, 16.04.085, 16.04.090 and 16.04.100.

3. SWMC Chapter 16.08 establishes specific requirements for Subdivisions. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.08.050, 16.08.052, 16.08.054 and 16.08.100.

4. SWMC Chapter 15.44 requires Design Review of planned residential developments; specifically 15.44.020.B.1. The Design Review Committee reviewed the proposed subdivision on March 18, 2008. They found that, with recommended conditions, the proposed plat is in conformance with the *Sedro-Woolley Design Standards & Guidelines*, and with Chapter 17.50 Landscaping. Note that enhancement and preservation of the wetland buffer area counts towards landscaping requirements. The Design Review

Committee's Findings and Conclusions are by this reference adopted as part of the Hearing Examiner's findings of fact.

5. SWMC Chapter 17.08 establishes Bulk and Use restrictions for Residential 5 (R-5) zoning districts. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with the substantive requirements of this chapter; in particular use, minimum lot size, density, building setbacks, street frontage, minimum width, and easements.

6. SWMC Chapter 17.65 Article II establishes Wetland regulations. The applicant has prepared a Wetland Assessment (see Attachment [aka Exhibit] D) that has been peer reviewed (see Attachment [aka Exhibit] E). Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with the substantive requirements of this chapter; in particular 17.65.195, 17.65.200, 17.65.210, 17.65.220, 17.65.230, and 17.65.240.

7. Attachments (aka Exhibits) H and I of Exhibit A are letters from neighbors both expressing concerns over drainage impacts. They both note historical run-off in the immediate area negatively impacting their properties. Mr. Foster on behalf of the applicant explained that the site is underlain with sandy, gravelly soils that are suitable for on-site infiltration. However, it is unclear from testimony provided or in the materials presented to the Examiner how the proposed drainage plan addresses the neighbors' concerns. A memorandum from the applicant's engineer should be provided that briefly explains how the on-site drainage plan will mitigate any possible impacts to adjoining properties prior to approval by the City Council.

RECOMMENDATION

Based upon the foregoing findings and conclusions, it is recommended that the request for approval of an six lot preliminary plat, case number LP-3-07, be approved subject to the recommended conditions found on pages 4 and 5 of Exhibit A, Transmittal & Report Memorandum dated August 5, 2008; and shall include an additional condition #5 that states:

5. Prior to City Council approval the applicant shall prepare and submit a brief memorandum explaining how the proposed drainage plan will mitigate any potential stormwater run-off from negatively impacting adjoining properties.

Entered this 14th day of August , 2008.

Donald B. Largen, AICP
Hearing Examiner

APPEAL OF HEARING EXAMINER DECISION

Appeal of Examiner's Decision. The decision of the Examiner, approving, modifying, or denying an application or an appeal shall be final and conclusive unless a written appeal is filed according to the City's appeal procedures as set forth in Chapter SWMC Section 2.88.170 B; which states that any party with standing may file an appeal of the hearing examiner's decision with the Superior Court per the Land Use Petition Act RCW 36.70 C.

EXHIBITS:

The following exhibits were offered and entered into the record.

A. Transmittal & Report Memorandum to the Hearing Examiner dated August 5, 2008.

B. Letter submitted by Linda Milbourn dated July 25, 2008.

PARTIES OF RECORD:

David Foster
Bayview Surveying & Engineering
130 Sharon Avenue
Burlington, WA 98233

Linda Milbourn
lindylou@fidalgo.net

Arnold Donovan
PO Box 408
Burlington, WA 98233

Planning Department

William Dickson
700 N Reed Street, #9
Sedro-Woolley, WA 98284

Jacquelyn Koppen
320 Sapp Road
Sedro-Woolley, WA 98284

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

EXHIBIT A
TO FINDINGS, CONCLUSIONS & RECOMMENDATION

HEARING DATE: August 5, 2008

TO: Sedro-Woolley Hearing Examiner

RE: LP-3-07 – Preliminary Plat Approval for the Proposed Plat of **Donovan Place**

FROM: John Coleman, Associate Planner

APPLICATION DATE: September 4, 2007

APPLICATION COMPLETE: September 24, 2007

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROPERTY OWNER: Arnold Donovan
PO Box 408
Burlington, WA 98233

PROJECT PROPONENT: Bayview Surveying and Engineering
130 Sharon Avenue.
Burlington, WA 98233

DESCRIPTION OF PROPOSAL

The proposal is to subdivide an existing parcel into six new residential parcels. The site is approximately 1.93 acres in size and is located at 324 Sapp Road. The proposed subdivision 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. There is a Category III wetland on site and buffer averaging is proposed to allow the proposed lot configuration. The long plat application has been assigned the file # LP-3-07.

Site Address:	324 Sapp Road	Parcel ID No.:	P107812

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

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 Hearing Examiner open record hearing and recommendation.

2. City regulations concerning subdivisions are found in the Sedro-Woolley Municipal Code (SWMC) **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). Chapter 17.08 SWMC includes the regulations for the R-5 zone. In this zone, Single-family housing is allowed on 8,400 square-foot or larger lots.

4. On September 4, 2007, Bayview Surveying and Engineering, acting as agent for the applicant, Arnold Donovan, submitted a subdivision application (Exhibit A) for 324 Sapp Road, parcel P107812. The proposal is to subdivide the one parcel, totaling 1.93 acres, zoned R-5, into six (6) single family residential lots. The application includes a Plat of Donovan Place (Exhibit B) and a Landscape Plan (Exhibit C) and was given the file number LP-3-07.

5. On September 24, 2007 the Planning Department notified the applicant that the application is complete.

6. There are no structures on the subject property is currently vacant. There is a parcel to the west of the subject property that is accessed from Sapp Road via a private gravel driveway that runs just south of the subject property's southern boundary.

7. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Chapter 17.65. A wetland assessment (Exhibit D) was performed by Skagit Wetlands & Critical Areas, LLC. for parcel P107812. A Category III wetland was identified on this parcel. Per the assessment report, the wetland is about 1,100 square foot, some of which lies on the neighboring parcel.

8. The applicant has proposed to use buffer averaging to reduce the required 50-foot buffer on the southeast portion of the wetland and add a wider buffer on the south west portion of the wetland. Wetland buffering is allowed "provided, that the total buffer area on the lot is not less than that required within the standard buffer, and that averaging will not reduce the wetland functional values. The city may require buffer width averaging in order to protect a particular portion of the wetland or buffer which is especially sensitive, or to incorporate existing significant vegetation or habitat areas into the buffer. Any reduction in buffer width as part of buffer width averaging shall not exceed twenty-five percent of the standard buffer width." (SWMC 17.65.240E(3))

9. Aqua-Terr Systems, Inc., a third party wetland specialist, reviewed the wetland assessment and proposed buffer averaging. The applicant's proposal was found to be in compliance with Chapter 17.65 (Exhibit E).

10. All of the surrounding properties are zoned R-5

11. The project is accessed from Sapp Road, classified as a local collector in the Transportation Element of the Sedro-Woolley Comprehensive Plan.

12. 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 F. The SEPA checklist is sent to all state and local agencies with an interest in development in the City. No comments were received from these agencies.

13. A *Notice of Application and SEPA Comment Period* was issued by the SEPA lead agency (City of Sedro-Woolley) on September 26, 2007 (Exhibit G). Notice was published in the local newspaper, posted at the project site and mailed to the property owners and residents within 500 feet of the subject parcel. The notice required a two week comment period ending October 10, 2007. Two written comments were received. The first, from William Dickson (Exhibit H) and the second, from the neighbor to the west, Ms. Jacquelyn Koppen (Exhibit I).

14. On October 24, 2008, the SEPA lead agency issued a Mitigated Determination of Non-Significance (MDNS) for the proposed Plat of Donovan Place (Exhibit J). The MDNS included a 15 day appeal period that ended on November 8, 2008. No appeals were received.

15. Pursuant to SWMC 15.44.060, the Design Review Committee (Planning Commission) shall have authority to approve, approve with conditions, or deny an application made pursuant to the provisions of this chapter. Per SWMC 17.50.030, the Planning Commission shall perform landscape review for all projects that trigger SEPA review.

16. On March 18, 2008 the Design Review Committee reviewed the proposed subdivision for compliance with the *Sedro-Woolley Design Standards and Guidelines* and the landscaping requirements in Chapter 17.50 SWMC. The Design Review Committee

approved the landscaping and design elements for the proposed plat subject to conditions.

17. The Hearing Examiner is scheduled to hold a public hearing on the preliminary Plat of Donovan Place at 10:30 AM, August 5, 2008. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the Plat of Donovan Place.

18. On July 22, 2008, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, *Notice of Public Hearing* (Exhibit K) for the Hearing Examiner hearing on the Preliminary Plat Donovan Place was sent to all property owners and residents within 500 feet of the subject parcels and posted on the project site. On July 23, the *Notice of Public Hearing* was published in the Courier-Times.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through K, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Donovan Place, a request to subdivide a single parcel totaling 1.93 acres in the R-5 Zone into six (6) 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 October 24, 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) Locate and install of mailboxes as approved by the 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 buffer as a protected area in perpetuity per the Sedro-Woolley Critical areas Ordinance (Ch.17.65 SWMC) on the preliminary and final plats;
l) Provide playground design/plan that indicates what playground equipment will be used in the designated play area. The equipment shall be suitable for a variety of age groups and approved by the Planning Director;
m) Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
n) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
o) Comply with Northwest Clean Air Agency Regulations during construction activities; and
p) 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, 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. A homeowners association shall be created to own and maintain the common tracts and stormwater infrastructure within the Plat of Donovan Place.

4. Construction of all landscaping and design elements shall be in accordance with Chapter 17.50 SWMC and the Landscape Plan as approved by the Design Review Committee *Findings of Fact, Conclusions and Decision* and as set forth below:

   A. The Proposed Plat of Donovan Place uses the same street lighting as the neighboring Plat of Sapp Place;
   B. In general the design elements of the proposed Plat of Donovan Place compliment or mimic the design elements of the Plat of Sapp Place;
   C. Any enhancement in the wetland or wetland buffer shall meet the requirements of the Critical Areas Ordinance (Chapter 17.65 SWMC) and follow the recommendations of the third party review for wetlands delineation and buffer averaging by Aqua-Terr Systems, Inc. dated October 24, 2007. **No heavy equipment shall be allowed in the wetland or the buffer**;
   D. The same fencing used around the detention pond at Sapp Place shall be used around the detention pond at Donovan Place; and
   E. No fence is required around the play area. A fence may be used at the discretion of the developer.

EXHIBITS

A. Preliminary Plat Application;
B. Preliminary Plat of Donovan Place (Sheet 1 & 2);
C. Landscape Plan;
D. Wetland assessment dated June 30, 2007;
E. Verification letter from ASTI dated October 24, 2007;
F. SEPA Checklist;
G. *Notice of Application and SEPA Comment Period* issued September 26, 2007;
H. Public Comment from Mr. William Dickson (date stamped October 8, 2007);
I. Public Comment from Ms. Jacquelyn Koppen (date stamped October 10, 2007);
J. SEPA MDNS issued October 24, 2007; and
K. Notice of Public Hearing published July 23, 2008

RECEIVED
SEP 4 2007
BY: LP-3-07

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

Application # LP-3-07 (assigned by city) Pre-application # 5-07 Pre-application date _____ Date: 6/27/07

PLAT NAME: DONOVAN LONG PLAT

LOCATION (cross street names or other general location information – addresses if they exist.
324 SAPP RD SEDRO-WOOLLEY, WA 98284

P-number(s) P107812

CONTACT = BAYVIEW SURVEY 708-2580

Section: 13 Township: 35N Range 04/W

Applicant Name: ARNOLD DONOVAN

Applicant Address P.O. BOX 408, BURLINGTON WA. 98233

Applicant Phone (360) 708-5949 E-mail _____

Owner: ARNOLD DONOVAN

Owner Address: P.O. BOX 408, BURLINGTON WA. 98233

Owner Phone: 360·708·5949
757·8941

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: _____

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

Signature

9-4-07
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 _____ Date 9-4-07

EXHIBIT A, 9

Part 2

Zoning and Comprehensive Plan Designation R-5

Total site size in acres 1.93 Critical Areas by type and acres: WETLAND - 1105 SF CATEGORY III

Number of lots proposed 6 Number of housing units proposed 6

Flood zone: OUTSIDE 100 YR FLOOD AREA

Describe existing conditions on and adjacent to site:
CURRENT USE IS MOSTLY RESIDENTIAL WITH OPEN SPACES WITH NATURAL VEGETATION.

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:

- [x] A. Pre-application date: 6/20/07
- [x] 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. 29 copies
  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.
- [x] D. Complete Application Required. The planning director notifies applicant when the application is complete.
- [x] 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:

- [x] The name of the proposed subdivision;
- [x] North point and scale; the location of existing property lines: streets, building, if any; watercourses and all general features;
- [x] The legal description of the land contained within the subdivision;
- [x] The names and addresses of all persons, firms and corporations holding interest in the lands, including easement rights and interest;
- [x] 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;
- [x] The location of streets in adjoining plats and the approximate location of adjoining utilities and proposed extensions into the plat;
- [x] The names of adjoining plats;
- [x] The name, address and telephone number and seal of the registered land surveyor who made the survey or under whose supervision it was made;
- [x] The date of the survey;
- [x] All existing monuments and markers located by the survey;
- [x] The zoning classification applicable to the land within the subdivision;
- [x] The conditions of or the limitations on dedications, if any, including slope rights;
- [x] Contour intervals as required, based upon city datum with intervals of five feet or less utlizing U.S.G.S, or better datum.
- [x] 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;

- [x] Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
- [x] 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;
- [x] If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
- [x] 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.
- [x] H. Copies of covenants, restrictions and collective maintenance agreements, if applicable.
- [x] I. Environmental checklist or EIS.
- [x] J. Survey information of all features within 100 feet of the boundary of the proposed subdivision.
- [x] K. Evidence of water availability. PUD letter ORDERED.
- [x] L. Evidence of sewer availability.
- [x] M. Required materials identified in the pre-application meeting.
- [x] N. Other information deemed necessary by the planning director, planning commission or city council
- [x] O. Landscaping Plan
- [x] P. Street Profiles

Special Studies:

- [ ] Q. Traffic
- [x] R. Stormwater
- [x] 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: This plat does not pose a threat to public health or safety.
- [ ] Open spaces: Wetland and buffers are to be maintained.
- [ ] Drainage ways: this plat maintains current drainage paths.

☐ Streets, alleys, other public ways: Cul-de-sac is to be constructed to provide access.

☐ Water supplies: Connection to PUD water.

☐ Sanitary wastes: Connection to City sewer by low pressure force main and grinder pumps

☐ Fire protection facilities: Fire hydrant on Sapp Road.

☐ Parks, playgrounds: Play area to be created with plat.

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.

City of Sedro-Woolley
Mailing Procedure

1. Obtain a list of names and addresses of property owners within 500 feet of the edge of the subject property. In determining the outside edge, include all other adjacent property owned by the applicant. The source of the names and addresses must be the Skagit County Assessor's records.
2. Prepare an additional label for residents where the owner's mailing address is outside the notification area (absentee owners).
   Example: Resident, 123 State St., Sedro-Woolley, WA. 98284.
3. Prepare 3 sets of mailing labels from this list. Include the applicant's name and address.
4. Obtain a map showing the subject property and all properties on the mailing list. This is available at the Assessor's office.
5. Fill out and sign the affidavit below.
6. Bring the list, labels, map, and affidavit to the city Planning Department.

AFFIDAVIT OF CORRECT NAMES AND ADDRESSES

I, Nova Heaton, do hereby certify
Affiant

That the attached list of property owners, addresses and parcel numbers for the proposed project, Donovan Place,
Name of proposed project

is a true and correct copy provided for me by the Skagit County Assessor's Office for land within 500 feet of the property lines of P 107812.
Site parcel number

Signed: Nova Heaton

Date: 08/31/07

Subscribed and sworn to before me on this 31ST day of AUGUST, 200

Kim A. Waechter

Print Name: KIM A. WAECHTER

Notary for the State of Washington,

Residing at BURLINGTON

My Commission expires: 10-2-07

KIM A. WAECHTER
NOTARY PUBLIC
STATE OF WASHINGTON

PLAT OF DONOVAN PLACE

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

AUDITORS CERTIFICATE

SKAGIT COUNTY AUDITOR _____ BY DEPUTY _____

LONG PLAT NO. *LP-3-07*

LEGAL DESCRIPTION:

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO.SW-05-94, APPROVED AUGUST 18, 1995, RECORDED SEPTEMBER 21, 1995, IN VOLUME 12, PAGE 31 OF SHORT PLATS, UNDER AUDITOR'S FILE NO.9509210102, BEING A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS "PRELIMINARY PLAT OF DONOVAN PLACE" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

ARNOLD M. DONOVAN _____ JACQUELINE J. DONOVAN _____

CHERIE ANN DONOVAN SMITH _____ DONALD A SMITH _____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS_____DAY OF_____, 2008,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ARNOLD M. DONOVAN IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT_____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS_____DAY OF_____, 2008,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JACQUELINE J. DONOVAN IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT_____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS_____DAY OF_____, 2008,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHERIE ANN DONOVAN SMITH IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT_____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS_____DAY OF_____, 2008,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD A. SMITH IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT_____

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR_____ THIS_____DAY OF_____, 2008

SKAGIT COUNTY COUNTY TREASURER _____ DATE _____

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS_____DAY OF_____, 2008

SEDRO-WOOLLEY CITY TREASURER _____ DATE _____

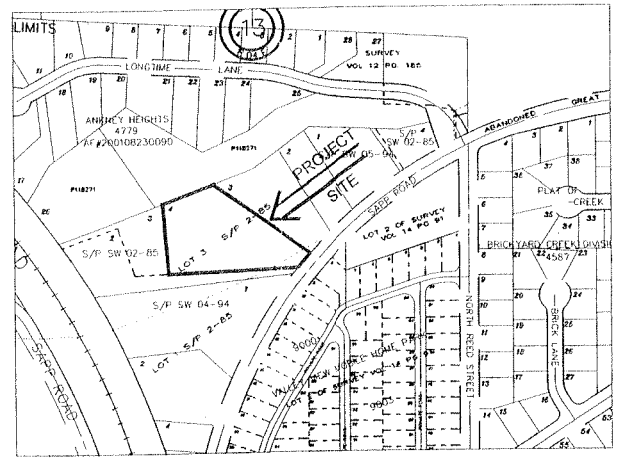
APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDRO-WOOLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS _____ DAY OF _____, 2008

PLANNING DIRECTOR _____

CITY ENGINEER _____

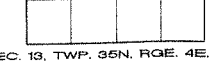
VICINITY MAP



LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE " PLAT OF DONOVAN PLACE " IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS AND THE LOT CORNERS HAVE BEEN SET ON THE GROUND

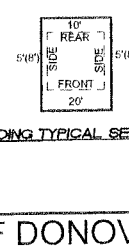
RICK L. HOLT, PLS, CERTIFICATE NO. 37649 _____ DATE _____



SEC. 13, TWP. 35N, RGE. 4E. W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED IN THE FIELD IN MARCH - MAY 2007, USING A LEICA TCRA 1105 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE)
   OWNERS: - ARNOLD DONOVAN AND JACQUELINE J. DONOVAN
   16746 COUNTRY CLUB DR. UNIT B
   BURLINGTON, WA 98233-3841
   SURVEYOR AND ENGINEER:
   RICK HOLT PLS
   NOVA HEATON PE
   BAYVIEW SURVEYING AND ENGINEERING
   130 SHARON AVENUE
   BURLINGTON WA 98233
2. ZONING: R5- RESIDENTIAL - 5,400 SQ.FT. MINIMUM. 35% BUILDING COVERAGE MAXIMUM.
3. TOTAL ACREAGE: 1.92 ACRES
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLEY
5. WATER SERVICE WILL BE PROVIDED BY PUD OF SKAGIT COUNTY
6. LONG PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
7. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSLY AFFECT ADJACENT PROPERTIES.
8. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS AND THE 1-800 LOCATE SERVICE. PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.
9. REFER TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL MEASURES AND MAINTENANCE PLAN SHOWN IN THE DRAINAGE REPORT.
10. MAINTENANCE OF COMMUNAL TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
11. ALL LOTS ARE REQUIRED TO FOLLOW THE REQUIRMENTS LISTED IN THE HOMEOWNER AGREEMENT RECORDED UNDER AF#_____
12. TRACT A CONTAINS A PROTECTED CRITICAL AREA AND SHALL BE MAINTAINED PER CHAPTER 17.65 SWMC. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCATION.
13. THIS PLAT IS SERVED BY A PRIVATELY OWNED AND MAINTAINED INDIVIDUAL LOW PRESSURE SEWER SYSTEMS. INDIVIDUAL HOMEOWNERS ARE RESPONSIBLE FOR CARE AND MAINTENANCE OF INDIVIDUAL SERVICES LINES AND GRINDER PUMP SYSTEMS SERVICING THEIR PROPERTY.
14. DEDICATION OF DONOVAN PLACE TO CITY.
15. DEDICATION OF TRACT C, STORM DRAIN INFILTRATION FACILITY.
16. BASIS OF BEARINGS: SHORT PLAT No. 05-94 RECORDED UNDER AUDITORS FILE No 9509210102 SOUTH LINE OF LOT No. 4; N 84° 38' 11" E.



BUILDING TYPICAL SETBACK LINE
N.T.S.

NOTE:

SIDE: ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF FIVE FEET; A TWO STORY DWELLING SHALL HAVE A MINIMUM OF EIGHT, AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL FOUR FEET, FOR EACH STORY.

RECEIVED
JUL 16 2008
BY: LP-3-07

EXHIBIT B

PLAT OF DONOVAN PLACE
A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4,
SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

DRAWN BY: L KASKO	BAYVIEW SURVEYING & ENGINEERING INC.	SHEET NO. 1 OF 2
DATE: 07/14/08	130 Sharon Avenue Burlington WA 98233 Tel 360-707-2580 Fax: 360-757-3976 rick@bayviewsa.com	SCALE: NONE
FIELD BOOK: 80 PAGE: 7-8		JOB NO: 2007-47

Railroad Projects 9100070007 47 APPLE DONOVAN\dwg\PLAT.dwg COVER 1-2

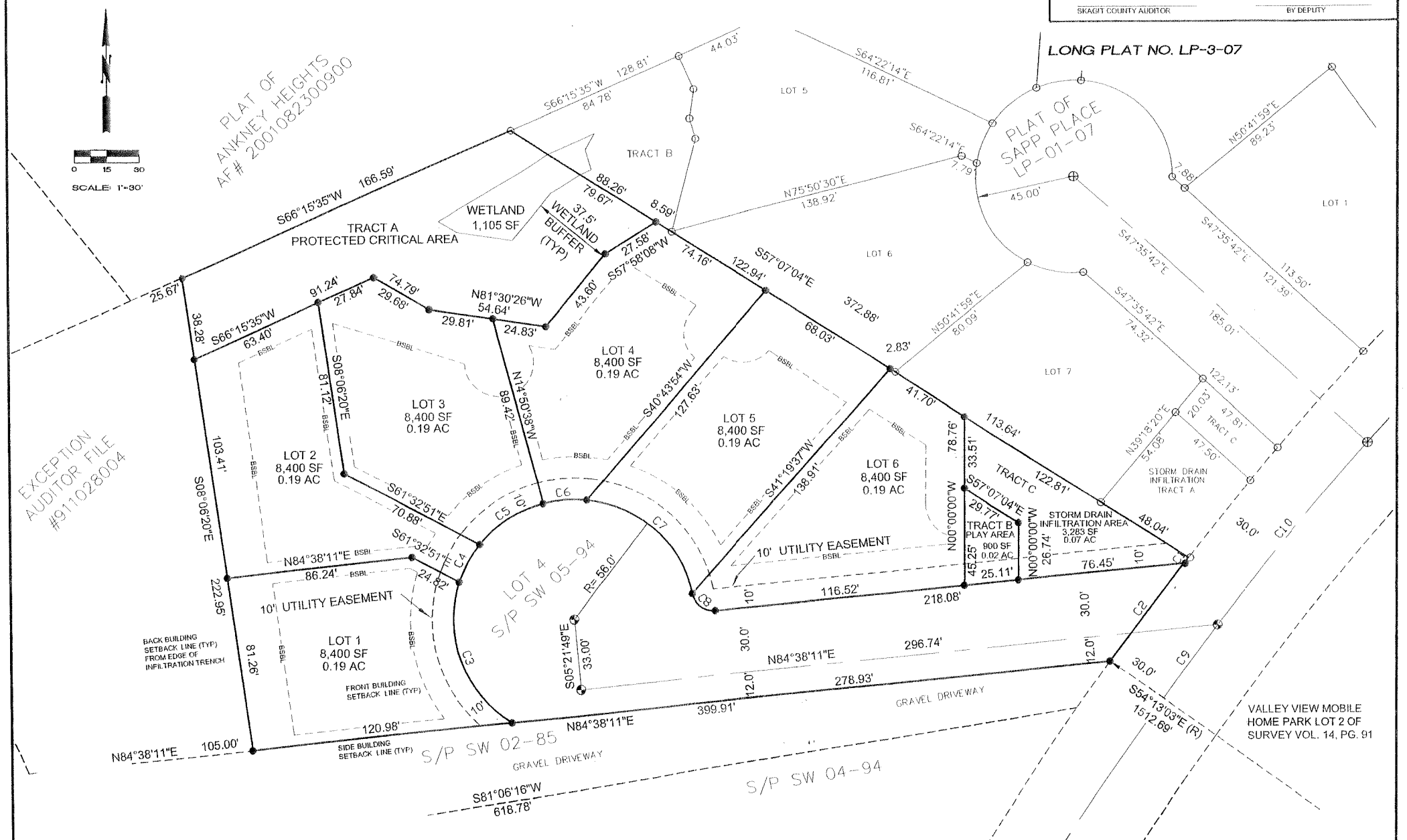
PLAT OF DONOVAN PLACE

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

AUDITORS CERTIFICATE

SKAGIT COUNTY AUDITOR BY DEPUTY

LONG PLAT NO. LP-3-07



ROAD MONUMENT TO BE SET
ROAD MONUMENT FOUND
PROPERTY CORNER SET
PROPERTY CORNER FOUND

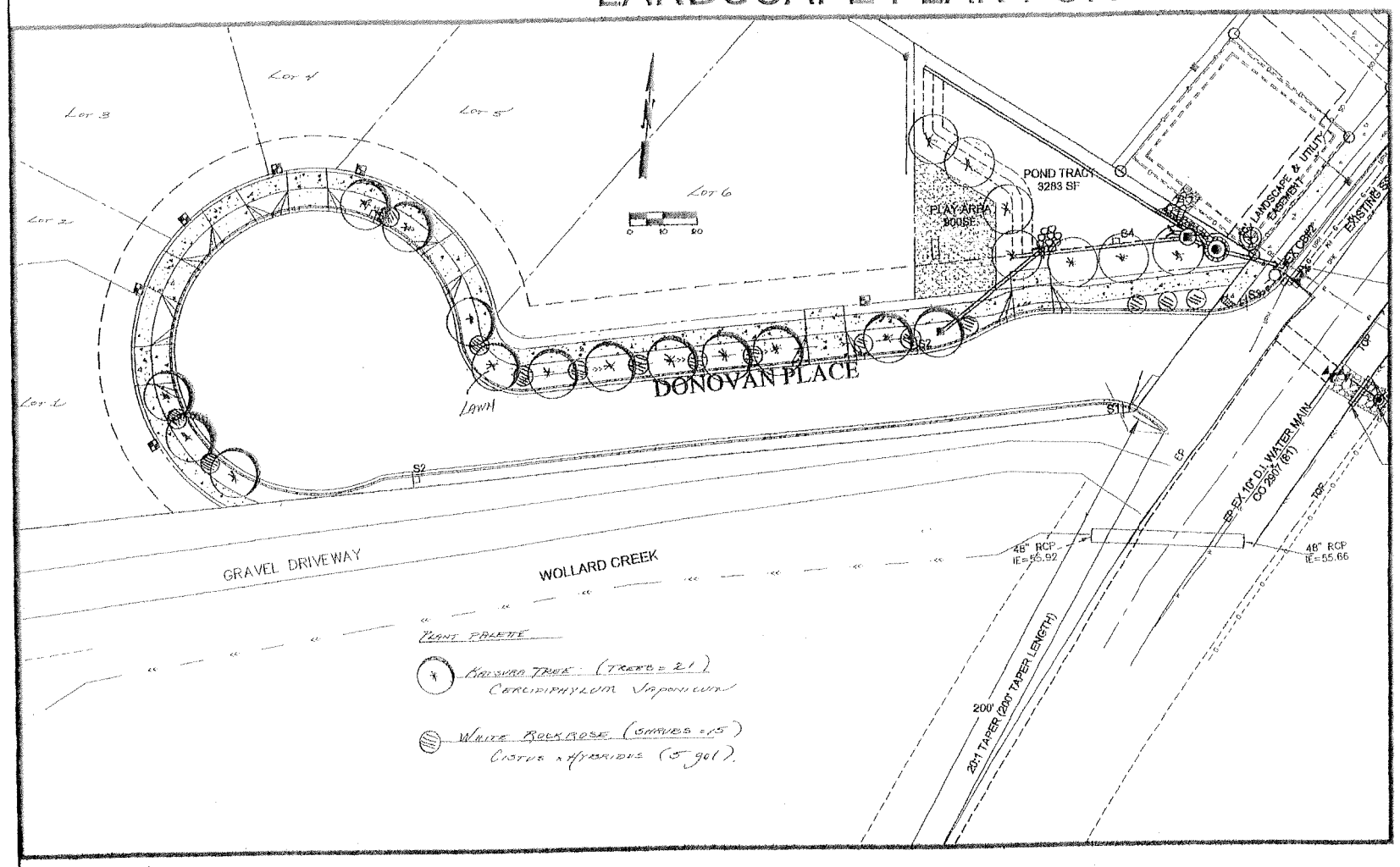
PLAT OF DONOVAN PLACE
A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4,
SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

DRAWN BY: I. KASKO	BAYVIEW SURVEYING & ENGINEERING INC.	SHEET NO. 2 OF 2
DATE: 07/14/08	130 Sharon Avenue Burlington WA 98233 Tel 360-707-2580 Fax: 360-757-3976 rick@bayviewse.com	SCALE: 1"=30'
FIELD BOOK: 80 PAGE: 7-8		JOB NO: 2007-47

RECEIVED
JUL 16 2008
BY: LP-3-07

P:\Land Projects 3\2007\2007-47 ARNIE DONOVAN\dwg\PLAT.dwg, SHEET 2 OF 2, 1:2

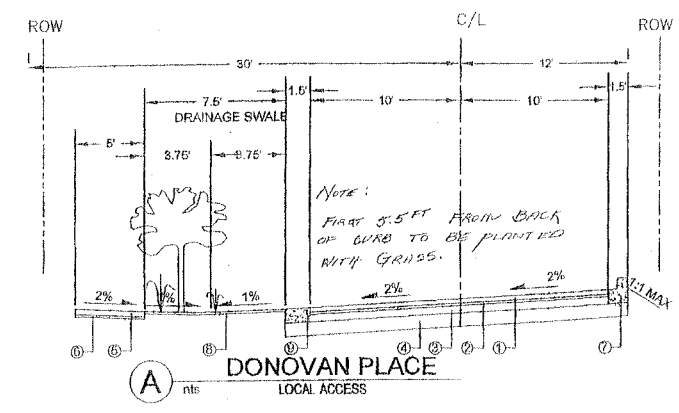
PRELIMINARY PLAT OF DONOVAN PLACE
LANDSCAPE PLAN FOR DONOVAN PLACE



PLANT PALETTE

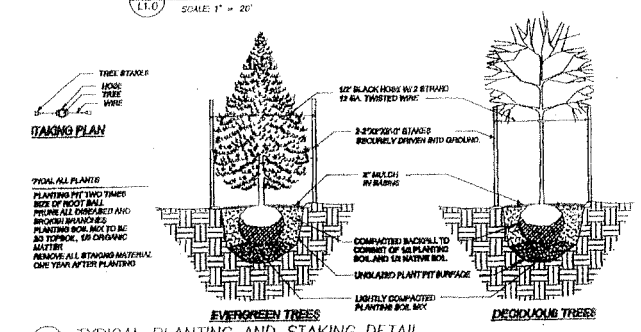
KWANZAN CHERRY (TREES = 21)
CERCIDIPHYLLUM JAPONICUM

WHITE ROCK ROSE (SHRUBS = 15)
CISTUS x HYBRIDUS (5 gal).



A nts

1 (L1.0) LANDSCAPE PLAN
SCALE: 1" = 20'



2 (L1.0) TYPICAL PLANTING AND STAKING DETAIL
SCALE: NONE

LANDSCAPE NOTES:

1. ALL TREES TO BE STAKED AS SHOWN ON DETAIL 2/L 1.0
2. PLANTING AREAS TO RECEIVE 4" MIN. & TURF 2" MIN. DEPTH OF AMENDED 3-WAY TOPSOIL. SUBGRADES SHALL BE SCARIFIED, CLEARED OF ALL WEEDS, ROCKS, AND DEBRIS, AND ROUGH GRADED.
3. TOP SOIL SHALL BE ROTOTILLED INTO SUB-GRADE TO A MIN. DEPTH OF 8". ALL PLANTING BEDS TO RECEIVE A MINIMUM OF 2" DEPTH OF MULCH.
4. ALL TURF AREAS SHALL BE LIGHTLY COMPACTED AND FINE GRADED PRIOR TO HYDROSEEDING.
5. TREES TO BE 2" CALIPER IN SIZE, AND TO BE PLANTED EVERY 20FT. ON CENTER.
6. ALL TREES PLANTED IN GRASS AREAS TO HAVE A 5' DIAMETER CIRCLE CUT OUT OF GRASS AND COVERED WITH 2" DEPTH OF MULCH.
7. FERTILIZE ALL NEW TREES AND SHRUBS WITH 6-4-3 TRANSPLANT FERTILIZER.
8. CONTRACTOR SHALL ENSURE PROPER DRAINAGE FOR ALL LANDSCAPE AND TURF AREAS. IN NO SITUATION SHALL THERE BE STANDING WATER IN TURF OR PLANTING AREAS.

DESIGN BY:
SUZANNE B. PERLMUTTER
ASSOC. LANDSCAPE ARCHITECT
JUNE 12, 2008

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NO.	DATE	REVISIONS	BY	APVD
1	1/7/08	CITY OF SEDRO-WOOLLEY COMMENT REVISIONS	DWF	LRE
2	4/28/08	CITY OF SEDRO-WOOLLEY COMMENT REVISIONS	DWF	LRE

BAYVIEW SURVEYING AND ENGINEERING
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Tel: 360-707-2560 Fax: 360-757-3976
larrye@bayviewsa.com

PROJECT
PLAN AND PROFILE FOR
PRELIMINARY PLAT OF DONOVAN 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 36 NORTH, RANGE 4 WEST, W.M.
SKAGIT COUNTY, WASHINGTON

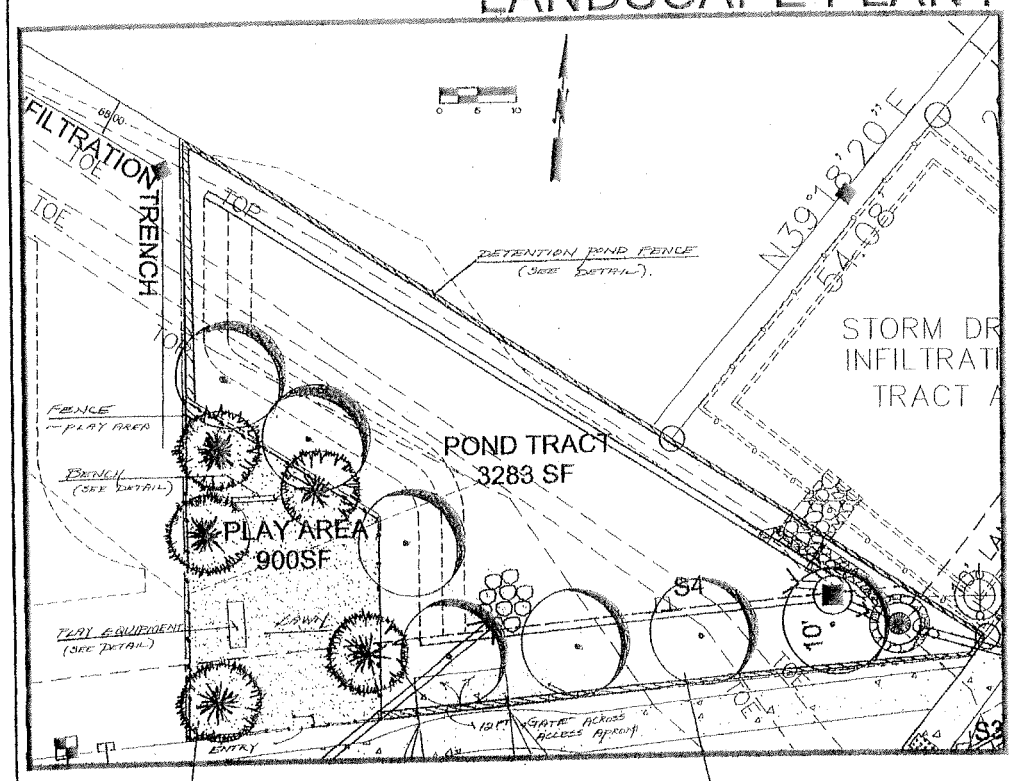
SCALE: NTS
DRAWN BY: I. KASKO
CHECKED BY: L. BATCH
FIELD BOOK: 80 PAGES: 7,8
DATE: 06/2008

SHEET DESCRIPTION
CIVIL ENGINEERING PLANS
LANDSCAPING PLAN
JUNE 2008

JOB NO.
2007-47
DRAWING NO.
2007-47 ARNIE DONOVAN dwg
Engineering dwg
SHEET
PG 12 OF 14

EXHIBIT C

PRELIMINARY PLAT OF DONOVAN PLACE
LANDSCAPE PLAN FOR PLAY AREA & DETENTION POND



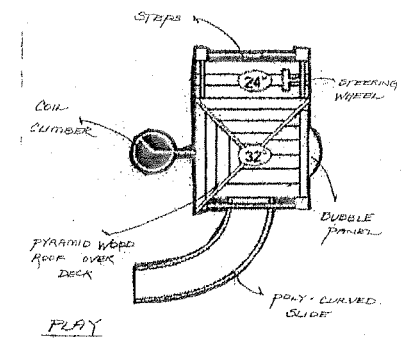
This pond is in our care

STORMWATER POND

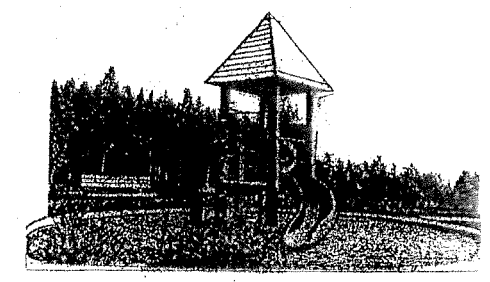
Runoff is held here after storms. It is released slowly or stored until the next storm when it is replaced by incoming storms. This helps prevent downstream flooding and erosion and helps clean the water. For more information or to report dumping and/or other problems, call the Homeowners Association for DONOVAN PLACE or The City of Sedro-Woolley Street Department at (360) 855-0164

FACILITY SIGN NOTES (S4):

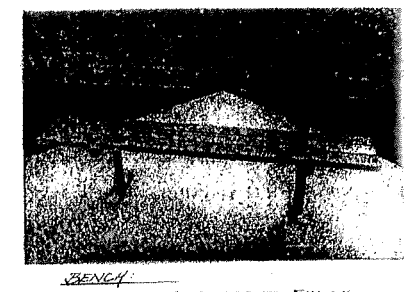
1. SIZE: 48 INCHES BY 24 INCHES.
2. MATERIAL: 0.125 GAUGE ALUMINUM.
3. FACE: NON-REFLECTIVE VINYL OR 3 COATS OUTDOOR ENAMEL (SPRAYED).
4. LETTERING: SILK SCREEN ENAMEL WHERE POSSIBLE OR VINYL LETTERS.
5. TYPE FACE: HELVETICA CONDENSED, TITLE: 3 INCH, SUBTITLE: 1 1/2 INCH, TEXT: 1 INCH, OUTER BORDER: 1/8 INCH BORDER, DISTANCE FROM EDGE: 1/4 INCH, ALL TEXT 1 3/4 INCH FROM BORDER.
6. INSTALLATION: PLACE SIGN ON POND PERIMETER FENCE, FACING DONOVAN PLACE. INSTALL WITH STAINLESS STEEL HARDWARE. TOP OF SIGN TO BE NO HIGHER THAN 48 INCHES FROM GROUND SURFACE.



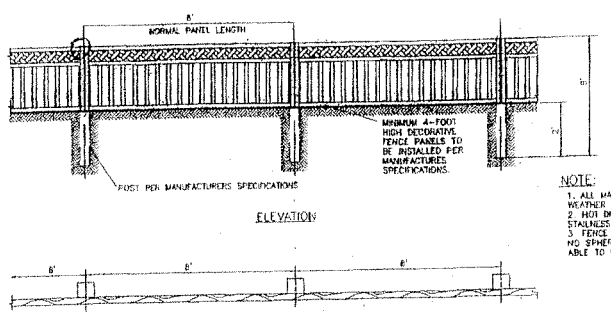
PLAY STRUCTURE DIAGRAM:
- DIMENSIONS 10' x 8'
- SAFE PLAY AREA: 22' x 22'



PLAY EQUIPMENT
AREA: 20 FT x 20 FT
CAPACITY: 8-12 CHILDREN
AGE RANGE: 2-5 YRS
ACTIVITIES: (4)
MATERIAL: PRIMARILY WOOD
SURFACE AREA: LAWN ONLY

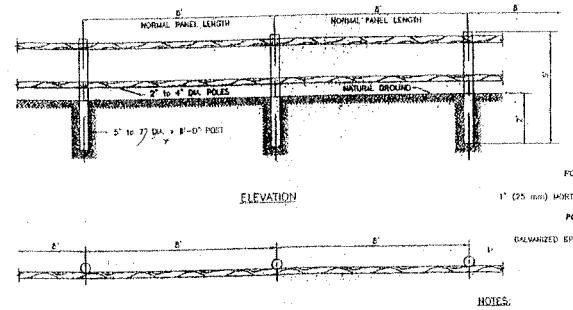


BENCH
- ROUND PICNIC - COATED FINISH
- FRAME - WOODEN - 6 FT.



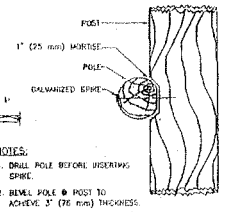
NOTE:
1. ALL MATERIALS TO BE CONSTRUCTED OF WEATHER TREATED LUMBER.
2. HOT DIPPED GALVANIZED ALUMINUM AND STAINLESS STEEL FASTENERS.
3. FENCE TO BE CONSTRUCTED SO THAT NO SPHERE FOUR INCHES OR LARGER IS ABLE TO PASS THROUGH THE FENCE

DETENTION POND FENCE DETAIL



PLAY AREA FENCE DETAIL

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



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

HOST AND POLE CONNECTION

DESIGN BY:
SUZANNE B. PERLMUTTER
ASSOC. LANDSCAPE ARCHITECT
JUNE 12, 2008

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NO.	DATE	REVISIONS	BY	APVD
1	1/7/08	CITY OF SEDRO-WOOLEY COMMENT REVISIONS	DWF	LRE
2	4/25/08	CITY OF SEDRO-WOOLEY COMMENT REVISIONS	DWF	LRE

BAYVIEW SURVEYING AND ENGINEERING
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Tel: 360-707-2580 Fax: 360-707-9876
bayve@bayviewsv.com

PROJECT
PLAN AND PROFILE FOR
PRELIMINARY PLAT OF DONOVAN 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: NTS
DRAWN BY: J. RANKO
CHECKED BY: E. EATON
FIELD BOOK: 60 PAGES: 7,8
DATE: 05/20/08

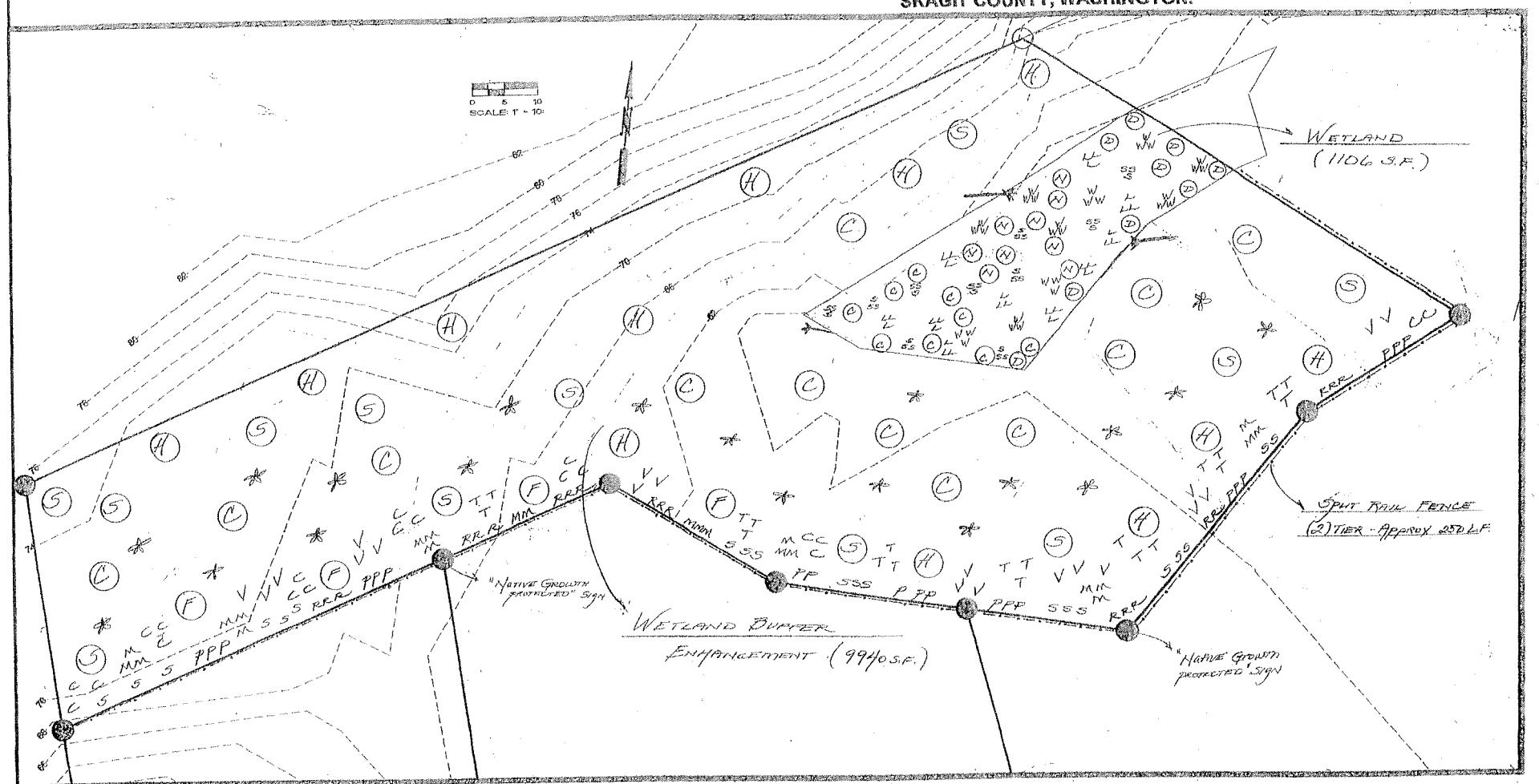
SHEET DESCRIPTION
CIVIL ENGINEERING PLANS
LANDSCAPING PLAN
JUNE 2008

JOB NO.
2007-47
DRAWING NO.
2007-47 ANNIE DONOVAN.dwg\Engineering.dwg
SHEET
PG 11 OF 14

P:\Land Projects 2007\2007-47 ANNIE DONOVAN\dwg\2007-47 Engineering 5-08.dwg - 11 LANDSCAPING 1:1

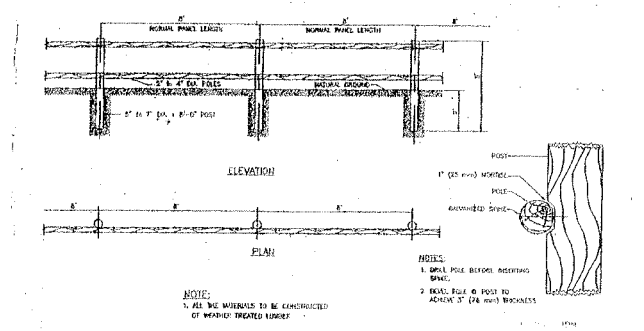
WETLAND MITIGATION & BUFFER ENHANCEMENT

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.



NOTES:

1) WETLAND PLANTING SCHEDULE TO OCCUR BETWEEN NOVEMBER & MARCH.
2) PLANTINGS ALONG FENCE TO BE ARRANGED IN PLANTING CLUSTER OF (8) SPACED 3FT APART.
3) LARGE WOODY DEBRIS FROM FELLED TREES.
4) ALL PLANTS ARE TO BE FROM CERTIFIED NATIVE PLANT NURSERY. TREES ARE ALL SIZE VE FIVE GALLON CONTAINERS. SHRUBS - BARE-ROOT.
5) SPLIT RAIL (2) TIER FENCE TO BE CONSTRUCTED AS PER DETAIL 1 & (2) SIGNS REGARDING "PROTECTED NATIVE GROWTH AREA".



FOOT & POLE CONNECTION

WETLAND KEY:

SHRUBS:

(D)	RED OSIER DOGWOOD - CORNUS SERICEA - (9)
(N)	PACIFIC NINEBARK - PHYSOCARPUS CAPITATUS (9)
(A)	PACIFIC CRABAPPLE - MALUS FUSCA (9)

HERBACEOUS:

W	WOOLLEY - SEDGE - SCIRPUS CYPERINUS (30)
S	SLOUGH SEDGE - CAREX OBNUPTA (30)
L	LENTICULAR SEDGE - CAREX LENTICULARIS (30)

WETLAND BUFFER KEY:

TREES:

(F)	DOUGLAS FIR - PSEUDOTSUGA MENZIESII (4)
(C)	WESTERN RED CEDAR - THUJA PLICATA (12)
(S)	SITKA SPRUCE - PICEA SITCHENSIS (12)
(H)	WESTERN HEMLOCK - TSUGA HETEROPHYLLA (12)

SHRUBS:

S	SALMONBERRY - RUBUS SPECTABILIS (20)
P	PIOCARPOS ROSE - ROSA PISOCARPOS (20)
R	NOOTKA ROSE - ROSA NUTKANA (20)
M	SHORT OREGON GRAPE - MAHONIA NERVOSA (20)

SHRUBS - CONT.

V	VINE MAPLE - ACER CIRCINATUM (20)
T	BLACK TWINBERRY - LONICERA INVOLUCRATA (20)
C	RED-OSIER DOGWOOD - CORNUS SERICEA - (20)

HERBACEOUS:

✱	SWORD FERN - POLYSTICHUM MUNITUM (20)
▬	LARGE WOODY DEBRIS

DESIGN BY:
SUZANNE PERLMUTTER
ASSOCIATE LANDSCAPE ARCHITECT
JANUARY 12, 2008

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NO.	DATE	REVISIONS	BY	APVD
1	1/9/08	CITY OF SEDRO-WOOLLEY COMMENT REVISIONS	DWF	LRE
2	4/28/08	CITY OF SEDRO-WOOLLEY COMMENT REVISIONS	DWF	LRE

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

PROJECT
WETLAND BUFFER ENHANCEMENT
PRELIMINARY PLAT OF DONOVAN 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: NTS
DRAWN BY:
CHECKED BY:
FIELD BOOK:
DATE: JANUARY 16, 2007

SHEET DESCRIPTION
CIVIL ENGINEERING PLANS
LANDSCAPING PLAN
JUNE 2008

JOB NO. 2007-47
DRAWING NO. 2007-47 ARBIE DONOVAN.dwg
Engineering.dwg
SHEET PG 13 OF 14

Skagit Wetlands & Critical Areas, LLC
935 E Rio Vista Ave
Burlington, WA 98233

June 30, 2007

Wetland Assessment For:

Arnie Donovan
P.O. Box 408
Burlington, WA 98233

Site Address:

324 Sapp Road
Sedro Woolley, WA 98284

P107812

T 35 N, R 04 E, Sec. 13

RECEIVED
SEP 4 2007
BY: LD-307

EXHIBIT D

Vicinity Map

100 0 100 200 Feet

N

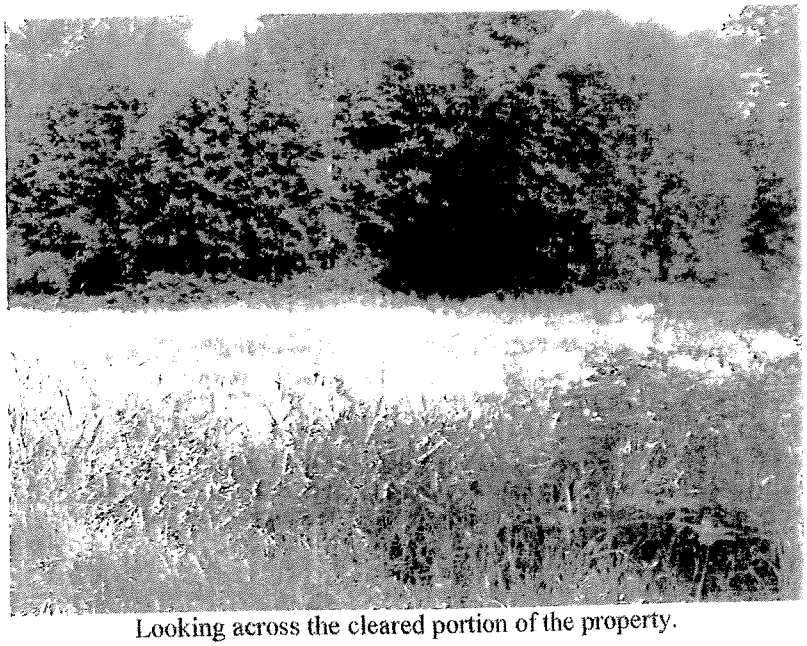
Subject Property
Parcels
Roads

Donovan Short Plat
Skagit Wetlands and Critical Areas
2007

I. Site Description

This property is located mostly in the NE ¼ of the SW ¼ of Section 13, Township 35 North, Range 04 East consisting of tax parcel P107812 with a situs address of 324 Sapp Road in Sedro Woolley, Washington. It is a 1.93 acre (Skagit County Assessor) property.

Overall the property is quite level, sloping up steeply only along the northern edge. The front portion of the propery is former pasture that has been kept cleared, while the back (northern) portion of the property has been allowed to revert to nature with a mature stand of alders. Along the eastern edge of the property is a large ditch (circa 1980's) that leads from a small wetland to the road, but nowhere from there. This area is full of ditches and culverts that lead nowhere, in part because Wollard Creek once flowed westerly along the base of the hill to meet eventually with Thomas Creek. Wollard has been diverted into the Brickyard Creek drainage leaving many remnant swales where its channel once was. The property's small wetland resides in one of these residual swales that dot the base the hill and continue on the opposite side of the nearby railroad. This property is also a part of a sub-flood control district with a haphazard infrastructure of ditches and remnant ditches along with culverts that have been rendered obsolete by drainage and re-channeling projects elsewhere in the vicinity.



Looking across the cleared portion of the property.

II. Project Description

The proposal for this property is to subdivide into six smaller residential lots with a new paved drive into the property. Wastewater service will be provided by municipal sewer, water by Skagit PUD, with all other utilities available at the street.

III. Methodology

The methodology for this assessment is by the Washington State Wetland Identification and Delineation Manual, Department of Ecology Publication #96-94, the Washington State Department of Ecology's Washington State Wetland Rating System for Western Washington #04-06-025, the Cowardin Classification System, and the City of Sedro Woolley Municipal Code 17.65.

Criteria for Wetland Classification

To qualify as wetland, three criteria must be met. These criteria refer to the presence of vegetation, soil types, and hydrology that are characteristic of wetland areas (WA ST DOE 1987).

Vegetation of wetlands consists of plants typically adapted to thrive in areas where anaerobic soil conditions prevail for a long portion of the growing season. Categories based on the likelihood of a particular plant occurring in association with wetland areas are the basis for determining whether a site meets the vegetation criteria. These categories are shown in Table 1 below.

Table 1

Plant Indicator Status Categories[1]

Indicator Category	Indicator Symbol	Definition
OBLIGATE WETLAND PLANTS	OBL	Plants that almost always occur (estimated probability >99%) in wetlands under natural conditions, but which may also occur rarely (estimated probability <1%) in nonwetlands. Examples: *Typha latifolia, Lysichitum americanum*
FACULTATIVE WETLAND PLANTS	FACW	Plants that usually occur (estimated probability 67% to 99%) in wetlands, but also occur (estimated probability 1% to 33% in nonwetlands). Examples: *Fraxinus latifolia Cornus stolonifera.*
FACULTATIVE PLANTS	FAC[illegible]	Plants with a similar likelihood (estimated probability 34% to 66%) of occurring in both wetlands and nonwetlands. Examples: *Alnus rubra, Rubus spectabilis*
FACULTATIVE UPLAND PLANTS	FACU	Plants that sometimes occur (estimated probability 1% to <33%) in wetlands, but occur more often (estimated probability 67% to 99%) in nonwetlands. Examples: *Acer macrophyllum, Rubus discolor*
OBLIGATE UPLAND PLANTS	UPL	Plants that rarely occur (estimated probability <1%) in wetlands, but occur almost always (estimated probability >99%) in nonwetlands under natural conditions.

Areas within the property that are dominated (greater than 50 percent) by facultative, facultative wetland, and/or obligate indicator plants meet the wetland criteria for vegetation. These areas also must meet soils and hydrology requirements to be delineated as a wetland.

Soil types that occupy wetlands are hydric soils, or soils that are characteristic of reducing soil conditions. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA NRCS 1995).

The term "wetland hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support

vegetation typically adapted for life in periodically anaerobic soil conditions (US Army Corps of Engineers 1994)

IV. Impact and Analysis

The wetland of this site, a very small, depressional Category III wetland, has approximately 1100sf of total area. This wetland was previously assessed by Skagit Wetlands and Critical Areas in part on the neighboring property (April 2007). Due to a previous lack of permission to access the present subject property, slight discrepancies in the size are noted along with a one point discrepancy in rating, as the wetland assessment was based in part on assumptions from a visual inspection from the property line. Even though larger than first assumed, this is still a wetland that would be un-regulated in virtually every jurisdiction. However, Sedro Woolley has no size exemption for wetlands, leaving this wetland with a fifty foot buffer as per the standard buffer widths assigned in the City of Sedro Woolley Municipal Code (SWMC) 17.65.240(B).

Based upon the scoring of the wetland in the Washington State Department of Ecology Wetland Rating System, this wetland has a low habitat score, with most of its value coming from potential for water quality benefits. However, it is hard to use the rating system to make assumptions on a wetland this small, as no wetlands under 4000sf were used to calibrate the rating system, and as per Ecology staff, less is known about very small wetland functions and the rating system is not very robust on a very small wetland such as this. The habitat score of 13 is deceptive in such a small wetland as this as much of the classification is done by percentage, and on a 1000sf wetland 10% minimum areas can be as low as 100sf, hardly the habitat area intended by the authors of the rating system.

V. Functions and Values of the Donovan/Hanson Wetland

a. Functions and Values Related to the Hydrologic Processes

The Donovan/Hanson wetland serves as a temporary storage of surface and subsurface water for long periods throughout the year. By storing water, the value of the wetlands are enhanced by the wetland functions. This includes:

(i) Replenishing soil moisture.
(ii) Providing plant and wildlife habitat.
(iii) Reduces dissolved and particulate loading and helps to maintain and improve surface water quality.
(iv) Maintains groundwater storage, base flow, seasonal flows, and surface water temperature.
(v) Contributes to the nutrient capital of the ecosystem.

b. Functions and Values Related to the Biochemical Process within the Donovan/Hanson wetland:

(i) Conversion of elements from one form to another through abiotic and biotic processes.
(ii) The removal of nutrients, contaminants, or other elements and compounds on a short-term or long term basis through burial, incorporation into biomass, or biochemical reactions.
(iii) The retention of organic and inorganic particulates on a short-term or long-term basis through physical processes.
(iv) The export of dissolved or particulate organic carbon.

The biochemical values of the Donovan/Hanson wetland include:

(i) Contaminates are removed, or rendered innocuous.
(ii) Reduced particulate loading helps to maintain or improve surface water quality.
(iii) Enhances decomposition and mobilization of metals.
(iv) Supports aquatic microorganism food chains and biochemical processes.

c. Functions and Values Related to Habitat. The habitat functions of the wetland include:

(i) Maintenance of plant and animal communities: the maintenance of plant and animal communities that is characteristic with respect to species composition, and age structure.

The habitat values of the Donovan/Hanson wetland include:

(i) Maintaining habitat for plant and animals for plant propagation and the source of feed, resting, and nesting for animals.
(ii) Provide aesthetic, recreational, and educational opportunities.
(iii) Maintains corridors between habitat islands and landscape/regional biodiversity.

VI. Assessment Factors

Vegetation

The cleared area of the property (front), most recently used as pasture, is likely a remnant "six seed hay/pasture mix" which usually contains clovers, fescues, bluegrasses, and ryegrasses which range from FAC-FACU in wetland indicator status. This area has been invaded by many weeds indicative of the area. The sloping area in the northern portion of the property and along portions of the eastern property line has remnant populations of native vegetation.

The natural vegetation of the upland has notable dominant populations of:

a. *Alnus rubra*, Red Alder, FAC
b. *Rubus discolor*, Himalayan blackberry FACU
c. *Taraxacum officinale*, Common dandelion, FACU
d. *Rubus spectabalis*, Salmonberry, FAC
f. *Tolmiea menziesii*, Piggy back plant, FACU
g. *Oemleria cerasiformis*, Indian plum, FACU
h. *Thuja plicata*, Western red ceder, FAC
i. *Plantago major*, Common plantain, FACU
j. *Acer macrophyllum*, Bigleaf maple, FACU
k. *Hedera helix*, English ivy, FACU

The natural vegetation of the wetland is dominated by:

a. *Poplus trichocarpa*, Black cottonwood
b. *Ranunculas repens*, Creeping buttercup, FACw
c. *Tolmiea menziesii*, Piggy back plant, FACU
d. *Rubus spectabalis*, Salmonberry, FAC
f. *Carex obnupta*, Slough sedge, OBL

Soils

The majority of the soils of the property are mapped as by the USDA Soil Survey of Skagit County as #92 Minkler silt loam for the majority and Cokedale silt loam in the southern portion, confirmed quite well during the onsite visit by multiple soil test pits and soil probes as Minkler throughout the flat area. Minkler silt loam is a moderately well drained soil formed in alluvial and lacustrine material. The A horizon to 12 inches is a dark grayish brown (2.5Y 4/2) silt loam. The B horizon to 15 inches is an olive gray (5Y 5/2) silt loam with many brown mottles. The C horizon is a mixture of gray very fine sand or sandy loam, or in the case of several soil probes onsite, alluvial gravel. It is a mesic Aquic Xerochrept in hydrologic group D and is not hydric (nor is Cokedale silt loam).

The small portion of the property on the hill slope is a Dystric Xerochrept, a non hydric, well drained soil found on escarpments such as this formed mainly in glacial till, with a much shorter distance to bedrock than the silt loams found in the adjacent alluvial plain.

The wetland soil of this property is not mapped, but is an inclusion in the Minkler silt loam. The small depression has a soil that has a very low chroma (10 YR 2/1) that is a high organic loam for approximately 6-8 inches before the underlying mineral subsoil is

reached. This is the type of soil one would expect to find in a soil environment that is anaerobic for much of the year. The edges of this soil were determined with multiple soils probes to help define the wetland edge. Additional data points are available with the assessment done by Skagit Wetlands staff for Sapp Place, immediately adjacent to the east, April 2007.

Hydrology

This wetland has an area of shallow standing water and fully saturated soils in the month of March, but is completely dry in June. Being in an area that has had significant human induced impact on water drainage and uphill topography, this is an area that must be thought of historically. The wetland is in a small area where the outcrop of bedrock underlay's the old stream channel of Wollard Creek, preventing downward water infiltration in the normally well drained Minkler silt loam soil. Stream pooling in these areas allowed small pockets of hydric soils to form due to the isolated areas of poor drainage. Even though the stream is now gone, the soils high organic content combined with the depressional area allows the retention of moisture longer, therefore allowing the wetland to continue to function.

Due to the well drained nature of the surrounding soils and the connecting drainage ditch which flows out of the wetland (dispersing the wetlands water to groundwater as it flows to nowhere), the positive hydrology is not present for much of the growing season, evident by a vegetative regime dominated by facultative vegetation (those plants that can survive in wetter and drier conditions) and the stunted growth of the only present herbaceous obligate wetland plants (Slough sedge).

Some of the remnant drainage infrastructure from partially completed projects in and around the subject property.

VIII. Mitigation (Buffer Averaging)

To make this project work effectively, a reduction in the front buffer is required, with the lost area to be added to the north and west ends of the wetland. This type of mitigation, known as buffer averaging, is allowed by SWMC 17.65. The maximum reduction to the buffer will be 25% in the front, level area, with 37.5 feet of natural buffer left. The buffer area will be added in an area uphill from the wetland. Being a wetland that is in reality not very conducive to habitat as compared to water quality functions, this buffer average will help preserve the incoming water quality by protecting more of the contributing basin versus an area downstream hydrologically.

The wetland and buffer should be fenced off and clearly marked as a protected area prior to home construction and occupation. With this and the protection provided by the buffer and buffer mitigation, no negative impacts are foreseen to the wetland with this project.

VII. Summary

This property contains a Category III wetland that is regulated by City of Sedro Woolley standards. A fifty foot buffer is required as measured horizontally from the edge of the regulated wetland area, with areas of buffer averaging occurring. Low impact uses consistent with the maintenance of the habitat buffer function are allowed within the buffer. With this protection along with proper fencing/marking, no negative impacts to the wetland would occur with this project.

Respectfully submitted,

Matt Mahaffie, SWS

Skagit Wetlands and Critical Areas

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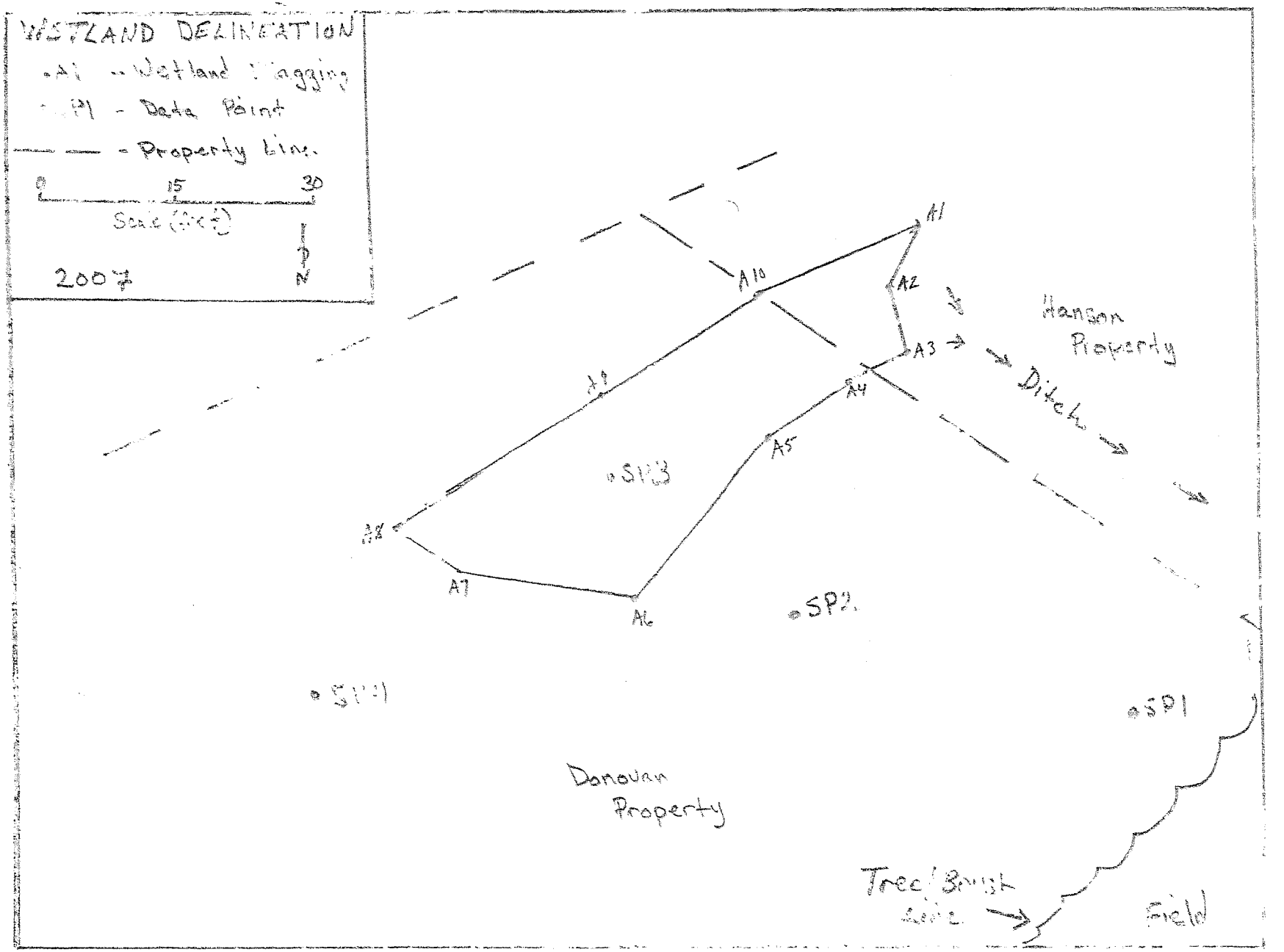
Aerial View

200 0 200 Feet

N
W E
S

Subject Property Parcels


WETLAND DELINEATION
A1 - Wetland Flagging
SP1 - Data Point
- Property Line
0
15
30
Scale (feet)
2007
N
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
Hanson Property
Ditch
SP3
SP2
SP1
Donovan Property
Tree/Brush Line
Field

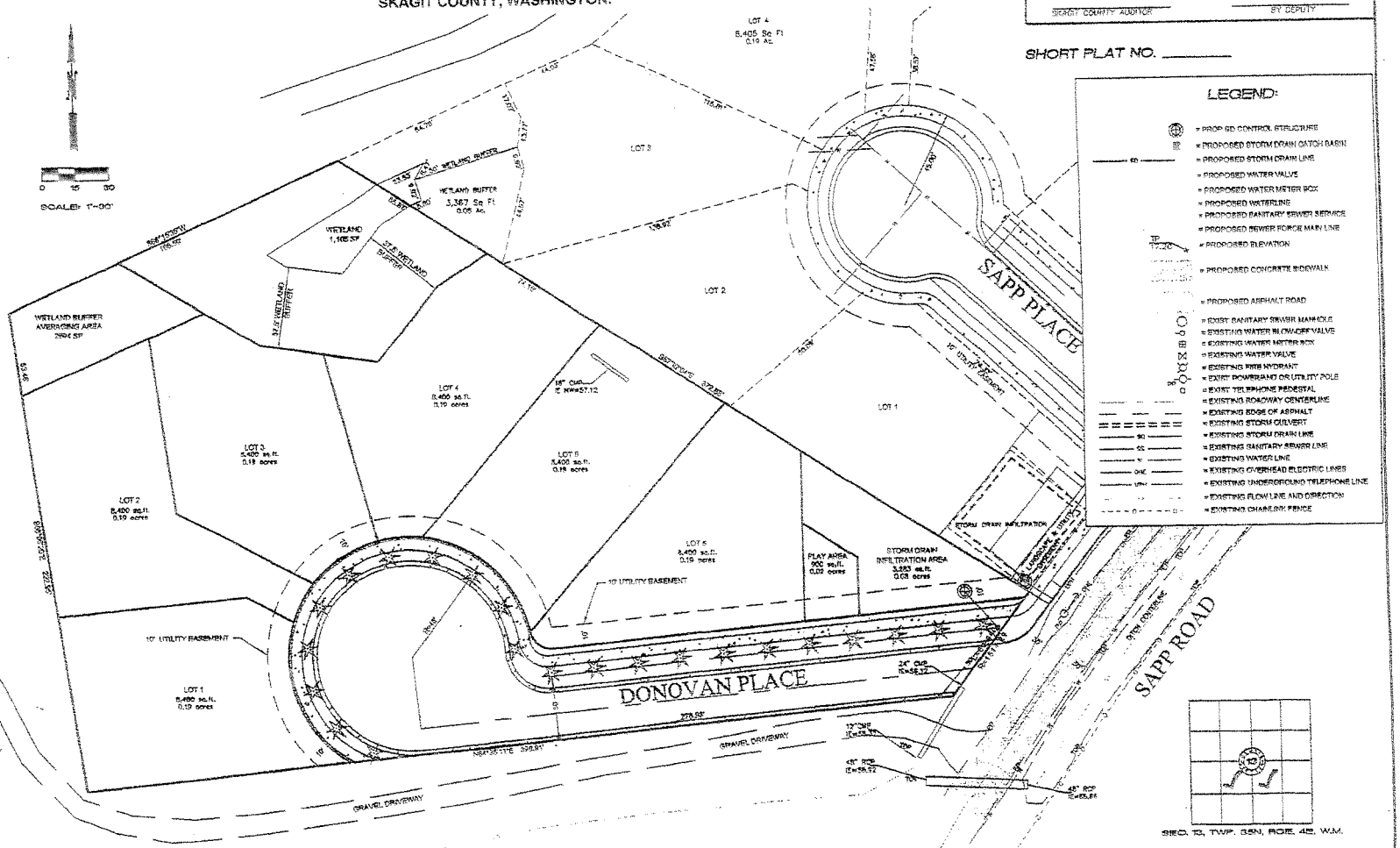
PRELIMINARY PLAT OF DONOVAN PLACE

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.

AUDITORS CERTIFICATE

SKAGIT COUNTY AUDITOR BY DEPUTY

SHORT PLAT NO. _____



SURVEYOR - ENGINEER

RICK HOLT P.L.S. - NOVA HEATON P.E.
BAYVIEW SURVEYING & ENGINEERING INC.
130 SHARON AVENUE
BURLINGTON, WA 98233
360-707-2560

OWNER/SUBDIVIDER

ARNOLD M. DONOVAN, JR.
JACQUELINE L. DONOVAN
14748 COUNTRY CLUB DR. UNIT B
BURLINGTON WA. 98233-3841

PRELIMINARY PLAT FOR
ARNIE DONOVAN
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.

DRAWN BY: I. KASKO	BAYVIEW SURVEYING & ENGINEERING INC. 130 Sharon Avenue Burlington WA 98233 Tel: 360-707-2560 Fax: 360-757-3575 rick@bayviewse.com	SHEET NO. 1 OF 1	
DATE: 06/20/07		SCALE: 1"= 30'	
FIELD BOOK: PAGE:		JOB NO: 2007-47	

Wetland name or number _____

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 - Updated July 2006 to increase accuracy and reproducibility among users

Name of wetland (if known): Hanson/Donovan Date of site visit: March + June 2007

Rated by Mahaffie Trained by Ecology? Yes X No___ Date of training 3/06

SEC: 13 TWNSHP: 35 RNGE: 04 Is S/T/R in Appendix D? Yes___ No___

Map of wetland unit: Figure _____ Estimated size 1000sf +

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I___ II___ III X IV___

Category I = Score >=70	
Category II = Score 51-69	
Category III = Score 30-50	
Category IV = Score < 30	

Score for Water Quality Functions	16
Score for Hydrologic Functions	
Score for Habitat Functions	13
TOTAL score for Functions	32

Category based on SPECIAL CHARACTERISTICS of wetland

I___ II___ **Does not Apply** X

Final Category (choose the "highest" category from above) III

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		**Depressional**	X
Natural Heritage Wetland		**Riverine**	
Bog		**Lake-fringe**	
Mature Forest		**Slope**	
Old Growth Forest		**Flats**	
Coastal Lagoon		**Freshwater Tidal**	
Interdunal			
None of the above	X	Check if unit has multiple HGM classes present	

Wetland name or number _____

Does the wetland unit being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered* ***animal or plant*** *species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.		X
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered* ***animal*** *species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).		X
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*		X
SP4. *Does the wetland unit have a local significance in addition to its functions?* For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.		X

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
   NO – go to 2 YES – the wetland class is **Tidal Fringe**

   If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? **YES – Freshwater Tidal Fringe NO – Saltwater Tidal Fringe (Estuarine)**

   *If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is rated as an **Estuarine** wetland.* Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
   NO – go to 3 YES – The wetland class is **Flats**

   If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit **meet both** of the following criteria?
   ____The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
   ____At least 30% of the open water area is deeper than 6.6 ft (2 m)?
   NO – go to 4 YES – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland unit **meet all** of the following criteria?
   ____The wetland is on a slope (*slope can be very gradual*),
   ____The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
   ____The water leaves the wetland **without being impounded**?
   NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*
   NO – go to 5 YES – The wetland class is **Slope**

5. Does the entire wetland unit **meet all** of the following criteria?
   _____ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river
   _____ The overbank flooding occurs at least once every two years.
   NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.
   NO - go to 6 YES – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*
   NO – go to 7 YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.
   NO – go to 8 **YES – The wetland class is Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM clases. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	*HGM Class to Use in Rating*
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number _____

		Points (only 1 score per box)
D	**Depressional and Flats Wetlands** **WATER QUALITY FUNCTIONS** - Indicators that the wetland unit functions to improve water quality	
D	**D 1. Does the wetland unit have the potential to improve water quality?**	*(see p.38)*
D	D 1.1 Characteristics of surface water flows out of the wetland: Unit is a depression with no surface water leaving it (no outlet) points = 3 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit has an unconstricted, or slightly constricted, surface outlet (*permanently flowing*) points = 1 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or outlet is a man-made ditch points = 1 (*If ditch is not permanently flowing treat unit as "intermittently flowing"*) Provide photo or drawing	Figure ___ 1
D	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic *(use NRCS definitions)* YES points = 4 (NO) points = 0	0
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class) Wetland has persistent, ungrazed, vegetation > = 95% of area points = 5 Wetland has persistent, ungrazed, vegetation > = 1/2 of area points = 3 Wetland has persistent, ungrazed vegetation > = 1/10 of area points = 1 Wetland has persistent, ungrazed vegetation <1/10 of area points = 0 Map of Cowardin vegetation classes	Figure ___
D	D1.4 Characteristics of seasonal ponding or inundation. *This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0 Map of Hydroperiods	Figure ___ 2
D	**Total for D 1** *Add the points in the boxes above*	8
D	**D 2. Does the wetland unit have the opportunity to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* — Grazing in the wetland or within 150 ft — Untreated stormwater discharges to wetland — Tilled fields or orchards within 150 ft of wetland — A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging X Residential, urban areas, golf courses are within 150 ft of wetland — Wetland is fed by groundwater high in phosphorus or nitrogen — Other_____ YES multiplier is 2 NO multiplier is 1	*(see p. 44)* multiplier 2
D	**TOTAL - Water Quality Functions** Multiply the score from D1 by D2 ***Add score to table on p. 1***	16

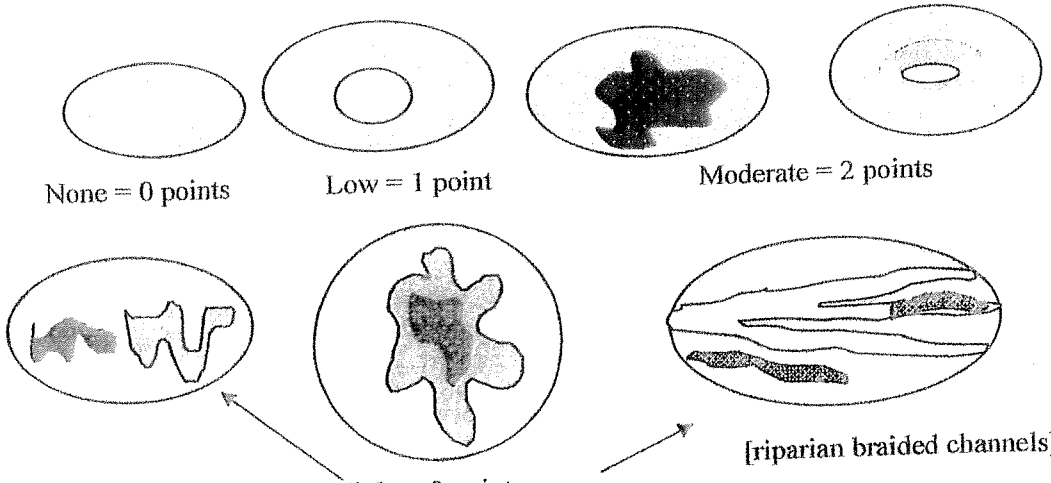
Wetland name or number _____

		Points (only 1 score per box)
D	**Depressional and Flats Wetlands** HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation	
	D 3. Does the wetland unit have the potential to reduce flooding and erosion?	*(see p.46)*
D	D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow **and no obvious natural outlet** and/or outlet is a man-made ditch points = 1 *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Unit has an unconstricted, or slightly constricted, surface outlet *(permanently flowing)* points = 0	0
D	D 3.2 Depth of storage during wet periods *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland" points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft points = 0	0
D	D 3.3 Contribution of wetland unit to storage in the watershed *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5	3
D	**Total for D 3** *Add the points in the boxes above*	3
	D 4. Does the wetland unit have the opportunity to reduce flooding and erosion?	*(see p. 49)*
D	Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* — Wetland is in a headwater of a river or stream that has flooding problems — Wetland drains to a river or stream that has flooding problems — Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems X Other drained by ditch to nowhere - 1/0 YES multiplier is 2 (NO) multiplier is 1	multiplier 1
D	**TOTAL - Hydrologic Functions** Multiply the score from D 3 by D 4 ***Add score to table on p. 1***	3

These questions apply to wetlands of all HGM classes. HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat	Points (only 1 score per box)
H 1. Does the wetland unit have the potential to provide habitat for many species?	
H 1.1 Vegetation structure *(see p. 72)* *Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres.* ____ Aquatic bed X Emergent plants X Scrub/shrub (areas where shrubs have >30% cover) X Forested (areas where trees have >30% cover) *If the unit has a forested class check if:* ____ The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon *Add the number of vegetation structures that qualify. If you have:* 4 structures or more — points = 4 3 structures — points = 2 2 structures — points = 1 1 structure — points = 0 Map of Cowardin vegetation classes *Note - 10% of this wetland is only 100 sf	Figure ____ 2
H 1.2. Hydroperiods *(see p. 73)* *Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods)* ____ Permanently flooded or inundated X Seasonally flooded or inundated ____ Occasionally flooded or inundated X Saturated only ____ Permanently flowing stream or river in, or adjacent to, the wetland ____ Seasonally flowing stream in, or adjacent to, the wetland ____ ***Lake-fringe wetland* = 2 points** ____ ***Freshwater tidal wetland* = 2 points** 4 or more types present — points = 3 3 types present — points = 2 2 types present — point = 1 1 type present — points = 0 Map of hydroperiods	Figure ____ 1
H 1.3. Richness of Plant Species *(see p. 75)* Count the number of plant species in the wetland that cover at least 10 ft^2. (*different patches of the same species can be combined to meet the size threshold)* *You do not have to name the species.* *Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle* If you counted: > 19 species — points = 2 5 - 19 species — points = 1 < 5 species — points = 0 *List species below if you want to:*	0

Total for page _____

Wetland name or number _____

	Figure ___
H 1.4. Interspersion of habitats *(see p. 76)* Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.  None = 0 points Low = 1 point Moderate = 2 points [riparian braided channels] High = 3 points NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes	2
H 1.5. Special Habitat Features: *(see p. 77)* *Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.* ____Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long). ____Standing snags (diameter at the bottom > 4 inches) in the wetland ____Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m) ____Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet turned grey/brown)* ____At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated. *(structures for egg-laying by amphibians)* ✓ Invasive plants cover less than 25% of the wetland area in each stratum of plants *NOTE: The 20% stated in early printings of the manual on page 78 is an error.*	1
H 1. TOTAL Score - potential for providing habitat *Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5*	6

Comments

Wetland name or number _____

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	
H 2.1 Buffers *(see p. 80)* *Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."* — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) **Points = 5** — 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. **Points = 4** — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. **Points = 4** — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . **Points = 3** X 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. **Points = 3** **If buffer does not meet any of the criteria above** — No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** — No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. **Points = 2** — Heavy grazing in buffer. **Points = 1** — Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland **Points = 0.** — Buffer does not meet any of the criteria above. **Points = 1** Aerial photo showing buffers	Figure ___ 3
H 2.2 Corridors and Connections *(see p. 81)* H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? (*dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor*) YES = **4 points** (*go to H 2.3*) NO = go to H 2.2.2 H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? **OR** a **Lake-fringe** wetland, if it does not have an undisturbed corridor as in the question above? YES = **2 points** (*go to H 2.3*) NO = H 2.2.3 H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? YES = **1 point** NO = **0 points**	1

Total for page 4

H 2.3 Near or adjacent to other priority habitats listed by WDFW (see ...

Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.*

These are DFW definitions. Check with your local DFW biologist if there are any questions.

_____**Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

_____**Aspen Stands:** Pure or mixed stands of aspen greater than 0.8 ha (2 acres).

_____**Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.

_____**Old-growth forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age.

_____**Mature forests:** Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less that 100%; crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest.

_____**Prairies:** Relatively undisturbed areas (as indicated by dominance of native plants) where grasses and/or forbs form the natural climax plant community.

_____**Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

_____**Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages

_____**Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25%.

_____**Urban Natural Open Space**: A priority species resides within or is adjacent to the open space and uses it for breeding and/or regular feeding; and/or the open space functions as a corridor connecting other *priority habitats*, especially those that would otherwise be isolated; and/or the open space is an isolated remnant of natural habitat larger than 4 ha (10 acres) and is surrounded by urban development.

_____**Estuary/Estuary-like:** Deepwater tidal habitats and adjacent tidal wetlands, usually semi-enclosed by land but with open, partly obstructed or sporadic access to the open ocean, and in which ocean water is at least occasionally diluted by freshwater runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation. Along some low-energy coastlines there is appreciable dilution of sea water. Estuarine habitat extends upstream and landward to where ocean-derived salts measure less than 0.5ppt. during the period of average annual low flow. Includes both estuaries and lagoons.

_____**Marine/Estuarine Shorelines**: Shorelines include the intertidal and subtidal zones of beaches, and may also include the backshore and adjacent components of the terrestrial landscape (e.g., cliffs, snags, mature trees, dunes, meadows) that are important to shoreline associated fish and wildlife and that contribute to shoreline function (e.g., sand/rock/log recruitment, nutrient contribution, erosion control).

If wetland has **3 or more** priority habitats = **4 points**

If wetland has **2** priority habitats = **3 points**

If wetland has **1** priority habitat = **1 point** No habitats = 0 points

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)

0

Wetland name or number _____

H 2.4 Wetland Landscape *(choose the one description of the landscape around the wetland that best fits)* ***(see p. 84)*** There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5 The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5 There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3 The wetland is Lake-fringe on a lake **with** disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3 There is at least 1 wetland within ½ mile. points = 2 There are no wetlands within ½ mile. points = 0	3
H 2. TOTAL Score - opportunity for providing habitat *Add the scores from H2.1,H2.2, H2.3, H2.4*	7
TOTAL for H 1 from page 14	6
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	13

Wetland name or number _____

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland meets the attributes described below and circle the appropriate answers and Category.

Wetland Type *Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.*	**Category**
SC 1.0 Estuarine wetlands ***(see p. 86)*** Does the wetland unit meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt. YES = Go to SC 1.1 NO X	
SC 1.1 Is the wetland unit within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? YES = Category I (NO) go to SC 1.2	**Cat. I**
SC 1.2 Is the wetland unit at least 1 acre in size and meets at least two of the following three conditions? YES = Category I NO = Category II — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. If the non-native *Spartina* spp. are the only species that cover more than 10% of the wetland, then the wetland should be given a dual rating (I/II). The area of Spartina would be rated a Category II while the relatively undisturbed upper marsh with native species would be a Category I. Do not, however, exclude the area of Spartina in determining the size threshold of 1 acre. — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least 2 of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. N/A	**Cat. I** **Cat. II** **Dual rating I/II**

SC 2.0 Natural Heritage Wetlands *(see p. 87)* Natural Heritage wetlands have been identified by the Washington Natural Heritage Program/DNR as either high quality undisturbed wetlands or wetlands that support state Threatened, Endangered, or Sensitive plant species. SC 2.1 Is the wetland unit being rated in a Section/Township/Range that contains a Natural Heritage wetland? *(this question is used to screen out most sites before you need to contact WNHP/DNR)* S/T/R information from Appendix D ____ or accessed from WNHP/DNR web site ____ YES____ – contact WNHP/DNR (see p. 79) and go to SC 2.2 NO X SC 2.2 Has DNR identified the wetland as a high quality undisturbed wetland or as or as a site with state threatened or endangered plant species? YES = Category I NO X not a Heritage Wetland	Cat. I
SC 3.0 Bogs *(see p. 87)* Does the wetland unit (**or any part of the unit**) meet both the criteria for soils and vegetation in bogs? *Use the key below to identify if the wetland is a bog.* ***If you answer yes you will still need to rate the wetland based on its functions.*** 1. Does the unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix B for a field key to identify organic soils)? Yes - go to Q. 3 No - go to Q. 2 2. Does the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on a lake or pond? Yes - go to Q. 3 No - Is not a bog for purpose of rating 3. Does the unit have more than 70% cover of mosses at ground level, AND other plants, if present, consist of the "bog" species listed in Table 3 as a significant component of the vegetation (more than 30% of the total shrub and herbaceous cover consists of species in Table 3)? Yes – Is a bog for purpose of rating No - go to Q. 4 NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the "bog" plant species in Table 3 are present, the wetland is a bog. *1.* Is the unit forested (> 30% cover) with sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, WITH any of the species (or combination of species) on the bog species plant list in Table 3 as a significant component of the ground cover *(> 30% coverage of the total shrub/herbaceous cover)?* 2. YES = Category I No___ Is not a bog for purpose of rating	Cat. I

SC 4.0 Forested Wetlands ***(see p. 90)*** Does the wetland unit have at least 1 acre of forest that meet one of these criteria for the Department of Fish and Wildlife's forests as priority habitats? *If you answer yes you will still need to rate the wetland based on its functions.* — **Old-growth forests**: (west of Cascade crest) Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/acre (20 trees/hectare) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 inches (81 cm) or more. NOTE: The criterion for dbh is based on measurements for upland forests. Two-hundred year old trees in wetlands will often have a smaller dbh because their growth rates are often slower. The DFW criterion is and "OR" so old-growth forests do not necessarily have to have trees of this diameter. — **Mature forests**: (west of the Cascade Crest) Stands where the largest trees are 80 – 200 years old OR have average diameters (dbh) exceeding 21 inches (53cm); crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth. YES = Category I NO X not a forested wetland with special characteristics	**Cat. I**
SC 5.0 Wetlands in Coastal Lagoons ***(see p. 91)*** Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains surface water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* YES = Go to SC 5.1 NO X not a wetland in a coastal lagoon SC 5.1 Does the wetland meets all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of invasive plant species (see list of invasive species on p. 74). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than 1/10 acre (4350 square feet) YES = Category I NO = Category II	**Cat. I** **Cat. II**

SC 6.0 Interdunal Wetlands *(see p. 93)* Is the wetland unit west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? YES - go to SC 6.1 NO X not an interdunal wetland for rating ***If you answer yes you will still need to rate the wetland based on its functions.*** In practical terms that means the following geographic areas: • Long Beach Peninsula- lands west of SR 103 • Grayland-Westport- lands west of SR 105 • Ocean Shores-Copalis- lands west of SR 115 and SR 109 SC 6.1 Is the wetland one acre or larger, or is it in a mosaic of wetlands that is once acre or larger? YES = Category II NO – go to SC 6.2 SC 6.2 Is the unit between 0.1 and 1 acre, or is it in a mosaic of wetlands that is between 0.1 and 1 acre? YES = Category III	**Cat. II** **Cat. III**
Category of wetland based on Special Characteristics *Choose the "highest" rating if wetland falls into several categories, and record on p. 1.* If you answered NO for all types enter "Not Applicable" on p.1	N/A

Routine Wetland Data Form

Project/Site: Sapp Road Plot ID SP1 Date: 6/ 12/07 State: WA

Applicant/owner: Donovan Investigator(s): Mahaffie S/T/R: 13/35/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
RARE	H	15	FACW				
PHAR	H	5	FACW				
RUDI	V	30	FACU				
POMU	S	10	FACU				
SARA	S	20	FACU				
OECE	S	20	FACU				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 20%

Hydrophytic vegetation present? ☐ Yes ☒ No

Rationale for decision/Remarks: No hydrophitic Domination

HYDROLOGY

Is it the growing season? x Yes ☐ No

Depth to saturated soil: N/A inches

Depth of inundation: N/A inches

Depth to free water in pit: N/A inches

Drainage Patterns: ☐ Yes ☒ No

Drift Lines: ☐ Yes ☒ No

Oxidized Root (live roots) Channels <12 in.: ☐ Yes ☒ No

FAC Neutral: ☐ Yes ☒ No

Sediment Deposits: ☐ Yes ☒ No

Local Soil Survey: ☐ Yes ☒ No

Water Marks: ☐ Yes ☒ No

on

Water-stained Leaves: ☐ Yes ☒ No

Wetland hydrology present? ☐ Yes ☐ No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Minkler silt loam

Field observations confirm mapped type? ☒ Yes ☐ No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-14	A	10YR 3/2	—	—	silt loam w/artificial debris - ie brick, lumber charcoal	
14+	B	2.5Y 5/4	—	—	silty clay	

Hydric Soil Indicators: (check all that apply)

- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Aquic Moisture Regime
- ☐ Reducing Conditions
- ☐ Gleyed or Low-Chroma (=1) matrix
- ☐ Matrix chroma ≤ 2 with mottles
- ☐ Mg or Fe Concretions
- ☐ High Organic Content in Surface Layer of Sandy Soils
- ☐ Organic Streaking in Sandy Soils
- ☐ Listed on National/Local Hydric Soils List
- ☐ Other (explain in remarks)

Hydric soils present? ☐ Yes ☒ No

Rationale for decision/Remarks:

Wetland Determination

Hydrophytic vegetation present?	☐ Yes	☒ No
Hydric soils present?	☐ Yes	☒ No
Wetland hydrology present?	☐ Yes	☒ No
Is the sampling point within a wetland?	☐ Yes	☒ No

Rationale/Remarks: At treeline facing Sapp Rd.

NOTES:

Routine Wetland Data Form

Project/Site: Sapp Road Plot ID SP 2 Date: 6/ 12/07 State: WA

Applicant/owner: Donovan Investigator(s): Mahaffie S/T/R: 13/35/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
RUDI	V	10	FACW				
RARE	H	10	FACW				
OECE	S	40	FACW				
HEHE	V	10	FACW				
POTR	T	30	FAC				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 40%

Hydrophytic vegetation present? ☐ Yes ☒ No

Rationale for decision/Remarks: Hydrophytes do not dominate

HYDROLOGY

Is it the growing season? x Yes ☐ No

Depth to saturated soil: / inches

Depth of inundation: / inches

Depth to free water in pit: / inches

Drainage Patterns: ☐ Yes ☒ No

Drift Lines: ☐ Yes ☒ No

Oxidized Root (live roots) Channels <12 in: ☐ Yes ☒ No

FAC Neutral: ☐ Yes ☒ No

Sediment Deposits: ☐ Yes ☒ No

Local Soil Survey: ☐ Yes ☒ No

Water Marks: ☐ Yes ☒ No

on

Water-stained Leaves: ☐ Yes ☒ No

Wetland hydrology present? ☐ Yes ☒ No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Minkler silt loam

Field observations confirm mapped type? ☐ Yes ☒ No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-15	A	10YR 2/1	—	—	loam to silt loam	
15 +	B	2.5Y 5/2	—	—	Very fine Sand	

Hydric Soil Indicators: (check all that apply)

- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Aquic Moisture Regime
- ☐ Reducing Conditions
- ☒ Gleyed or Low-Chroma (=1) matrix
- ☐ Matrix chroma ≤ 2 with mottles
- ☐ Mg or Fe Concretions
- ☐ High Organic Content in Surface Layer of Sandy Soils
- ☐ Organic Streaking in Sandy Soils
- ☐ Listed on National/Local Hydric Soils List
- ☐ Other (explain in remarks)

Hydric soils present? ☒ Yes ☐ No

Rationale for decision/Remarks: low chroma

Wetland Determination

Hydrophytic vegetation present?	☐ Yes	☒ No
Hydric soils present?	☒ Yes	☐ No
Wetland hydrology present?	☐ Yes	☒ No
Is the sampling point within a wetland?	☐ Yes	☒ No

Rationale/Remarks: Within old stream channel, but above wetland, has lost its probable historic hydrology.

NOTES:

Routine Wetland Data Form

Project/Site: Sapp Road Plot ID 3 Date: 6/ 12/07 State: WA

Applicant/owner: Donovan Investigator(s): Mahaffie S/T/R: 13/35/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
RUSP	S	15	FAC				
RARE	H	10	FACW				
TOME	H	50	FAC				
HEHE	V	20	FACU				
FLSP	T	5	FACU				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 25%

Hydrophytic vegetation present? ☐ Yes ☒ No

Rationale for decision/Remarks: No domination of hydrophytes.

HYDROLOGY

Is it the growing season? x Yes ☐ No

Depth to saturated soil: 14 inches

Depth of inundation: / inches

Depth to free water in pit: 16 inches

Drainage Patterns: ☒ Yes ☐ No

Drift Lines: ☐ Yes ☒ No

Oxidized Root (live roots) Channels <12 in.: ☐ Yes ☒ No

FAC Neutral: ☐ Yes ☒ No

Sediment Deposits: ☐ Yes ☒ No

Local Soil Survey: ☐ Yes ☒ No

Water Marks: ☒ Yes ☐ No on Adjacent debris

Water-stained Leaves: ☒ Yes ☐ No

Wetland hydrology present? ☒ Yes ☐ No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Minkler silt loam Field observations confirm mapped type? ☐ Yes ☒ No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-6	A	10YR 2/1			Silt loam	
6-14	B	10YR 3/3			gravelly loam	
14-16	C1	2.5Y 4/2			v. fine sand	
16 +	C2				Sand.	

Hydric Soil Indicators: (check all that apply)

- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☒ Aquic Moisture Regime
- ☒ Reducing Conditions
- ☒ Gleyed or Low-Chroma (=1) matrix
- ☐ Matrix chroma ≤ 2 with mottles
- ☐ Mg or Fe Concretions
- ☐ High Organic Content in Surface Layer of Sandy Soils
- ☐ Organic Streaking in Sandy Soils
- ☐ Listed on National/Local Hydric Soils List
- ☐ Other (explain in remarks)

Hydric soils present? ☒ Yes ☐ No

Rationale for decision/Remarks:

Wetland Determination

Hydrophytic vegetation present?	☒ Yes	☐ No
Hydric soils present?	☒ Yes	☐ No
Wetland hydrology present?	☒ Yes	☐ No
Is the sampling point within a wetland?	☒ Yes	☐ No

Rationale/Remarks:

NOTES:

Routine Wetland Data Form

Project/Site: Sapp Road Plot ID SP4 Date: 6/ 12/07 State: WA

Applicant/owner: Donovan Investigator(s): Mahaffie S/T/R: 13/35/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
POMU	S	20	FACU				
RARE	H	10	FACW				
RUSP	S	30	FAC				
RUDI	V	20	FACU				
EQAR	H	10	FAC				
OECE	S	10	FACU				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 50%

Hydrophytic vegetation present? ☐ Yes ☒ No

Rationale for decision/Remarks: hydrophytes do not dominate.

HYDROLOGY

Is it the growing season? x Yes ☐ No

Depth to saturated soil: / inches

Depth of inundation: / inches

Depth to free water in pit: / inches

Drainage Patterns: ☐ Yes ☒ No

Drift Lines: ☐ Yes ☒ No

Oxidized Root (live roots) Channels <12 in.: ☐ Yes ☒ No

FAC Neutral: ☐ Yes ☒ No

Sediment Deposits: ☐ Yes ☒ No

Local Soil Survey: ☐ Yes ☒ No

Water Marks: ☐ Yes ☒ No

on

Water-stained Leaves: ☐ Yes ☒ No

Wetland hydrology present? ☐ Yes ☐ No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Minkler Silt loam Field observations confirm mapped type? ☒ Yes ☐ No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-4	A	10YR 3/3	—	—	silt loam	
4-8	B	2.5Y 4/4	—	—	silt loam	
8+	C	5Y 5/2	—	—	very fine sand	

Hydric Soil Indicators: (check all that apply)

- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Aquic Moisture Regime
- ☐ Reducing Conditions
- ☐ Gleyed or Low-Chroma (=1) matrix
- ☐ Matrix chroma ≤ 2 with mottles
- ☐ Mg or Fe Concretions
- ☐ High Organic Content in Surface Layer of Sandy Soils
- ☐ Organic Streaking in Sandy Soils
- ☐ Listed on National/Local Hydric Soils List
- ☐ Other (explain in remarks)

Hydric soils present? ☐ Yes ☒ No

Rationale for decision/Remarks:

Wetland Determination

Hydrophytic vegetation present?	☐ Yes	☒ No
Hydric soils present?	☐ Yes	☒ No
Wetland hydrology present?	☐ Yes	☒ No
Is the sampling point within a wetland?	☐ Yes	☒ No

Rationale/Remarks:

NOTES:

ATSI
Aqua-Terr Systems, Inc.

RECEIVED
NOV - 8 2007
CITY OF SEDRO-WOOLLEY
PLANNING & PERMIT CENTER

24 October 2007

John Coleman
Associate Planner
City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284

Re: Third party review wetlands delineation and buffer averaging; LP-3-07, Plat of Donovan Place

Dear Mr. Coleman:
The following is a summary of our third party review regarding the Plat of Donovan Place, located on 324 Sapp Road, Sedro-Woolley, WA.

We have reviewed the Wetland Assessment for the above referenced project that was prepared by Skagit Wetlands and Critical Areas LLC (SWCA) and have completed a site review of the wetland delineation.

We concur with the wetland delineation completed by SWCA. The wetland occurs in a shallow depressional area. The ordinary high water of the wetland is controlled by a ditch and culvert that connects the on-site portion of the wetland, as well as the off-site portion on the parcel to the east, with a road side ditch along Sapp Road. It appears that historically the wetland may have extended south and west of the current wetland edge due to the presence of the similar soils. However, based on the dominance of facultative upland shrubs and a lack of hydrological indicators landward of the delineation, and because of the ditch, it appears that the wetland had been historically partially drained, leaving the wetland as currently delineated.

We concur with the request for buffer averaging and believe it is appropriate with the following comments and recommendations. The wetland is primarily a depressional area with approximately 12 inches of seasonal ponding and a minimal cover of herbaceous vegetation. The edge of the wetland has a mature canopy of cottonwood (*Populus balsamifera;* FAC) with some adjacent red alder (*Alnus rubra;* FAC).

We recommend that a buffer enhancement plan be prepared to compensate for the reduction in buffer, as part of the averaging and to protect the functions of the wetland that the buffer provides. This buffer enhancement plan should include but not be limited to the following. Conifer trees should be planted on suitable centers that will provide protection to the functions of the wetland. This may vary from 15 to 20 foot centers if the existing forested condition be retained. The conifer trees shall be appropriate for the site conditions (shade, soil, hydrology,

EXHIBIT E

21993 Grip Road Sedro-Woolley, WA 98284 (360) 856-2139 FAX (360) 856-5238

etc.). A landscape plan shall be prepared that illustrates or describes the proposed landscaping features that will include planting location, size, species, and a fence and signage be placed adjacent to the wetland buffer. A spiney shrub hedgerow of salmonberry (*Rubus spectabilis; FAC)* and rose (*Rosa pisocarpos*; FAC or *R. nutkana*; FAC) should also be planted along the fenceline. A monitoring and maintenance plan should be prepared to assure that this occurs and is maintained.

In addition, when land clearing occurs for the proposed lots, some of these trees will be exposed and may blow down in windstorms, therefore loosing the canopy of the wetland buffer and/or creating a potential hazard to the adjacent new homes. We recommend that an arborist is hired to determine the integrity of these trees. If the arborist determines that the trees should be removed to deter potential hazards, we recommend that no heavy equipment be allowed within the buffer, the trees be cut and hand bucked with the larger portions of the trees left on-site as large woody debris, portions of the cut trees may remain as snags, all small woody debris such as limbs removed by hand, and the buffer be planted with native conifer trees on a minimum 10 foot centers. In this case, a landscape plan should be prepared to indicate proposed restoration of the wetland buffer.

These recommendations are based on 17.65.160 (1), (2), (3) of the Sedro-Woolley Critical Areas Ordinance that requires protection of the functions of regulated critical areas.

Please do not hesitate to contact me if you have questions regarding our third party review.

Jim Wiggins MS, PWS
President
ATSI

Environmental Checklist

RECEIVED
BY: 12-3-07

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 on the quality of the environment. The purpose of this checklist is to also provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposals, if it can be done) and to help the agency decide whether an EIS is required.

All costs associated with the preparation of any required Environmental Impact Statements shall be borne by the applicant.

Pre-addressed Stamped Envelopes.

Applicant shall provide pre-addressed stamped envelopes for Owners of Record within **300** feet of all subject property lines.

- **One** set for independent SEPA applications.
- **Two** sets for **Hearing Examiner Special Use and Variance** applications.

Instructions to the applicant

- Please describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

- 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 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 landward 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. This checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts. Attach any additional information that will help your submittal

- Please disregard **D. Supplement Sheet for Non-Project Actions** if you are proposing a project.

For Non-Project SEPA proposals

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

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

EXHIBIT F

A. BACKGROUND

1. Name of proposed project, if applicable:
   Plat of Donovan Place

2. Name of applicant:
   Arnold Donovan

3. Address and phone number of applicant and contact person:
   Applicant: Arnold Donovan
   PO Box 408
   Burlington, WA 98233
   Contact Person: Nova Heaton
   Bayview Surveying and Engineering
   130 Sharon Ave.
   Burlington, WA 98233
   (360) 707.2580

4. Date checklist prepared:
   July 16, 2007

5. Agency requesting checklist:
   City of Sedro-Woolley

6. Proposed timing or schedule (including phasing, if applicable):
   Fall 2007 – Summer 2008

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.
   Wetlands Assessment for Arnie Donovan
   June 30, 2007
   Skagit Wetlands and Critical Areas, Inc.

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.
    Fill and Grade Permit
    Access Permit

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.)
    A residential lot plat creating 6 lots, utility improvements, and approximately 280 lf of new road, ending in a cul-de-sac.

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.

    324 Sapp Road, Sedro-Woolley WA. North of Highway 20 and west of Sedro-Woolley downtown. North of Sapp Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

    Mostly Flat, with a minor slope only on the west edge of the property.

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

    50%

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 soils are sandy in texture. The site soils are classified by the SCS Soils Manual for Skagit County Area, Washington as Cokedale silt loam and Minkler silt loam. Cokedale is a somewhat poorly drained soil (0-3% slopes), Hydrologic "Type D" soil. Minkler is a moderately well drained soil (0 – 3% slopes), hydrologic "Type D" soil.

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

    No

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

    Grading for road improvements and pond excavation; approx 650 cy Cut; 450 cy Fill;
    Fill will be brought in from offsite

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

    Cut and Fill soils will be exposed and could cause erosion

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

    Approx. 40 % 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

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.
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

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:

(i) 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.
Yes, on site wetland.

(ii) 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.
Yes, 1 category 3 wetland will be within 200 feet of road improvements.

(iii) 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.
No fill or dredge in wetland.

(iv) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

(v) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

(vi) 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:

(i) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
Yes, stormwater runoff will be infiltrated on site.

(ii) 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):

(i) 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.
Runoff flows to the East and will be collected to very small roadside ditches and discharged to the infiltration pond.

(ii) Could waste materials enter ground or surface waters? If so, generally describe.
Stormwater runoff will be infiltrated, if treatment BRP's fail, oil or silt could enter groundwater.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Run off form the road and homes will be treated prior to being infiltrated onsite.

4. Plants

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

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 and pasture land will be remove and replaced.

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:
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: Songbirds and raptors
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.
Unknown. Wetlands may attract migrating birds and will be preserved.

d. Proposed measures to preserve or enhance wildlife, if any:
Care will be taken to preserve the existing wetlands and the ecosystems that are associated with them.

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.
Power provided by existing overhead powerlines
Power is needed for residential use

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:
None

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

(i) Describe special emergency services that might be required.
None

(ii) Proposed measures to reduce or control environmental health hazards, if any:
Spill kit on site during construction

b. Noise

(i) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None

(ii) 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

(iii) Proposed measures to reduce or control noise impacts, if any:
None

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
Residential single family housing.

b. Has the site been used for agriculture? If so, describe.
No.

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?
Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
The existing wetland identified in the Skagit Wetlands Report.

i. Approximately how many people would reside or work in the completed project?
6 single family homes approximately 26 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:
None.

9. Housing

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

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?
Unknown.

b. What views in the immediate vicinity would be altered or obstructed?
None.

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

11. Light and glare

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

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:
None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

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:
900 SF play area proposed.

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:
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.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
1 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).
280, If local access road with cul de sac.

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.
Approximately 60 trips per day (Assuming 10 per new 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.
Fire protection to the homes, possible increase in students to schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

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

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.
PUD Water, Sedro Woolley Sanitary Sewer.

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: Nova Heaton

Date Submitted: 9/17/07

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

Description of proposal/application: The proposal is to subdivide (long plat) an existing parcel into six new residential parcels. The site is approximately 1.93 acres in size and is located at 324 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. There is a Category III wetland on site and buffer averaging is proposed to allow the proposed lot configuration. The application was determined to be complete on September 17, 2007. File # LP-3-07

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

Location of project, including street address if any: The project is located at 324 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 stormwater 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. October 10, 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

EXHIBIT G

Published in Courier Times on September 26, 2007.

OCTOBER 4TH, 2007

RECEIVED
OCT - 8 2007
BY:

REF: FILE # LP-3-07
324 SAPP ROAD

TO: JOHN COLEMAN
SEDRO WOOLLEY PLANNING DEPARTMENT
720 MURDOCK STREET
SEDRO WOOLLEY, WA. 98284

EXHIBIT H

MY CONCERN IS WITH THE DRAINAGE AND RUNOFF FROM THIS SITE THROUGH EXISTING DRAIN PIPE UNDER SAPP ROAD THAT EXITS AT THE REAR OF MY LOT. CURRENT RISE IN THE DRAIN PIPE WILL CONTINUE TO WASH MY BANK AWAY AND DURING HEAVY RUNOFF FROM STORMS COULD WASH UP INTO MY LOT BECAUSE OF DRAIN PIPE LOCATION

THE PROBLEM CAN BE SOLVED WITH A ROCK WALL AT THE BACK OF MY LOT TO KEEP WATER FROM WASHING THE BANK AWAY AS CURRENTLY HAPPENS. A SITE RETENTION POND WILL DRAIN THE RUNOFF AT A SLOWER RATE, BUT STILL WASH UP ON THE BANK.

WILLIAM DICKSON
700 N. REED ST. #9
360-588-4446

October 9, 2007

RECEIVED
OCT 10 2007
BY:

City of Sedro Woolley
Planning Department
720 Murdock Street
Sedro Woolley, WA 98284

As my property and privacy becomes encroached upon by the developments planned and/or built on Sapp Road, I have some concerns regarding these developments. My property, at 320 Sapp Road, lies directly behind the new proposed Donovan Place development at 324 Sapp Road.

My first concern is for the runoff ditch that separates these two parcels of land. The last couple of years it became so engorged that it overflowed onto the Donovan property that lies to the west of my driveway. With additional runoff from the two new additions on Sapp road, it could easiy flood onto my property at my drive or at the curve of the ditch and prevent my entrance to my home.

My second concern is my driveway. It seems to be an ideal place for children to use for bikes, trikes, etc. and it's long and free from the danger of traffic on Sapp Road itself. I would like to see a fence placed there and at the back of the parcel to help maintain my privacy and for the general public safety.

I'd also like to have access to gas on my property closer than Sapp Road. Is it possible that when running lines to the new additions, it could be extended?

Sincerely,

Jacquelyn Koeppen

EXHIBIT I

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

PROJECT DESCRIPTION: The proposal is to subdivide (long plat) an existing parcel into six new residential parcels. The site is approximately 1.93 acres in size and is located at 324 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. There is a Category III wetland on site and buffer averaging is proposed to allow the proposed lot configuration. The application was determined to be complete on September 17, 2007. File # LP-3-07

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

LOCATION OF PROPERTY, INCLUDING STREET ADDRESS IF ANY: The project is located at 324 Sapp Road, Sedro-Woolley, WA. Assessor parcel number P107812.

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, a wetland assessment, 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 buffer as a protected area in perpetuity per the Sedro-Woolley Critical areas Ordinance (Ch.17.65 SWMC) on the preliminary and final plats;
12. Provide playground design/plan that indicates what playground equipment will be used in the designated play area. The equipment shall be suitable for a variety of age groups and approved by the Planning Director;

EXHIBIT J

13. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
14. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
15. Comply with Northwest Clean Air Agency Regulations during construction activities; and
16. 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, November 8, 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, October 24, 2007 **Date of publication:** Wednesday, October 24, 2007

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

John Coleman

From: Linda Milbourn [lindylou@fidalgo.net]
Sent: Friday, July 25, 2008 11:45 AM
To: John Coleman
Subject: Sapp Rd subdivision

I received your letter regarding the public hearing for the proposed plat of Donovan Place off Sapp Road. I will try to attend the hearing but if I can't be there, I do have some concerns. I am fine with Mr. Donovan developing his property, but I am very concerned about the increased traffic that will occur with his 6 new lots and the 7 new lots at Sapp Place. I think it would enhance everyone's liveability on Sapp Road, if the road was closed at the Burlington Northern trestle. That would eliminate a lot of traffic on this very old road. There is a lot of speeding up and down this road since it has such a rural feeling. That would also be eliminated. This road is used by a quite a few people for walking and bike riding and if the road was blocked, everyone would be safer. As I said, I will try to be at the meeting, but if I can't, would you please bring forth my idea at the hearing?

RECEIVED
JUL 28 2008
CITY OF SEDRO-WOOLLEY
PLANNING & PERMIT CENTER

NOTICE OF PUBLIC HEARING

Tuesday, August 5, 2008 at 10:30AM
Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: LP-3-07, Preliminary Plat of Donovan Place

Applicant: Arnold Donovan, PO Box 408, Burlington, WA 98233

Contact: Bayview Surveying and Engineering, C/O Rick Holt
130 Sharon Ave, Burlington, WA 98233

Address: 324 Sapp Road, Sedro-Woolley, Assessor's Parcel P107812

Project: The proposal is to subdivide an existing parcel into six new residential parcels. The site is approximately 1.93 acres in size and is located at 324 Sapp Road. The subdivision 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. There is a Category III wetland on site and buffer averaging is proposed to allow the proposed lot configuration. The application was determined to be complete on September 17, 2007. File # LP-3-07.

Public Comment: Interested persons may appear and provide testimony at the hearing and request a copy of the decision. Written testimony may also be submitted **until 9:00 AM of the date of the public hearing** to: John Coleman, Associate Planner, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email: jcoleman@ci.sedro-woolley.wa.us.

Documents are available for review at: The City of Sedro-Woolley Planning Department, Monday through Friday, 8:00 AM to 5:00 PM. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Sedro-Woolley Planning Department at (360) 855-0771. A staff report will be available seven days prior to the hearing.

Hearing Examiner: The Sedro-Woolley Hearing Examiner will hold an open record public hearing on the Preliminary Plat of Donovan Place at 10:30AM, **Tuesday, August 5, 2008** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the proposed plat of Donovan Place.

Notice Published: Wednesday, July 23, 2008

EXHIBIT K

John Coleman

From: Linda Milbourn [lindylou@fidalgo.net]
Sent: Friday, July 25, 2008 11:45 AM
To: John Coleman
Subject: Sapp Rd subdivision

EXHIBIT B
TO FINDINGS, CONCLUSIONS & RECOMMENDATION

I received your letter regarding the public hearing for the proposed plat of Donovan Place off Sapp Road. I will try to attend the hearing but if I can't be there, I do have some concerns. I am fine with Mr. Donovan developing his property, but I am very concerned about the increased traffic that will occur with his 6 new lots and the 7 new lots at Sapp Place. I think it would enhance everyone's liveability on Sapp Road, if the road was closed at the Burlington Northern trestle. That would eliminate a lot of traffic on this very old road. There is a lot of speeding up and down this road since it has such a rural feeling. That would also be eliminated. This road is used by a quite a few people for walking and bike riding and if the road was blocked, everyone would be safer. As I said, I will try to be at the meeting, but if I can't, would you please bring forth my idea at the hearing?

RECEIVED
JUL 28 2008
CITY OF SEDRO-WOOLLEY
PLANNING & PERMIT CENTER

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 8

RESOLUTION NO. _____

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF ZOEY'S PLACE," AN 8-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Summit Engineers and Surveyors, Inc., acting as agent for property owner Excavation West, has applied for preliminary plat approval for Zoey's Place, an 8-lot subdivision; 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 Hearing Examiner held an open record public hearing for the application on Tuesday, August 5, 2008 and public testimony was received and considered; and

WHEREAS, the Hearing Examiner determined that the application was technically compliant with SWMC Ch. 16.08 and recommended approval of the proposed preliminary plat, subject to conditions, to the City Council. A copy of the Findings, Conclusions and Recommendation of the Hearing Examiner is attached hereto as Exhibit A. The Hearing Examiner Recommendation includes as exhibits the staff report and information submitted after the staff report was complete.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sedro-Woolley, Washington adopts the attached Findings, Conclusions and Recommendation of the Hearing Examiner; and

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # LP-1-08, Preliminary Plat of Zoey's Place, meets the requirements of SWMC 16.08 and should be given preliminary plat approval, subject to conditions stated in the Findings, Conclusions and Recommendation of the Hearing Examiner and the SEPA Mitigated Determination of Non-significance dated April 30, 2008.

_____
Mike Anderson, Mayor

ATTEST:

_____
Patsy Nelson, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Eron Berg, City Attorney

Resolution _____ Exhibit A

Findings, Conclusions and Recommendation of the Hearing Examiner

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF THE HEARING EXAMINER CITY OF SEDRO-WOOLLEY

APPLICANT:	Young-Soo Kim for Excavation West, LLC
CASE NO.:	LP-1-08
LOCATION:	320 Garden of Eden Road
APPLICATION:	A request for approval of a preliminary plat to subdivide a 1.32 acre parcel into 8 single family lots.
REVIEW PROCESS:	Hearing Examiner conducts a public hearing and makes a recommendation to City Council who makes the final decision.

SUMMARY OF RECOMMENDATIONS:

Staff Recommendation: Approve with conditions

Hearing Examiner Recommendation: Approve with conditions

PUBLIC HEARING:

After reviewing the official file, which included staff's Transmittal & Report Memorandum to the Hearing Examiner; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Zoey's Place application was opened at 11:00 a.m., August 5, 2008, in City Hall, Sedro-Woolley, Washington, and closed at 11:15 a.m. Participants at the public hearing and the exhibits offered and entered are listed in this report. A verbatim recording of the hearing is available in the Planning Department.

HEARING COMMENTS:

The following is a summary of the comments offered at the public hearing.

From the City

John Coleman, Associate Planner: Provided a summation of the basic facts of the application including site circumstances, surrounding land use, review process, relevant code sections and staff recommendation (see Exhibit A and attachments [aka Exhibits]). In response to submitted comments, Mr. Coleman noted that a six foot wooden fence will be required along the south property line (see Exhibit A, Attachment [aka Exhibit]), and that a suggested alternative site access plan was not possible due to parcel configuration (see Exhibit A, Attachment [aka Exhibit] G). He also noted that a curtain drain will be provided along the south property line to intercept stormwater and that the two access drives; each

EXHIBIT A
TO RESOLUTION

serving four lots; will be required to be developed with a sufficient width to allow vehicles to pass when simultaneously entering and exiting the subdivision.

From the Applicant

Young-Soo Kim, Summit Engineers & Surveyors: Noted that the nature of the proposed road widening shown on submitted drawings is still to be determined. At issue is the presence of a drainage way along the adjacent East Jones Road right-of-way. They will work with City staff to decide whether the drainage will be placed below ground for the length of the plat or only at the two site access points (see Exhibit A, Attachment [aka Exhibit] B).

From the Public

None in attendance.

See Attachments (aka Exhibits) F & G of Exhibit A, and Exhibit B for submitted comments.

FINDINGS OF FACT AND CONCLUSION

1. The Findings of Fact contained on pages 2 through 4 of Exhibit A, Transmittal & Report Memorandum, dated August 5, 2008, are found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference are adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.
2. SWMC Chapter 16.04 sets out the General Provisions for subdivision development. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.04.040, 16.04.060, 16.04.080, 16.04.085, 16.04.090 and 16.04.100.
3. SWMC Chapter 16.08 establishes specific requirements for Subdivisions. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with this chapter; in particular the substantive requirements of 16.08.050, 16.08.052, 16.08.054 and 16.08.100.
4. SWMC Chapter 15.44 requires Design Review of planned residential developments; specifically 15.44.020.B.1. The Design Review Committee reviewed the proposed subdivision on July 15, 2008. They found that, with recommended conditions, the proposed plat is in conformance with the *Sedro-Woolley Design Standards & Guidelines*, and with Chapter 17.50 Landscaping. The Design Review Committee's Findings and Conclusions are by this reference adopted as part of the Hearing Examiner's findings of fact.
5. SWMC Chapter 17.12 establishes Bulk and Use restrictions for Residential 7 (R-7) zoning districts. Upon review of the submitted materials it is found that the preliminary plat, as proposed and subjected to the recommended conditions contained in Exhibit A, would be in compliance with the substantive requirements of this chapter; in particular use, minimum lot size, density, building setbacks, street frontage, minimum width, and easements.

6. Attachment (aka Exhibit) G of Exhibit A is a letter from Mary McGoffin suggesting an alternative subdivision layout. City staff has reviewed Ms. McGoffin's suggestion, but found that the narrow, linear configuration of the parcel would not provide the space necessary to meet the street and lot dimensional requirements of the City's development codes. This Hearing Examiner concurs with staff's conclusion.
7. Attachment (aka Exhibit) F and Exhibit B are letters from Dorothy de Fremery. Attachment F requests a continuous wooden fence along the south property line of the subdivision and raises concerns about site drainage impacting her property. As noted in hearing testimony above, the applicant will be required to install the requested wooden fence, as well as a curtain drain (i.e. French drain) along the south property line. Exhibit B suggests that a stop sign would be appropriate for the intersection of Jones Road and Garden of Eden Road at the north-east corner of the subdivision. Staff has indicated that an approved preliminary plat immediately adjacent on the west side of applicant's proposed subdivision will include a through route for Garden of Eden Road to continue directly south to F&S Road. This will provide a direct north-south linkage to the City's northern urban growth area and should result in less traffic traveling east on Jones Road.

RECOMMENDATION

Based upon the foregoing findings and conclusions, it is recommended that the request for approval of an eight lot preliminary plat, case number LP-1-08, be approved subject to the recommended conditions found on pages 4 and 5 of Exhibit A, Transmittal & Report Memorandum dated August 5, 2008.

Entered this 14th day of August , 2008.

Donald B. Largen, AICP
Hearing Examiner

APPEAL OF HEARING EXAMINER DECISION

Appeal of Examiner's Decision. The decision of the Examiner, approving, modifying, or denying an application or an appeal shall be final and conclusive unless a written appeal is filed according to the City's appeal procedures as set forth in Chapter SWMC Section 2.88.170 B; which states that any party with standing may file an appeal of the hearing examiner's decision with the Superior Court per the Land Use Petition Act RCW 36.70 C.

EXHIBITS:

The following exhibits were offered and entered into the record.

A. Transmittal & Report Memorandum to the Hearing Examiner dated August 5, 2008.

B. Letter submitted by Dorothy de Fremery, no date, received on August 5, 2008 after the hearing.

PARTIES OF RECORD:

Young-Soo Kim
Summit Engineers & Surveyors, Inc.
2218 Old HWY 99 South
Mount Vernon, WA 98273

Planning Department

Dorothy deFremery
PO Box 612
Clear Lake, WA 98235

Mary McGoffin
268 Burrows Lane
Sedro-Woolley, WA 98284

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

HEARING DATE: August 5, 2008

TO: Sedro-Woolley Hearing Examiner

RE: LP-1-08 – Preliminary Plat Approval for the Proposed Plat of **Zoey's Place**

FROM: John Coleman, Associate Planner

EXHIBIT A
TO FINDINGS, CONCLUSIONS & RECOMMENDATION

APPLICATION DATE: February 19, 2008

APPLICATION COMPLETE: March 5, 2008

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROPERTY OWNER: Excavation West, LLC
30805 Wahlberg Road
Sedro-Woolley, WA 98284

PROJECT PROPONENT: Young-Soo Kim
Summit Engineers and Surveyors, Inc.
2218 Old Highway 99 S.
Mount Vernon, WA 98273

DESCRIPTION OF PROPOSAL

The proposal is to subdivide one existing parcel into eight (8) new residential parcels. The site is approximately 1.32 acres in size and is zoned Residential-7. The subdivision will require the construction of a play area as well as stormwater, sewer and other infrastructure necessary to serve the proposed lots. File #LP-1-08.

Site Address:	320 Garden of Eden Road	Parcel ID Nos.:	P37169

Zoning District: Residential 7 (R-7)			
Minimum lot size:	6,000 sqft	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Rear Setback:	10 feet	Maximum building height:	35 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building coverage:	50%

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 Hearing Examiner open record hearing and recommendation.

2. City regulations concerning subdivisions are found in the Sedro-Woolley Municipal Code (SWMC) **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 7 (R-7). Chapter 17.12 SWMC includes the regulations for the R-7 zone. In this zone, Single-family housing is allowed on 6,000 square-foot or larger lots, and duplexes are allowed on 9,000 square-foot or larger lots.

4. On August 30, 2007, Bill Swartz, representative of the property owner, Excavation West, LLC, submitted a subdivision application (Exhibit A) for 320 Garden of Eden Road, parcel P37169. The proposal is to subdivide the parcel, totaling 1.32 acres, zoned R-7, into eight (8) single family residential lots. The application includes a Landscaping Plan (Exhibit B) and a Plat of Zoey's Place (Exhibit C) and was given the file number LP-1-08.

5. On March 5, 2008 the Planning Department notified the applicant that the application is complete.

6. There used to be one single family residence on the subject property, but that building was recently demolished.

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

8. The project is bordered to the north by West Jones Road and to the east by Garden of Eden Road. West Jones is classified as a Secondary Arterial, and Garden of Eden is

classified as a Collector Arterial in the Transportation Element of the Sedro-Woolley Comprehensive Plan.

9. All of the properties to the south, east and west are zoned R-7. The property to the north, on the opposite side of West Jones Road, is not in City limits, but is in the urban growth area (UGA). The Sedro-Woolley Comprehensive Plan Zoning for that potion of the UGA is Residential-5 (R-5).

10. Long plats are subject to SEPA review (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. No comments were received from these agencies.

11. A *Notice of Application and SEPA Comment Period* was issued by the SEPA lead agency (City of Sedro-Woolley) on March 12, 2008 (Exhibit E). Notice was published in the local newspaper, posted at the project site and mailed to the property owners and residents within 500 feet of the subject parcel. The notice required a two week comment period ending March 26, 2008. Two written comments were received. The neighbor to the south, Dorothy deFremery urged comprehensive stormwater drainage review and requested that the developer be required to install a wood fence along the southern property line (Exhibit F). A second letter, from Mary McGoffin (Exhibit G), suggested an alternative plat layout. That alternative plat layout was studied by staff and the applicant, but it was found that there is not enough property (from north to south) to have even a narrow road between the parcels as suggested.

12. On April 30, 2008, the SEPA lead agency issued a Mitigated Determination of Non-Significance (MDNS) for the proposed Plat of Zoey's Place (Exhibit H). The MDNS included a 14 day appeal period that ended on May 14, 2008. No appeals were received.

13. Pursuant to SWMC 15.44.060, the Design Review Committee (Planning Commission) shall have authority to approve, approve with conditions, or deny an application made pursuant to the provisions of this chapter. Per SWMC 17.50.030, the Planning Commission shall perform landscape review for all projects that trigger SEPA review.

14. On July 15, 2008 the Design Review Committee reviewed the proposed subdivision for compliance with the *Sedro-Woolley Design Standards and Guidelines* and the landscaping requirements in Chapter 17.50 SWMC. The Design Review Committee found that, subject to conditions, the proposal is in conformance with both the *Design Standards and Guidelines* and Chapter 17.50 SWMC.

15. The Hearing Examiner is scheduled to hold a public hearing on the preliminary Plat of Zoey's Place at 11:00 AM, August 5, 2008. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the Plat of Zoey's Place.

16. On July 22, 2008, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, *Notice of Public Hearing* (Exhibit I) for the Hearing Examiner hearing on the Preliminary Plat Zoey's Palce was sent to all property owners and residents within 500 feet of the subject parcels and posted on the project site. On July 23, the *Notice of Public Hearing* was published in the Courier-Times.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through I, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Zoey's Place, a request to subdivide one 1.32 acre parcel in the R-7 Zone into eight (8) 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 April 30, 2008 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) Comply with the requirements of the U.S. Army Corps of Engineers Nationwide Permit for wetland fill and necessary off-site mitigation;
   c) Comply with the Sedro-Woolley Critical Areas Ordinance (Chapter 17.65 SWMC) requirements for wetland mitigation;
   d) Comply with Northwest Clean Air Agency regulations;
   e) Construction of the proposed development 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;
   f) Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
   g) Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance. Per SWMC 13.16.037, this property is subject to additional residential user connection fees for sewer connections;
   h) Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
   i) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
   j) Locate and install fire hydrants as approved by the Fire Chief;
   k) Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);
   l) Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
   m) Contribute police impact fees of $202.96 per unit as per the residential unit fee calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;

n) Locate and install mailboxes as approved by the Postmaster; and
o) Street lighting shall be installed as approved by the city.

2. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, landscaping, fencing, 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. A homeowners association shall be created to own and maintain the common tracts and stormwater infrastructure within the Plat of Zoey's Place and shall be approved by the Planning Department prior to recording.

4. Construction of all landscaping and design elements shall be in accordance with Chapter 17.50 SWMC and the Landscaping Plan as approved by the Design Review Committee *Findings of Fact, Conclusions and Decision* including the following conditions of the Design Review Committee:

   A. If decorative lighting is used in the right-of-way, the lighting to be used must be a cut-off type that has previously been approved by the Design Review Committee for a previous subdivision.

   B. The proposed landscaping along the south property line shall not interfere with the French drain located just north of said property line.

   C. A six-foot tall wood fence shall be built along the entire length of south property line and shall replace any existing fence. In addition a four foot wood fence shall be used along the western perimeter of the detention tract as well as a four-foot tall black powder-coated chain-link fence around the remainder of the detention tract.

EXHIBITS

A. Preliminary Plat Application;
B. Landscape Plan;
C. Preliminary Plat of Zoey's Place (Sheets 1 & 2);
D. SEPA Checklist;
E. Notice of Application and SEPA Comment Period published March 12, 2008;
F. Public Comment from Ms. Dorothy de Fremery (date stamped March 25, 2008);
G. Public Comment from Ms. Mary McGoffin (date stamped March 25, 2008);
H. SEPA MDNS issued April 30, 2008; and
I. Notice of Public Hearing published July 23, 2008

related org. file eg-2-08

CITY OF SEDRO-WOOLLEY
SUBDIVISION APPLICATION
(Long Plat)

Part 1 General property and applicant information

Application # LP-1-08 (assigned by city) Pre-application # 16-07 Date: 2-19-08
Pre-application date 6-27-07

PLAT NAME: PLAT OF ZOEY'S PLACE

LOCATION (cross street names or other general location information – addresses if they exist)
320 GARDEN OF EDEN RD. SEDRO-WOOLLEY

RECEIVED FEB 19 2008 BY: 4-1-08

P-number(s) 37169

Section: 23 Township: 35 Range: 4

Applicant Name: BILL SWARTZ, EXCAVATION WEST LLC

Applicant Address 30805 WALBERG RD. SEDRO-WOOLLEY, WA 98284

Applicant Phone (360) 661-6160 E-mail

Owner: BILL SWARTZ, EXCAVATION WEST LLC. Young, [illegible]

Owner Address: 30805 WALBERG RD. SEDRO-WOOLLEY, WA 98284

Owner Phone: 360-661-6160

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: N/A

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

Signature

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 Charles A Bacus Date 12/28/07

EXHIBIT A

Part 2

Zoning and Comprehensive Plan Designation R-7, SINGLE FAMILY RESIDENTIAL

Total site size in acres 1.328 Critical Areas by type and acres: 0

Number of lots proposed 8 Number of housing units proposed 8

Flood zone: N/A

Describe existing conditions on and adjacent to site:
THE PROPERTY IS FULLY DEVELOPED AS A SINGLE FAMILY RESIDENTIAL LOT. THE ADJACENT PROPERTIES ARE THE SAME USE.

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:

- [x] A. Pre-application date: 6/27/07 PRE-APP-16-07
- [x] 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.
- [x] 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:

- [x] The name of the proposed subdivision;
- [x] North point and scale; the location of existing property lines: streets, building, if any; watercourses and all general features;
- [x] The legal description of the land contained within the subdivision;
- [x] The names and addresses of all persons, firms and corporations holding interest in the lands, including easement rights and interest;
- [x] 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;
- [x] The location of streets in adjoining plats and the approximate location of adjoining utilities and proposed extensions into the plat;
- [x] The names of adjoining plats;
- [x] The name, address and telephone number and seal of the registered land surveyor who made the survey or under whose supervision it was made;
- [x] The date of the survey;
- [x] All existing monuments and markers located by the survey;
- [x] The zoning classification applicable to the land within the subdivision;
- [x] The conditions of or the limitations on dedications, if any, including slope rights;
- [x] Contour intervals as required, based upon city datum with intervals of five feet or less utlizing U.S.G.S, or better datum.
- [x] 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;

NA

✓ ☑ Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;

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;

N/A ☑ If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;

N/A ☑ 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. N/A WAITING ON TITLE REPORT

✓ ☑ 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 Feb 14, 2008.

✓ ☑ 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

N/A ☐ P. Street Profiles NO NEW STREET PROPOSED

Special Studies:

N/A ☐ Q. Traffic N/A

✓ ☑ R. Stormwater DRAINAGE REPORT

N/A ☑ S. Critical areas N/ SEPA [illegible]

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: ALL URBAN SERVICES ARE AVAILABLE TO THE SITE AND [illegible] PUBLIC [illegible] EXIST.

☐ Open spaces: PLAY AREA AND DETENTION POND TO PROVIDE SEPARATION TO THE WEST PROPERTY.

☐ Drainage ways: DETENTION POND WILL COLLECT SURFACE [illegible]

DISCHARGE TO THE CITY DRAINAGE SYSTEM

☐ Streets, alleys, other public ways: WILL MAKE IMPROVEMENT TO THE PUBLIC FRONTAGE ROAD.

☐ Water supplies: EXISTING PUD WATER MAIN WILL SUPPLY ADEQUATE DOMESTIC & FIRE NEED

☐ Sanitary wastes: GRAVITY SANITARY PUBLIC SEWER AVAILABLE.

☐ Fire protection facilities: ENOUGH FIRE FLOW ALONG THE FRONTAGE ROAD

☐ Parks, playgrounds: PROVIDED 952 SF PLAY AREA

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.

EXHIBIT B

NE1/4 OF NE 1/4, SEC. 23, TWP. 35N, RNG. 4E, W.M. SKAGIT COUNTY

CALL "811" BEFORE YOU DIG 1-800-424-5555

P100814 ZONE: R5 | P100813 ZONE: R5 | P100812

E. JONES RD. (PRIVATE ROADWAY)

LOT 8 | LOT 5 | LOT 4 | LOT 1 | LOT 7 | LOT 6 | LOT 3 | LOT 2

DETENTION POND TRACT 9

4' Powder-coated Chain Link Fence

4' cedar fence

6' cedar fence

P104745

GARDEN OF EDEN RD.

LANDSCAPE 10' PERIMETER OF THE SITE EXCEPT ALONG E. JONES ROAD SIDE

LANDSCAPE AREA CALC.

TOTAL SITE AREA W/ NEW DEDICATION (TRACT 9):
REQUIRED LANDSCAPE AREA: 8,364 SF.
PROVIDED LANDSCAPE AREA: 8,434 SF.

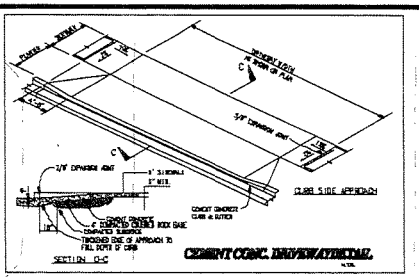
LIGHTING LEGEND

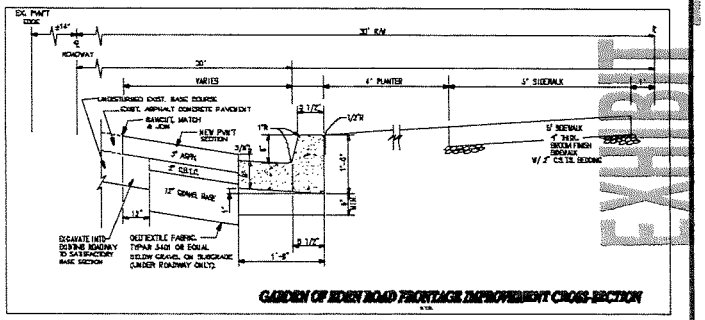
STREET LIGHT – REFER TYPE A OR B

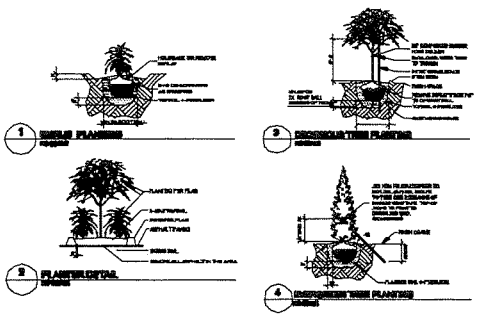
FENCE LEGEND

4' TALL CEDAR FENCE

6' TALL CEDAR FENCE







GENERAL CONSTRUCTION NOTES

1. All construction and materials shall conform to the 2006 Standard Specifications for Road, Bridge, and Municipal Construction as prepared by the Washington State Department of Transportation and the American Public Works Association (WSDOT/APWA). Together with the requirements/standards of the City of Sedro-Woolley Engineering Department.

2. During the course of this project, the Contractor is responsible for coordinating and scheduling pre-construction meetings with a representative from the following agencies but, at a minimum, the following phases of work:
Skagit Control System – City of Sedro-Woolley Engineering Department
Storm Drainage System – City of Sedro-Woolley Engineering Department
Sanitary Sewer Service Line – City of Sedro-Woolley Engineering Department
E. Jones Rd. & Garden of Eden Rd. – City of Sedro-Woolley Engineering Department
Public Water – Skagit County PUD #1

3. During the course of this project, the Contractor shall maintain accurate records of all variations of utilities included, existing utilities encountered, including their depth, size, and material, and existing conditions not considered with those identified on the plans. All as-built information shall be maintained in a clear, legible, comprehensible notes. As-built information shall be clearly written on a clean set of construction plans and provided to the owner and Engineer upon the project's completion. Provide a complete set of as-built redline drawings to the City of Sedro-Woolley Engineering Department.

4. Existing utilities have been identified using the available utility records and a topographic survey of the surface conditions within the proposed right-of-way only. The topographic survey of the existing conditions has been provided by Summit Engineers & Surveyors, Inc.

The Contractor is responsible for having all existing utilities located prior to any construction. The Contractor shall contact the one-call utility locate service at 1-800-424-5555 a minimum of two (2) working days prior to any work.

5. General locations have been indicated on this plans for the removal of existing materials and structures necessary to accommodate the proposed improvements. The limits of this work are for use by the Contractor in preparing a cost for this project. However, the Contractor is responsible for thoroughly inspecting the entire project site and determining the exact limit of all work that will be necessary to provide the proposed improvements in a completed, acceptable condition.

6. The Contractor shall provide daily efforts to keep the site in a neat and orderly condition to the satisfaction of the owner, Engineer, and City of Sedro-Woolley Engineering Department.

7. During all phases of construction, the Contractor shall provide dust control measures to minimize the impacts on the adjoining properties. It is the Contractor's daily responsibility to provide this measure, whenever necessary. The City of Sedro-Woolley Engineering Department reserves the right to require additional dust control measures to be provided by the Contractor.

8. The Contractor shall comply with all local, State, and Federal regulations governing the disposal of materials. All asphalt, concrete, structures, and debris removed from this site shall be disposed in a legally approved disposal site obtained by the Contractor. The Contractor is responsible for all fees associated with the disposal of materials, regardless of material, from this project site.

9. The impacted ground benefit for storm water is public R.O.W. shall conform 3'of Sides. 4-03340(1) compacted to 95%

PLANT MATERIAL KEY

STREET TREES SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS	QUANTITY
	Quercus rubra 'Red Sunset'/ Red Oak	2" caliper, min. B-&-B or equivalent approximate shape	15
	Prunus cerasifera 'Newport'/ Newport Ornamental Plum	1½" caliper, min. B-&-B or equivalent approximate shape	73
	Lagerstroemia indica x fauriei 'Tuscarora'/ Tuscarora Crape Myrtle	2" caliper, min. B-&-B or equivalent approximate shape	6
	Ilex aquifolium 'Blue Girl'/ Blue Girl Holly	3 Gal. Container, 3'-4' spacing	37

APPROVAL

CITY ENGINEER DATE

CITY PLANNER DATE

WASH. 1/24/2012

FLAT AREA DETAIL

SIDE SEWER DETAIL

E. JONES ROAD FRONTAGE IMPROVEMENT CROSS-SECTION

FILENAME: 07287 PLOT AT: N.T.S. LAST EDIT DATE: FEB-08-2006	DESIGNED BY: Y.S.K.M DRAWN BY: Y.S.K.M CHECKED BY: .	REVISIONS / DATE	SUMMIT Engineers & Surveyors, Inc.	SHEET DESCRIPTION: ROAD WIDENING & LANDSCAPING PLAN PROJECT: PLAT OF ZOEY'S PLACE DEVELOPER: EXCAVATION WEST, LLC. 38805 WALSHIRE ROAD SEDRO-WOOLLEY, WA 98284	C1.1

RECORD OF SURVEY FOR PLAT OF ZOEY'S PLACE

SUBDIVISION # LP-1-08

NW1/4 OF NE1/4 OF SEC. 23, TWP. 35N, RNG. 4E, W.M. SEDRO-WOOLLEY, SKAGIT COUNTY

AUDITOR'S CERTIFICATE

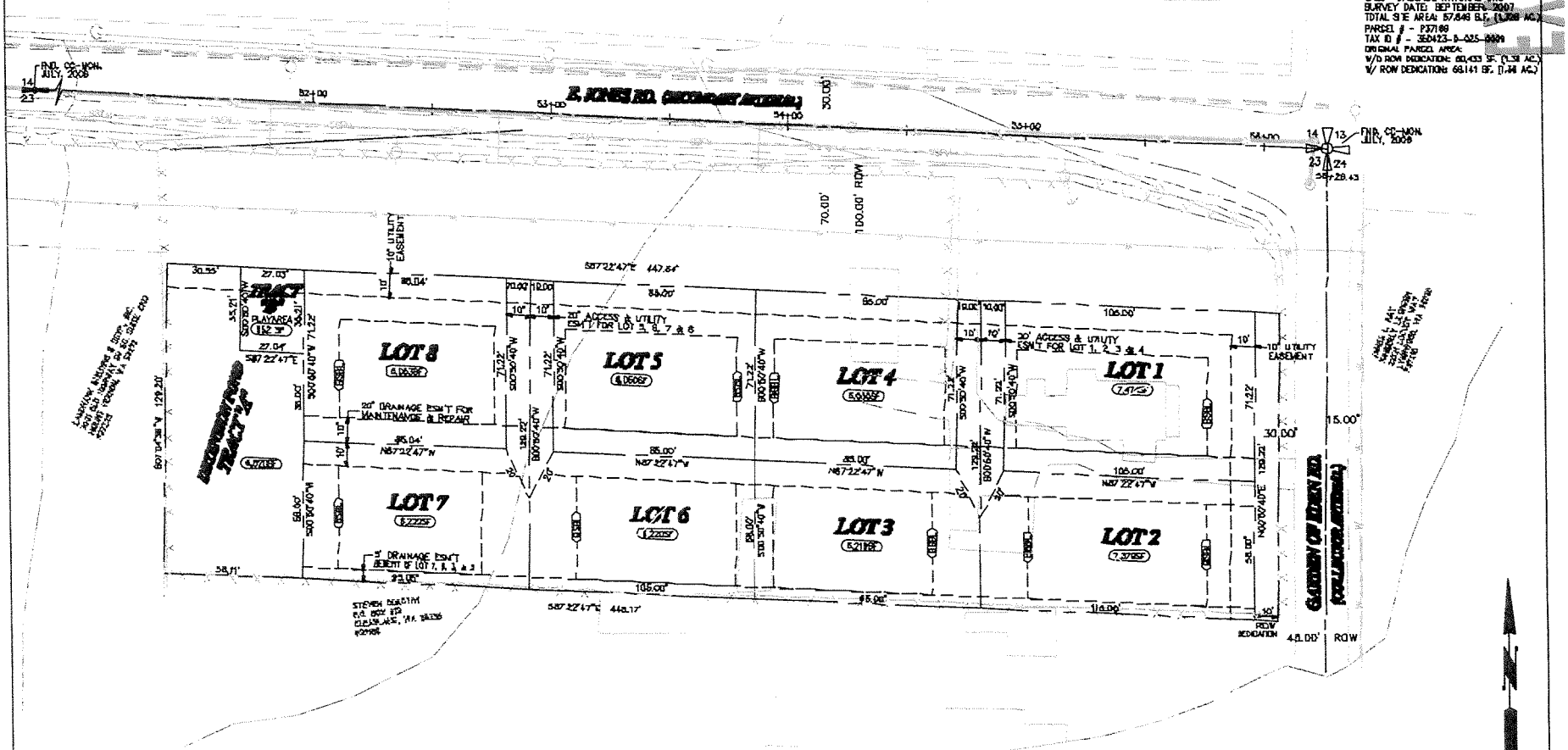
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

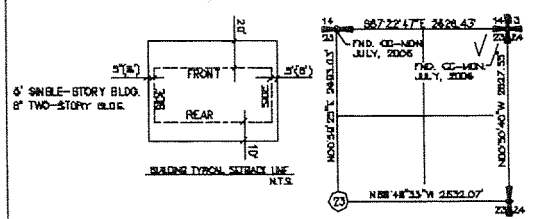
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

NOTES:

ZONING: SF1 (SINGLE FAMILY) R-7
SEWAGE: CITY OF SEDRO-WOOLLEY
STORM: CITY OF SEDRO-WOOLLEY
WATER: SKAGIT P.U.D. #1
POWER: PUGET SOUND ENERGY
PHONE: VERIZON
GAS: CASCADE NATURAL GAS
SURVEY DATE: SEPTEMBER, 2007
TOTAL SITE AREA: 57,846 S.F. (1.328 AC.)
PARCEL # - P37169
TAX ID # - 350423-5-025-0009
ORIGINAL PARCEL AREA:
W/O ROW DEDICATION: 60,433 SF. (1.38 AC.)
W/ ROW DEDICATION: 68,141 SF. (1.56 AC.)





DATUM

HORIZONTAL: NAD 83/91
VERTICAL: NAVD 1988

LEGEND

- ○ COMPUTED POINT
- ◆ SET REBAR & CAP #32169
- ● FND CONC. MON.
- ○ FND IP
- EXIST. WIRE FENCE
- BUILDING SETBACK LINE

DEVELOPER/OWNER:

BILL SWARTZ
EXCAVATION WEST, INC.
30905 VALBERG ROAD
SEDRO-WOOLLEY, WA 98284

(IN FEET)
SCALE: 1" = 30'

07267

SUMMIT ENGINEERS & SURVEYORS, INC.

SUMMIT

1 OF 2

RECORD OF SURVEY FOR PLAT OF ZOEY'S PLACE — SUBDIVISION # LP-1-08

NW1/4 OF NE1/4 OF SEC. 23, TWP. 35N, RNG. 4E, W.M. SEDRO-WOOLLEY, SKAGIT COUNTY

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON }
} SS
COUNTY OF SKAGIT }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

OWNER'S ACKNOWLEDGMENT

STATE OF WASHINGTON }
} SS
COUNTY OF SKAGIT }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING ON THE EAST LINE OF SAID SECTION 23, 85 FEET SOUTH OF THE NORTHEAST CORNER; THENCE SOUTH ON THE EAST LINE, 134.26 FEET; THENCE WEST 467 FEET; THENCE NORTH 134.23 FEET; THENCE EAST 467 FEET TO THE POINT OF BEGINNING.
EXCEPT THE EAST 20 FEET FOR COUNTY ROAD RIGHT OF WAY, AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 31208, IN VOLUME 37 OF DEEDS, PAGE 869, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UTILITY EASEMENT PROVISIONS

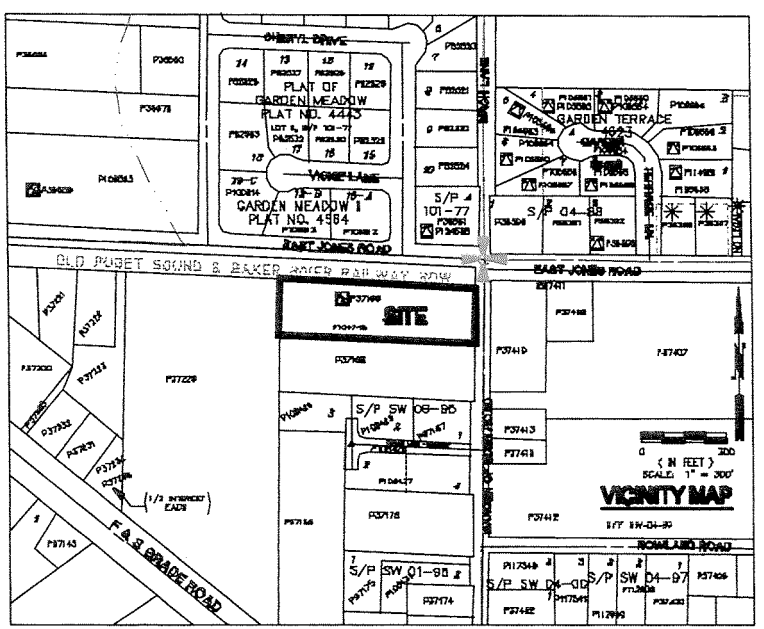
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 20' ACCESS AND UTILITY EEMT AND THE 10' UTILITY EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

DECLARATION REFERENCE

THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION AND TO WHICH THIS PLAT REFERS IS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON _____, 2008 UNDER AUDITOR'S FILE NO. _____, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEVELOPER/OWNER

BILL SWARTZ
EXCAVATION WEST, INC.
30805 WALKERS ROAD
SEDRO-WOOLLEY, WA 98284



DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

_____
EXCAVATION WEST, INC.

_____
SUMMIT BANK

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

_____ _____
COUNTY AUDITOR — BY DEPUTY
SKAGIT COUNTY, WASHINGTON

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16, 18 AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS _____ DAY OF _____, 2008.

_____
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2008.

_____
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, THIS _____ DAY OF _____, 2008.

_____
MAYOR

_____
ATTEST: CITY CLERK

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

_____ _____
SKAGIT COUNTY TREASURER — DATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS _____ DAY OF _____, 2008.

_____ _____
SEDRO-WOOLLEY CITY TREASURER — DATE

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF ZOEY'S PLACE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS FOR ROW 84.36.232.

YOUNG-SOO KIM, P.L.S. #32169 — DATE PREPARED: 07297

YOUNG-SOO KIM — STATE OF WASHINGTON — 32169 — REGISTERED LAND SURVEYOR — 1/24/2010

SUMMIT ENGINEERS & SURVEYORS, INC.
[illegible]
PHONE: [illegible] FAX: [illegible]
EMAIL: [illegible]
SUMMIT

ENVIRONMENTAL CHECKLIST

RECEIVED
FEB
BY: 4-1-08

City of Sedro-Woolley
720 Murdock Street
Sedro-Woolley, WA 98284
Phone: (360) 855-0771

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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 information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City 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 questions do 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 designation. Answer these questions if you can. If you have problems the City 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 City 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).

EXHIBIT D

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

A. BACKGROUND

1. Name of proposed project, if applicable:

   Plat of Zoey's Place

2. Name of applicant:

   Excavation West, LLC.

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

   Contact:

   Summit Engineers & Surveyors, Inc.
   2218 Old Highway 99 So.
   Mount Vernon, WA 98273
   (360) 416-4999
   Attention: Young-Soo Kim P.E., P.L.S.

   Applicant:

   Excavation West, LLC
   30805 Walberg Street
   Sedro-Woolley, WA 98284
   (360) 661-6160
   Attention: Bill Swartz

4. Date checklist prepared:

   December 26,2007

5. Agency requesting checklist:

   City of Sedro-Woolley

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

   Summer of 2008 through Fall of 2008 (6-month duration) – no phasing proposed

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

   At this time, after completion of project, no future addition is anticipated.

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

   No Wetland and Stream on-site
   Drainage Analysis Report – by Summit Engineers & Surveyors, Inc. for the project.

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

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

Public Utility District #1 Approval, Fill & Grade Permit, Utility Permit, Right of Way Use Permit, Access Permit and NPDES Permit

11. Give brief, complete description of your proposal, including the proposed uses and 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.

This project proposes to create 8 single-family lots located southwest corner of the road intersection, East Jones Road/Garden of Eden Road. The parcel for the proposed development is 37169. Currently the site is developed as a single family residential with a house and some other buildings on-site. Based on the old aerial photograph, the site has been the some use for long time.

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. (Indicate if maps or plans have been submitted as part of a permit application).

The property is located southwest quadrant of the road intersection, East Jones Road/Garden of Eden Road **Legal description is attached.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

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

3% within the disturbed land area.

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

Soil type: Minkler Silt Loam.

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

No.

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

Approximately 2,000 cubic yards of material will be excavated and 2,000 cubic yards of material will be imported for the access, road frontage improvement, detention pond and utility to bring the grade for final improvements.

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

During construction, soil erosion may occur but will be a minimum due to the site grade and soil type. However, all necessary erosion measures will be installed to minimize the cause and satisfy the Treatment BMP's. Due to the proximity of a drainage ditch, more managed BMP's will be implemented during the design and construction stage.

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

About 40% of the property will be impervious from the roadway, driveways and buildings when each lot is fully developed and the rest of it will be landscaped.

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

Construction best management practices (silt fencing, straw bales, mulching, hydroseeding) will be utilized to minimize erosion and sedimentation. Also, the detention pond will be utilized as a temporary sedimentation pond.

2. AIR

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

During construction: normal construction equipment noise, odor & dust will occur. After project completion; normal vehicle odor & noise will occur by the residents and visitors.

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

Unknown.

c. What are the proposed measures to reduce or control emissions or other impacts to air, if any?

Watering if necessary; emission devices on equipment.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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, and associated 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.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, propose 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.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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.

The wastewater will be discharged to the public sewer system.

c. Water Runoff (including storm water)

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

All stormwater runoff will be detained per DOE's B.M.P. prior to discharging it to the said defined drainage course.

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.

The proposed on-site detention pond and a wet-pond will control the runoff discharge rate and quality. The pond will meet the City's requirements.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

4. PLANTS

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

__X__ deciduous tree: Alder, Maple, Aspen, Other
__X__ evergreen tree: Fir, Cedar, Pine, Hemlock
__X__ shrubs
__X__ grass
_____ pasture
_____ crop or grain
_____ wet soil plants, cattail, buttercup, bulrush, skunk cabbage, other (see enclosed wetland delineation and mitigation report)
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation.

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

Most deciduous and evergreen trees within the limit of affected project boundary will be removed and new landscape will be installed as required by the city after the completion of the project.

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

Unknown.

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

Re-vegetate all exposed soils with approved hydroseed mixture and the site will be landscaped as required by the city. Some wood chips will be placed as a soil stabilizer.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other seagulls
Mammals: deer, bear, elk, beaver, rabbit, other–seal, otter, whale
Fish: bass, salmon, trout, herring, shellfish, other:

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

Unknown.

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

Unknown.

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

None

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.

Electricity and Natural Gas for heating.

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.

All new residential structures to be built to the current local, state and federal energy codes.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

7. ENVIROMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, including risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No.

1) Describe special emergency services that might be required.

N/A.

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

N/A.

b. Noise

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

Very little off-site road traffic

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 hour's noise would come from the site.

Short-term basis: construction equipment noise, 7:30 a.m. to 5:00 p.m. Long-term: typical residential activity noise.

3) What are the proposed measures to reduce or control noise impacts, if any?

None

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

8. LAND AND SHORELINE USE

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

The current use of the site is residential with a residential building and other associated buildings on-site. The surrounding properties are also fully developed as residential on large parcel.

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

Unknown.

c. Describe any structures on the site.

A residential building with attached garage with a large barn.

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

All the buildings said above will be demolished for new single family residential buildings.

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

R-7, single family residential district.

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

Residential

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

N/A.

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

No.

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

8 families (approximately 32 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:

None.

9. HOUSING

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

8. Middle-income housing.

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

1 (one).

c. What are the proposed measures to reduce or control housing impacts?

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?

Approximately 25 to 35 feet.
Wood siding.

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

None.

c. What are the 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?

Lighting from houses and vehicle headlights during the nighttime.

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. What are the proposed measures to reduce or control light and glare impacts, if any?

Street trees and some landscaping along the road frontage.

12. RECREATION

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

None.

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

None.

c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

Will provide a safe walkway along the street frontage.

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 the site.

None.

c. What are the 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.

The public streets serving the site are Ease Jones Road and Garden of Eden Road. (see attached site plan)

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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

No. Approximately 0.8 mile southeast of the property along SR-20, public transit provides service.

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

None.

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

The project will improve portions of East Jones Road and Garden of Eden Road along the fronting property to the current city road standard.

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.

Per the Institute of Transportation Engineers (ITE) "Trip Generation – An Information Report" for 8 buildings, the daily trip generation will be about 80. Also, per ITE "Trip Generation, 6th Edition", peak hour traffic volume between 4:30and 5:30 p.m. is about 8.

g. What are proposed measures to reduce or control transportation impacts, if any?

None. Sight Distance and Level of Service is optimum.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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. However, all public services are available within the immediate vicinity.

b. What are proposed measures to reduce or control direct impacts on public services, if any?

None.

16. UTILITIES

a. Circle or underline utilities currently available at the site:

Electricity Natural Gas Water Refuse Service
Telephone Sanitary Sewer Septic System Cable TV

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 that might be needed.

Electricity, public water, natural gas, telephone, sanitary sewer, and cable TV.

C. SIGNATURE

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

Signature: [illegible]
Excavation West, LLC

Date Submitted: December 26, 2007

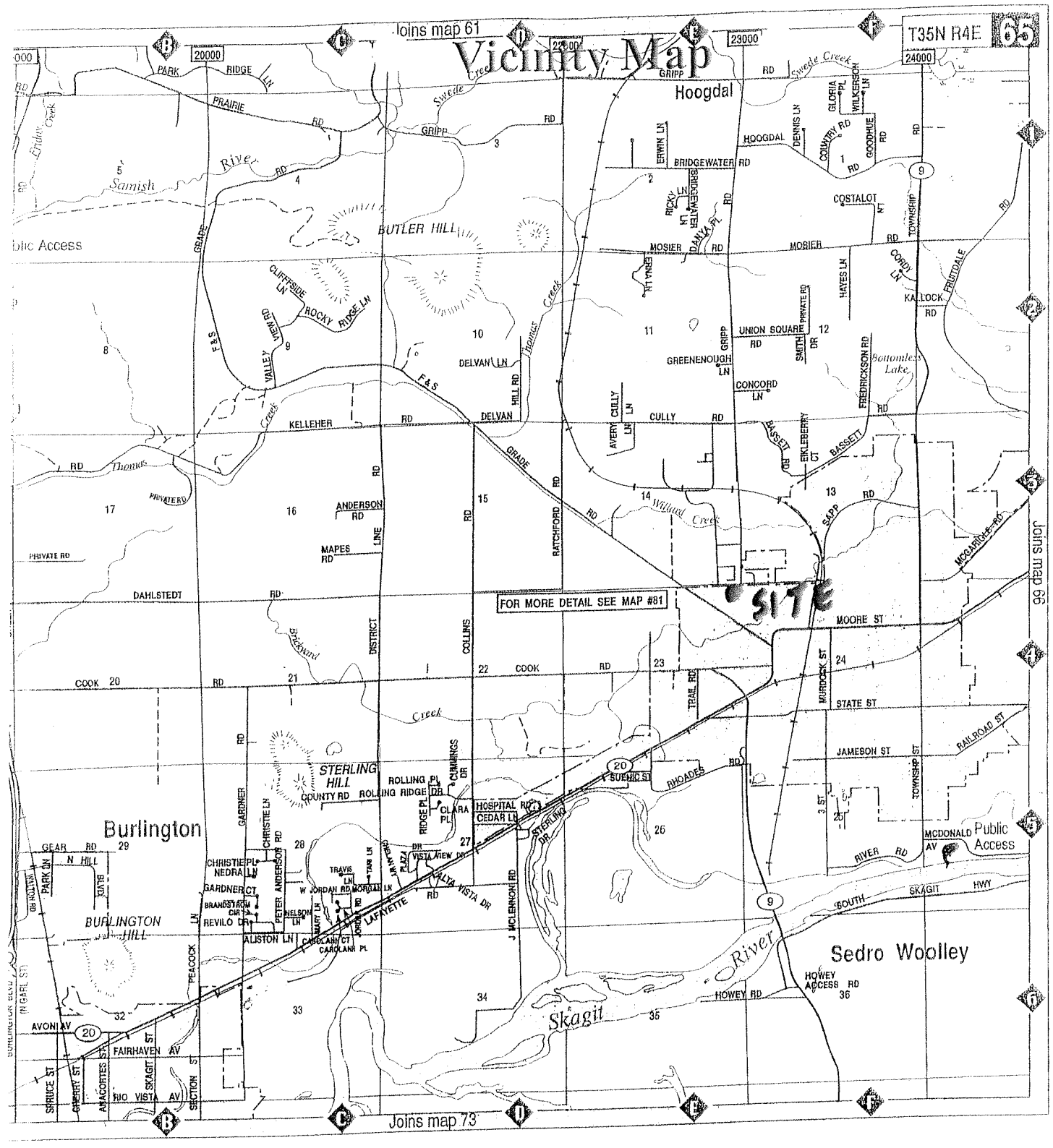

Vicinity Map
Joins map 61
Joins map 66
Joins map 73
T35N R4E
65
PAGE 65
Hoogdal
Burlington
Sedro Woolley
STERLING HILL
BURLINGTON HILL
BUTLER HILL
Samish River
Skagit River
Swede Creek
Willard Creek
Bottomless Lake
SITE
FOR MORE DETAIL SEE MAP #81
Public Access
MCDONALD Public Access
PARK RIDGE LN
PRAIRIE RD
GRIPP RD
HOOGDAL
BRIDGEWATER RD
COSTALOT
MOSIER RD
UNION SQUARE RD
GREENENOUGH LN
CONCORD LN
DELVAN
KELLEHER RD
CULLY RD
BASSETT RD
SAPP RD
KALLOCK RD
DAHLSTEDT RD
ANDERSON RD
MAPES RD
COOK RD
MOORE ST
STATE ST
JAMESON ST
RAILROAD ST
RHOADES RD
SUEHIC ST
HOSPITAL RD
CEDAR LN
ROLLING RIDGE DR
COUNTY RD
ALTA VISTA DR
LAFAYETTE
RIVER RD
SOUTH SKAGIT HWY
HOWEY RD
HOWEY ACCESS RD
AVON AV
FAIRHAVEN AV
RIO VISTA AV
GEAR RD
N HILL
PARK LN
SPRUCE ST
CHERRY ST
ANACORTES ST
SKAGIT ST
SECTION ST
PEACOCK LN
GARDNER CT
REVILO DR
ALSTON LN
CAROLANN CT
CAROLANN PL
W JORDAN RD
NORDAL LN
NELSON LN
TRAVIS LN
CHRISTIE PL
NEDRA LN
CHRISTIE LN
GARDNER RD
PETER ANDERSON RD
RIDGE PL
CLARA PL
CUMMINGS DR
PLAZA DR
VISTA VIEW DR
J MCLENNON RD
COLLINS RD
DISTRICT LINE RD
RATCHFORD RD
TRAIL RD
MURDOCK ST
TOWNSHIP ST
MCCARTHY RD
FRUITDALE RD
CORDY LN
HAYES LN
FREDRICKSON RD
SMITH PRIVATE RD
BIRKLEBERRY CT
AVERY CULLY LN
GRADE RD
F&S
DELVAN LN
HILL RD
Thomas Creek
Brickyard Creek
PRIVATE RD
PRIVATE RD
DOUGLAS ELW
MAGAIL ST
BURLINGTON ELW
9
20

Figure 1

ALTA Owner's Policy

LEGAL DESCRIPTION

Schedule "A-1"

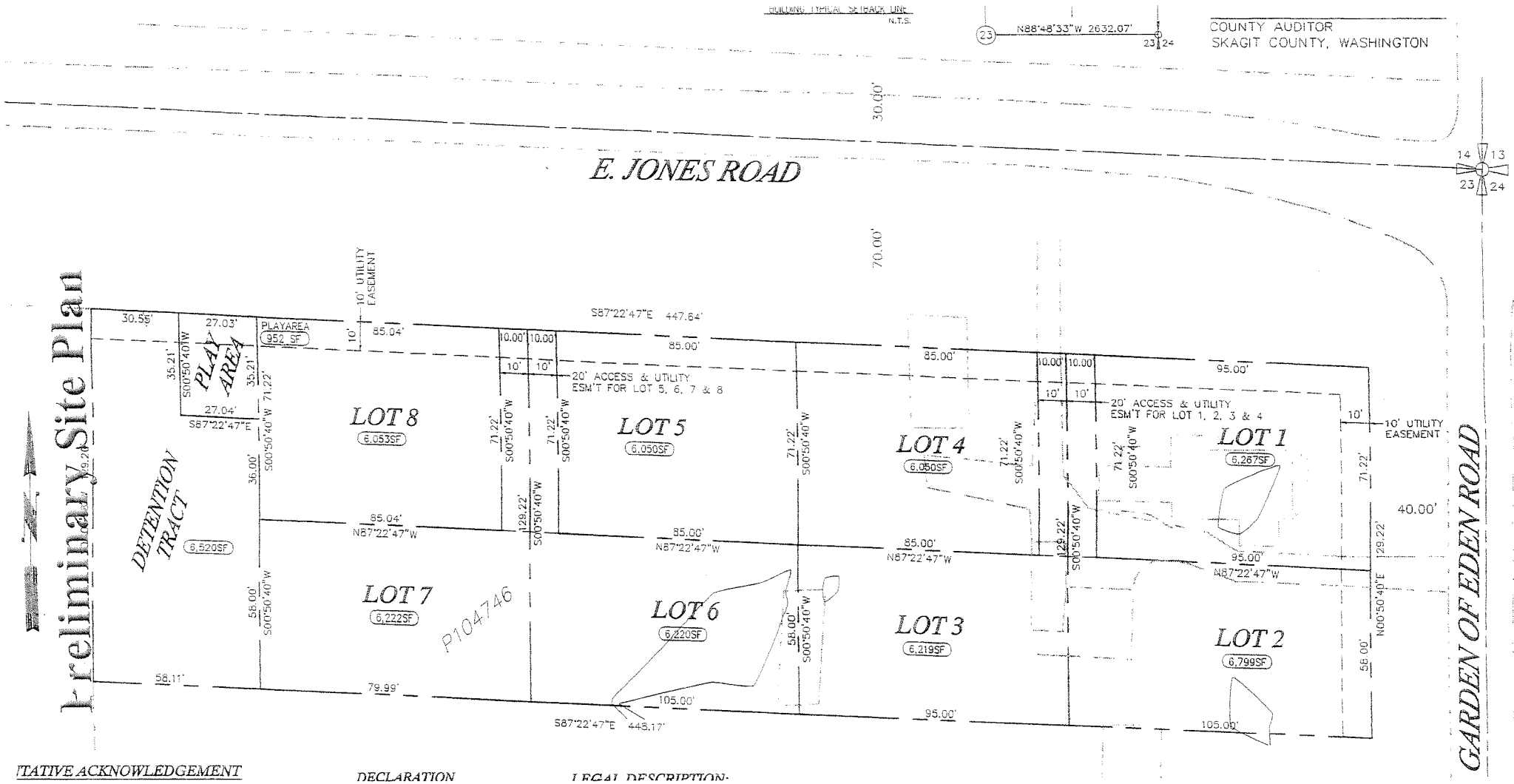
DESCRIPTION:

That portion of the Northeast ¼ of the Northeast ¼ of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

Beginning on the East line of said Section 23, 65 feet South of the Northeast corner;
thence South on the East line, 134.25 feet;
thence West 487 feet;
thence North 134.25 feet;
thence East 487 feet to the point of beginning,

EXCEPT the East 20 feet for County road right of way, as conveyed by Deed recorded under Auditor's File No. 31205, in Volume 37 of Deeds, page 555, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



TATIVE ACKNOWLEDGEMENT

DECLARATION

LEGAL DESCRIPTION:

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

Description of proposal/application: The proposal is to subdivide (long plat) one existing parcel into eight (8) new residential parcels. The site is approximately 1.32 acres in size and is zoned Residential-7. The long plat project will require the construction of a play area as well as stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on March 5, 2008. File #LP-1-08

Proponent: Excavation West, LLC, C/O Rick Swartz
30805 Walberg Street
Sedro-Woolley, WA 98284

Contact: Summit Engineers & Surveyors, C/O Young-Soo Kim
2218 Old Highway 99 S
Mount Vernon, WA 98273

Location of project, including street address if any: The project is located at the southeast corner of Jones and Garden of Eden Roads, 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 AM to 5:00 PM. Environmental documents available include a wetland reconnaissance, an infiltration drainage report and a SEPA checklist. For more information, contact John Coleman at the Sedro-Woolley Planning Department at (360) 855-0771 or by email: jcoleman@ci.sedro-woolley.wa.us.

Public Comment Period: The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. Interested persons may comment on the application and/or the anticipated SEPA determination, receive notice, participate in any hearings and request a copy of the decision. **Public comments must be received by 4:30 p.m. March 26, 2008** 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.** Upon completion of the application process, a public hearing in front of the Planning Commission will be scheduled for the Planning Commission to make a recommendation to the City Council to approve, modify and approve, or deny the preliminary plat application. Public notice of the hearing will be made pursuant to Ch.2.90 SWMC.

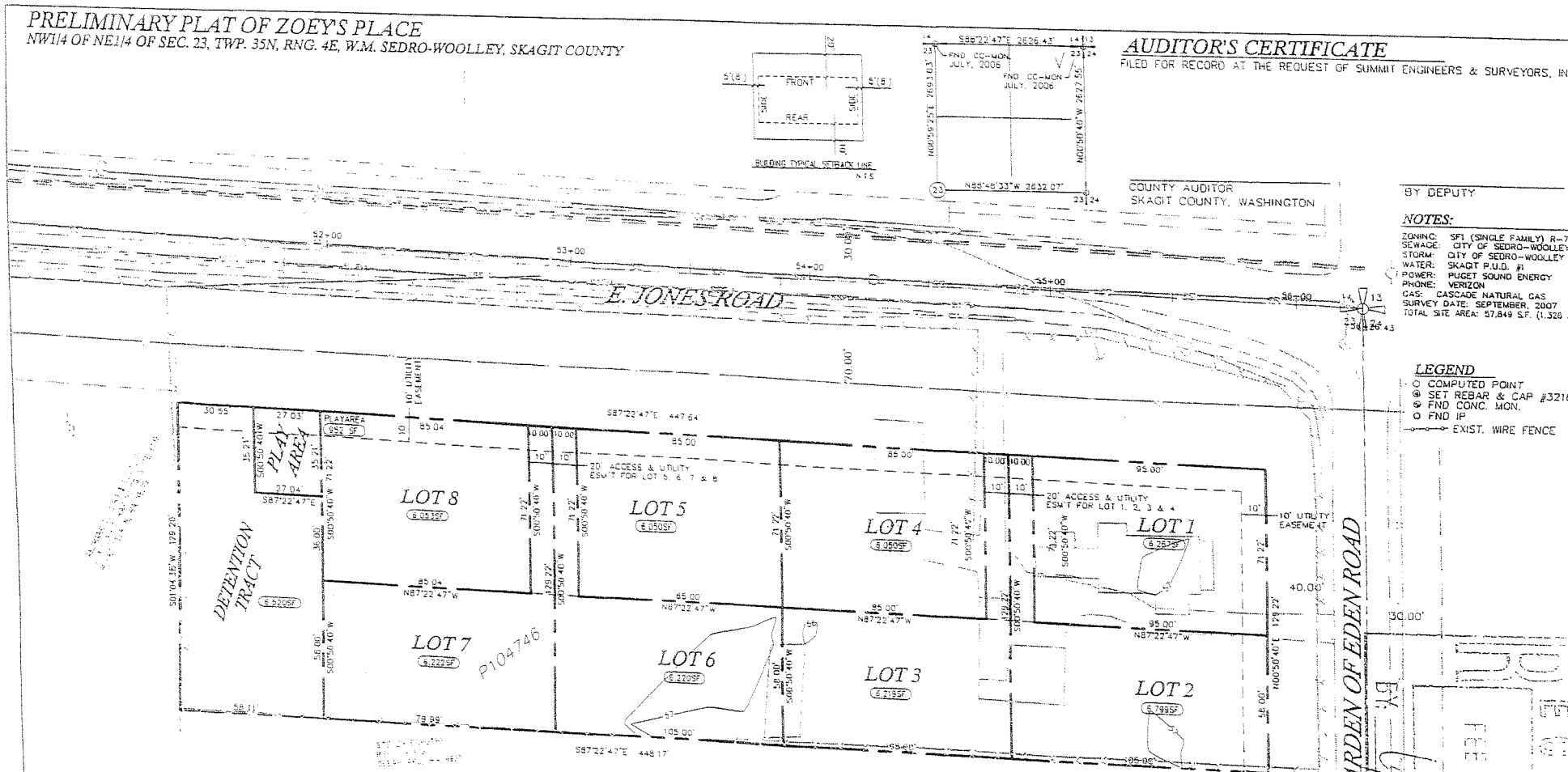
John Coleman, Associate Planner
City of Sedro-Woolley Planning Department

EXHIBIT E

Published in Courier-Times on March 12, 2008.

PRELIMINARY PLAT OF ZOEY'S PLACE

NW1/4 OF NE1/4 OF SEC. 23, TWP. 35N, RNG. 4E, W.M. SEDRO-WOOLLEY, SKAGIT COUNTY



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, IN

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

NOTES:

ZONING: SF1 (SINGLE FAMILY) R-7
SEWAGE: CITY OF SEDRO-WOOLLEY
STORM: CITY OF SEDRO-WOOLLEY
WATER: SKAGIT P.U.D. #1
POWER: PUGET SOUND ENERGY
PHONE: VERIZON
GAS: CASCADE NATURAL GAS
SURVEY DATE: SEPTEMBER, 2007
TOTAL SITE AREA: 57,849 S.F. (1.326

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #321
- FND CONC. MON.
- FND IP
- EXIST. WIRE FENCE

(IN FEET)
SCALE: 1" = 30'

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT

DATED: _____

SIGNATURE: _____
(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES

_____
EXCAVATION WEST, INC

_____
SUMMIT BANK

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS
BEGINNING ON THE EAST LINE OF SAID SECTION 23, 65 FEET SOUTH OF THE NORTHEAST CORNER; THENCE SOUTH ON THE EAST LINE, 134.25 FEET; THENCE WEST 487 FEET; THENCE NORTH 134.25 FEET; THENCE EAST 487 FEET TO THE POINT OF BEGINNING,
EXCEPT THE EAST 20 FEET FOR COUNTY ROAD RIGHT OF WAY, AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 31205, IN VOLUME 37 OF DEEDS, PAGE 555, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 30' ACCESS AND UTILITY ESM'T AND THE 10' UTILITY EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER

APPROVALS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF ZOEY'S PLACE DULY APPROVED BY THE CITY OF SEDRO-WOOLLEY PLANNING DIRECTOR THIS ____ DAY OF _____ 2008

_____
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____ 2008

_____
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON THIS ____ DAY OF _____ 2008

_____
MAYOR

_____
ATTEST CITY CLERK

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008

_____ _____
SKAGIT COUNTY TREASURER DATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____ 2008

_____ _____
SEDRO-WOOLLEY CITY TREASURER DATE

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT

DATED: _____

SIGNATURE: _____
(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEVELOPERS/OWNERS

BILL SWARTZ
EXCAVATION WEST, INC
30805 WALBERG ROAD
SEDRO-WOOLLEY, WA 98284

YOUNG-SOO KIM
STATE OF WASHINGTON
32169
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 1/24/2010

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF ZOE PLACE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHO CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CO STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.23

_____ _____
YOUNG-SOO KIM, P.L.S. #32169 DATE PREPARED:

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

Dorothy de Fremery (Stevens)
P.O Box 612,
Clear Lake, WA 98235
PH: 856-1727

March 25th, 2008

John Coleman
City of Sedro-Woolley Planning Department

Concerns Regarding Zoey's Place Preliminary Plat:

1) There is poor drainage, often to the point of standing water along the south fence line of this property, particularly in the area of lots two and three. I do not believe the currently proposed drain through the middle of the property (east-west) will address this problem. The houses that will eventually be built there will only exacerbate the problem and push the water back onto my property. (It is possible that a French drain might be the answer.)

2) I would request that a continuous wood fence of lasting quality be put in along the south property line. (This was also requested of the developers of the five acre piece directly west of both Zoey's plat and my property, and was granted.)

Thank-you for addressing these concerns.

Dorothy de Fremery

Dorothy de Fremery
Owner, 316 Garden of Eden Road, adjoining property to Zoey's Place

RECEIVED
MAR 25 2008
4-1-08
BY:

EXHIBIT F

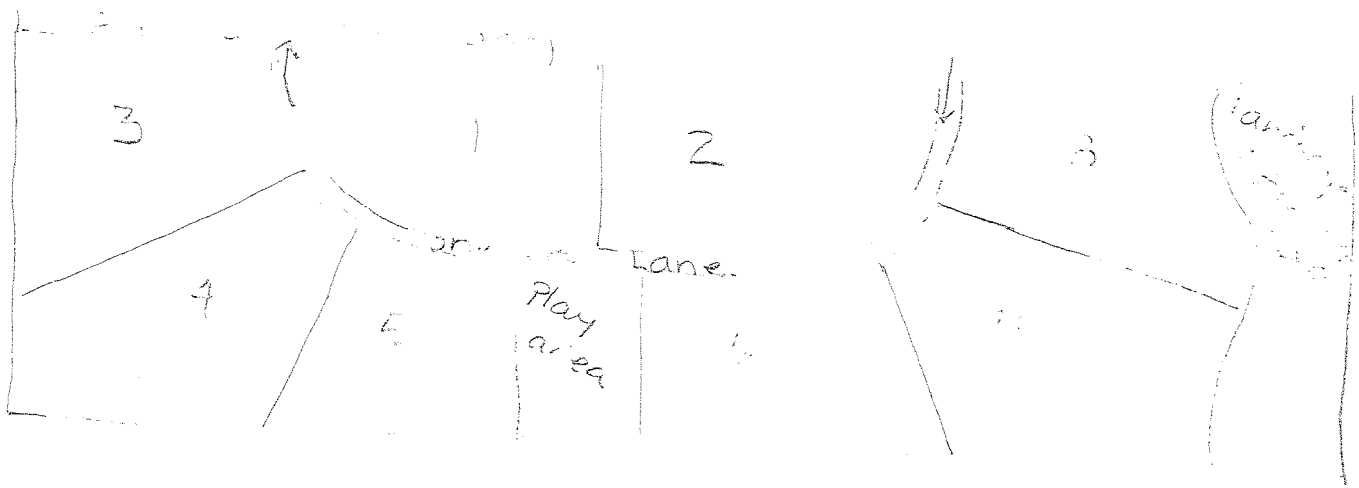
Mary McGoffin
268 Burrows Ln.
Sedro Woolley
8565986

RECEIVED
MAR 25 2008
BY: LP-1-08

Boey's place

Recommended alternative site plan.

EXHIBIT G



1) move lots [illegible]

[illegible]

2) use rolled curb so driveways don't need to be cut out of curbs

4) border lane [illegible]

[illegible]

6.) Play areas need to be [illegible]

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

Project Description: The proposal is to subdivide (long plat) one existing parcel into eight (8) new residential parcels. The site is approximately 1.32 acres in size and is zoned Residential-7. The long plat project will require the construction of a play area as well as stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on March 5, 2008. File #LP-1-08.

Proponent: Excavation West, LLC.
c/o: Rick Swartz
30805 Walberg Street
Sedro-Woolley, WA 98284

Contact: Summit Engineers & Surveyors
c/o: Young-Soo Kim
2218 Old Highway 99 S
Mount Vernon, WA 98273

Location of Project, Including Street Address, if any: The project is located at 320 Garden of Eden Road, Sedro-Woolley, WA

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 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. Comply with Northwest Clean Air Agency regulations;
3. Construction of the proposed development shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Chapter 13.36 Stormwater Management Standards; Chapter 13.40 Stormwater Facilities Maintenance; Chapter 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan;
4. Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
5. Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
6. Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
7. All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
8. Provide playground design/plan that indicates what playground equipment will be used in the designated play area. The equipment shall be suitable for a variety of age groups and approved by the Planning Director;
9. Locate and install fire hydrants as approved by the Fire Chief;
10. Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);

EXHIBIT H

11. Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
12. Contribute police impact fees of $202.96 per unit as per the residential unit fee calculation in the Capital Facilities Element of the City of Sedro-Woolley Comprehensive Plan;
13. Locate and install mailboxes as approved by the Postmaster; and
14. Street lighting shall be installed as approved by the city.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication. Written appeals and appeal fees must be submitted by 4:30 p.m. **Wednesday, May 14, 2008**. Contact the Associate Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at jcoleman@ci.sedro-woolley.wa.us to read or ask about the procedures for SEPA appeals.

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

Address: 325 Metcalf Street, Sedro-Woolley, WA. 98284

Date of Issue: Wednesday, April 30, 2008 **Date of publication:** Wednesday, April 30, 2008

Signature: _____
Jack Moore, Planning Director

NOTICE OF PUBLIC HEARING

Tuesday, August 5, 2008 at 11:00AM
Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: LP-1-08, Preliminary Plat of Zoey's Place

Applicant: Excavation West, LLC, 30805 Walberg Street, Sedro-Woolley, WA 98284

Contact: Summit Surveyors and Engineers, C/O Young-Soo Kim
2218 Old Highway 99 S, Mount Vernon, WA 98273

Address: 320 Garden of Eden Road, Sedro-Woolley, Assessor's Parcel P37169

Project: The proposal is to subdivide one existing parcel into eight (8) new residential parcels. The site is approximately 1.32 acres in size and is zoned Residential-7. The subdivision will require the construction of a play area as well as stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on March 5, 2008. File #LP-1-08.

Public Comment: Interested persons may appear and provide testimony at the hearing and request a copy of the decision. Written testimony may also be submitted **until 9:00 AM of the date of the public hearing** to: John Coleman, Associate Planner, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email: jcoleman@ci.sedro-woolley.wa.us.

Documents are available for review at: The City of Sedro-Woolley Planning Department, Monday through Friday, 8:00 AM to 5:00 PM. Project documents are available for review at no cost; copies will be provided at the requestor's cost. For more information, contact the Sedro-Woolley Planning Department at (360) 855-0771. A staff report will be available seven days prior to the hearing.

Hearing Examiner: The Sedro-Woolley Hearing Examiner will hold an open record public hearing on the Preliminary Plat of Zoey's Place at 11:00AM, **Tuesday, August 5, 2008** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and the testimony at that hearing, the Hearing Examiner will make a recommendation to the City Council whether to approve, approve with conditions or deny preliminary approval of the proposed plat of Zoey's Place.

Notice Published: Wednesday, July 23, 2008

EXHIBIT I

RECEIVED
AUG - 5 2008
BY: JACK

SENT TO H.E.
8-6-08.
—JACK

Zoey's Place, Aug. 5th Mtg.

Items to consider:

Play area for younger children:
It might be a good idea to have this also be an enclosed area, similar to the retention pond, with a locking gate that only families in the development would have a key to. In addition to the play equipment, which I hope will be installed according to current playground safety standards, there could be a picnic table or benches for parents to sit at while watching their kids play.

Play area for the older kids.
If it is too late to designate space & money for this now, would it be possible to look at the total cost, inc. the land that would be needed, and have the developers of Zoey's place share the cost of this, with the coming development to the west, ea. contributing a percent based on the number of residences provided? It could include such things as basket ball hoops and skateboard ramps, things that are not so easily destroyed.

EXHIBIT B
TO FINDINGS, CONCLUSIONS & RECOMMENDATION

Fencing:
The depth and diameter of the fence between the Zoey's place development and 316 Garden of Eden Road needs to take into consideration the high water table (even with the addition of the French Drain) .

From consulting several professional fencers and lumber yards the depth would for a 6' fence normally be three feet, but in extremely moist areas 4' would be recommended, and they would recommend pressure treated posts, either 4x6 or 6x6'.
Monte Geerde, owner of Critter Fencing and More, also said there should not be a cement pad or collar around these posts as that will create a pooling of water, and will decrease the life of the post considerably as it will rot off at that point, resulting in about half its normal life-span.

I would like to be assured that whoever does install the fencing will follow these guidelines and not cut corners to reduce expense. If there is outside bidding for the fence work these factors should be part of the requirements for the estimates, rather than just going for what is considered an average bid as was mentioned before.

I would like also, to have input on the color of the fence, and that a transparent stain be used in place of a solid color stain or paint, as it would be easier to maintain.

Soil Stability:
The land in our area has an extremely high water table and although better drainage is being looked into, it is not yet in place. When heavy equipment is used on soil that is this saturated there is more chance of liquefaction, such as might cause structural damage to a nearby home's foundation due to soil shifting.

During the flooding of 1991, the store where Karl's paints of Mount Vernon is located had one corner settle considerably due to the resulting liquefaction combined with the added vibration from the trains passing nearby. I am concerned about impact this development may have already had on my home.

My own house is also built on very unstable soil, and I already have a 'settling' problem. I've invested in structural work on the foundation of my home, and was informed that there is nothing more that can be done without risking cracks in the sheet rock over door frames and cabinets coming apart from the walls. There is now an increased amount of 'bounce' in my kitchen floor as well.

Whether or not this was caused by the recent work on the sewer system, or the demolition next door is not clear to me, but something I would like to have addressed.

Traffic Safety:
Because of the increase in traffic that this development will bring, a stop sign should be required at the north-east corner of the development, so that people are slowed down before turning south onto Garden of Eden Road.
There have been many close calls with pedestrian traffic and the cars coming around that corner too fast.

CITY COUNCIL AGENDA
REGULAR MEETING

AUG 2 7 2008

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 9

Memorandum

To: Mayor Anderson and City Council

From: Patsy Nelson

Date: 8/22/2008

Re: Resolution accepting City Hall General Obligation Bond (USDA) Ordinance

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Background: As the City Hall construction project is completed, it is time to 1) accept the project as completed and 2) repay the interim financing (construction loan) and obtain permanent financing.

USDA requires Council acceptance of the project in the form of a resolution.

Nancy Neraas of K&L Gates has prepared the attached ordinance for issuance of a limited tax levy general obligation bond in the sum of $2,925,000 which USDA has agreed to purchase. The proceeds of this bond will repay the interim financing bond at Peoples Bank. This document is in the form of a draft. If any changes are made to the document by USDA they are expected to be minor in nature.

Recommendations:

1) Motion to adopt Resolution #_____ A Resolution of the City of Sedro-Woolley, Washington, Accepting the Addition to the City's Municipal Building as Complete.

2) Motion to adopt Ordinance #_____ an Ordinance of the City Council of the City of Sedro-Woolley, Washington, authorizing a limited tax general obligation bond in the principal sum of $2,925,000 for the purpose of financing the acquisition of a building to be used as a City Hall; providing the terms of the bond; and providing for the sale of the bond to the United States Department of Agriculture, Rural Development.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ACCEPTING THE ADDITION TO THE CITY'S MUNICIPAL BUILDING AS COMPLETE

WHEREAS, the City's construction project for the addition to the City's Municipal Building was awarded to Colacurcio Brothers Construction, Inc., and was managed by Carletti Architects; and

WHEREAS, the City's architect has recommended the project as substantially complete and issued a certificate of substantial completion on March 18, 2008; and

WHEREAS, the City's architect has recommended the project as complete and issued a certificate of final completion on April 28, 2008; and

WHEREAS, the City has received as-builts and operations and maintenance manuals; and

WHEREAS, the Contractor has completed its punch-list items and any remaining items are warranty items; and

WHEREAS, the City desires to make its final payment and close out the project with the USDA; and

THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The City hereby accepts the Municipal Building addition project as complete.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 27h DAY OF AUGUST 2008.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

CITY OF SEDRO-WOOLLEY, WASHINGTON

ORDINANCE NO. _____-08

AN ORDINANCE of the City Council of the City of Sedro-Woolley, Washington, authorizing a limited tax general obligation bond in the principal sum of $2,925,000 for the purpose of financing the acquisition of a building to be used as a City Hall; providing the terms of the bond; and providing for the sale of the bond to the United States Department of Agriculture, Rural Development.

WHEREAS, the City of Sedro-Woolley, Washington (the "City") has constructed an addition to the City's Public Safety Building, which is used as a City Hall, Court and Council Chambers (the "Project"); and

WHEREAS, in order to provide the funds to repay the City's Limited Tax General Obligation Bond Anticipation Note, 2007 (the "Note"), which provided interim financing for the Project, City Council (the "Council") now deems it to be in the best interest of the City to provide for the permanent financing of the Project by the issuance of a limited tax levy general obligation bond in the principal amount of $2,925,000 and to authorize the sale of such bond; and

WHEREAS, the United States of America acting through its Department of Agriculture, Rural Development (the "Government") has agreed to purchase the Bond authorized herein under the terms and conditions set forth in this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ORDAINS as follows:

Section 1. Definitions. As used in this ordinance, the following terms shall have the following meanings:

Bond means the "City of Sedro-Woolley, Washington, Limited Tax General Obligation Bond, 2008" in the principal amount of $2,925,000 authorized by this ordinance.

Bond Fund means the "City of Sedro-Woolley Limited Tax General Obligation Bond Fund, 2008" created by Section 6 of this ordinance.

Bond Register means the books or records maintained by the Bond Registrar for the registration and transfer of the Bond containing the name and mailing address of the owner of the Bond or nominee of such owner and such other information as the Bond Registrar shall determine.

Bond Registrar means the Finance Director of the City or the successor to such office.

City means the City of Sedro-Woolley, Washington, a municipal corporation duly organized and existing under the laws of the State of Washington.

Code means the federal Internal Revenue Code of 1986, as amended from time to time, and the applicable regulations thereunder.

Government means the United States of America acting through the Department of Agriculture, Rural Development.

Note means the not to exceed $3,800,000 principal amount outstanding of the City's Limited Tax General Obligation Bond Anticipation Note, 2007, issued pursuant to Ordinance No. 1573-07.

Treasurer means the Finance Director of the City or any successor to the functions of such Treasurer.

Section 2. Authorization of Bond; Bond Terms. The City hereby authorizes the issuance and sale of the Bond in the aggregate principal amount of $2,925,000. The Bond shall be a limited tax general obligation of the City; shall be designated the "City of Sedro-Woolley,

Washington, Limited Tax General Obligation Bond, 2008"; shall be dated the date of delivery thereof to the Government, as the initial purchaser; shall be numbered R-1; shall be issued in fully registered form in the denomination of $2,925,000. The Bond shall bear interest at the rate of _____% per annum (computed on the basis of a 365-day year for actual number of days elapsed) and interest shall accrue from the date of issuance of the Bond. Principal of and interest on the Bond shall be payable annually beginning in the 12th month following the date of issuance of the Bond and shall be payable in annual amortized installments thereafter, with the last payment to be made not later than the 40th anniversary of the date of the Bond, except that the last payment may be more or less than the annual installment as required to pay the remaining principal and interest due. If the date of loan closing is the 29th, 30th, or 31st of the month, the due date will be the 28th. If any installment of principal and interest is not paid when due, the City shall be obligated to pay interest on that installment at the same rate provided herein from and after its due date until that installment is paid in full. Payments shall be applied first to interest and then to principal.

Both principal of and interest on the Bond shall be payable in lawful money of the United States of America to the owner or owners thereof at the address appearing on the registration books of the City maintained by the Treasurer; provided, however, that as long as the Government is the owner and holder of the Bonds, the City shall make payments directly to the financial office of the Government serving the City of Sedro-Woolley area; and provided further, however, that the Treasurer is hereby requested to establish a Preauthorized Debit Payment ("PAD") process whereby the Bond Registrar authorizes funds to be withdrawn electronically from the City's bank account on the exact day that the payment is due. The Bond shall be an obligation only of the Bond Fund and shall be payable and secured as provided herein.

Section 4. Registration, Payment and Transfer. The Treasurer shall act as authenticating trustee, transfer agent, paying agent and registrar for the Bond (collectively, the "Bond Registrar"). The Bond shall be in registered form as to both principal and interest. Both principal of and interest on the Bond shall be payable in lawful money of the United States of America. Installments of the principal of and interest on the Bond shall be paid by check or draft of the Bond Registrar mailed (on the date such interest is due) to the registered owner or nominee at the address appearing on the Bond Register; provided, however, that as long as the Government is the owner and holder of the Bond, the City shall make payments directly to the financial office of the United States Department of Agriculture, Rural Development serving the City of Sedro-Woolley area. Upon final payment of all installments and interest thereon, the Bond shall be submitted to the Bond Registrar for cancellation and surrender.

The Bond may be transferred only on the Bond Register maintained by the Bond Registrar for that purpose upon the surrender thereof by the registered owner or nominee or his/her duly authorized agent and only if endorsed in the manner provided thereon, and thereupon a new fully registered Bond of like principal amount, maturity and interest rate shall be issued to the transferee in exchange therefor. Such transfer or exchange shall be without cost to the registered owner or transferee.

Section 5. Prepayment. The City hereby reserves the right to prepay principal installments remaining unpaid at the price of par plus accrued interest, in whole, or in part, at any time. Advance notice of such intended prepayment shall be given at least 30 days prior to the date of such prepayment by mailing the registered owner a notice fixing the date and amount of such prepayment.

Section 6. Creation of Bond Fund and Provision for Tax Levy Payments. A special fund of the City known as the "City of Sedro-Woolley Limited Tax General Obligation Bond Fund, 2008" (the "Bond Fund"), is hereby authorized and directed to be created in the office of the Treasurer. The Bond Fund shall be drawn upon for the sole purpose of paying the principal of and interest on the Bond.

The City hereby irrevocably covenants for as long as any of the Bond is outstanding and unpaid, that each year it will include in its budget and levy an *ad valorem* tax, within and as a part of the tax millage levy permitted to cities without a vote of the people, upon all the property within the City subject to taxation in an amount which will be sufficient, together with all other funds of the City which may legally be used and which the City may apply for such purposes, to pay the principal of and interest on the Bond as the same shall become due. All of such taxes and any of such other money so applied by the City Council shall be paid into the Bond Fund. None of the money in the Bond Fund shall be used for any other purpose than the payment of the principal of and interest on the Bond. Money in the Bond Fund not needed to pay the interest or principal next coming due may temporarily be deposited in such institutions or invested in such obligations as may be lawful for the investment of City money. Any interests or profit from the investment of such money shall be deposited in the Bond Fund.

The City hereby irrevocably pledges that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bond will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bond. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of the taxes and for the prompt payment of the principal of and interest on the Bond as the same shall become due.

Section 7. Application of the Proceeds of the Bond. At the time of delivery of the Bond, the proceeds of the Bond shall be deposited into the Note Fund of the City and used to repay the Note and all costs incidental thereto and to the issuance of the Bond.

Section 8. Form of the Bond. The Bond shall be in substantially the following form:

UNITED STATES OF AMERICA

NO. R-1 $2,925,000

STATE OF WASHINGTON

CITY OF SEDRO-WOOLLEY, WASHINGTON
LIMITED TAX GENERAL OBLIGATION BOND, 2008

MATURITY DATE: _____, 2048

REGISTERED OWNER: UNITED STATES OF AMERICA ACTING THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE

PRINCIPAL AMOUNT: TWO MILLION NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS

The City if Sedro-Woolley, Washington, a municipal corporation of the State of Washington (the "City"), acknowledges itself indebted and for value received promises to pay the Principal Amount set forth above, but solely from the Bond Fund of the City established by an Ordinance _____ of the City, to the United States of America, Acting through the Department of Agriculture (the "Government") or its registered assigns.

This bond shall bear interest at the rate of _____% per annum (computed on the basis of a 365-day year for actual number of days elapsed) and shall accrue from the date hereof until paid. Principal of and interest shall be payable in annual amortized installments in the amount of $_____ on each _____, commencing _____, 2009, with final payment of principal and interest nevertheless due on the Maturity Date. The first principal and interest payment shall be payable 12 months after the date of delivery of this bond and annually thereafter until maturity.

As long as the Government is the Registered Owner of this bond, payments of principal and interest shall be made by the City Treasurer directly to the Government at the office of the Government serving the City of Sedro-Woolley. Upon final payment of the principal of and interest on this bond, it shall be submitted to the City for cancellation and surrender.

Both principal of and interest on this bond are payable solely out of the special fund of the City known as the "City of Sedro-Woolley Limited Tax General Obligation Bond Fund" (the "Bond Fund") created by Ordinance No. _____-08 (the "Bond Ordinance").

The City has reserved the right to prepay at any time, without penalty or premium, all or any portion of the unpaid principal amount of this bond. Notice of any optional prepayment shall be given at least 30 days prior to the prepayment date by mailing to the Registered Owner a notice fixing such prepayment date and the amount of principal to be prepaid.

This bond is issued pursuant to the Bond Ordinance for the purpose of refinancing a new city hall. Capitalized terms used in this bond and not otherwise defined herein shall have the meanings given such terms in the Bond Ordinance.

The City has irrevocably covenanted and agreed with the owner of this bond that it will annually include in its budget and levy taxes, within and as a part of the tax levy permitted to cities without a vote of the people, upon all the property subject to taxation, in an amount sufficient, together with all other moneys legally available therefor, to pay the principal of and interest on this bond as the same shall become due. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The City in the Bond Ordinance has designated this bond as a qualified tax-exempt obligation for the purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This bond may be assigned, and upon such assignment the assignor shall promptly notify the Treasurer by registered mail.

This bond shall not be valid or become obligatory for any purpose until the Registration Certificate hereon has been signed by the Bond Registrar.

It is hereby certified and declared that this bond is issued pursuant to and in strict compliance with the Constitution and laws of the State of Washington and duly adopted ordinances of the City, and that all acts, conditions and things required to have happened, been done and performed precedent to and in the issuance hereof have happened, been done and performed.

IN WITNESS WHEREOF, the City of Sedro-Woolley, Washington, has caused this bond to be signed with the manual signature of the Mayor, to be attested by the manual signature of the City Clerk, and to be impressed with the official seal of the City, as of this ____ day of _____, 2008.

[SEAL]

CITY OF SEDRO-WOOLLEY,
WASHINGTON

By /s/
Mayor

ATTEST:

/s/
City Clerk

REGISTRATION CERTIFICATE

This bond is registered in the name of the Registered Owner on the books of the City, in the office of the City Treasurer, as to both principal and interest as noted in the registration blank below. No transfer hereof shall be valid unless made by the Registered Owner or his/her duly authorized agent in writing, and similarly noted hereon. All payments of principal of and interest on this bond shall be made by the City with full acquittance by the City Treasurer's check, or by warrant of the City, made payable to the last Registered Owner as shown hereon and on the registration books of the City and delivered to such owner or mailed to him at his/her address noted hereon and on the registration books of the City.

Date of Registration	Name and Address of Registered Owner	Signature of Bond Registrar
_____, 2008	United States of America, Rural Development 1835 Black Lake Blvd. SW Suite C Olympia, WA 98501-5716	_____

The Bond shall have endorsed thereon the following form of assignment:

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned registered owner thereof hereby sells, assigns and transfers the within bond unto _____.

DATED _____

_____

SIGNATURE GUARANTEED:

_____
NOTICE: Signature(s) must be guaranteed pursuant to law.

Section 9. Execution of the Bond. The Bond shall be signed on behalf of the City with the manual or facsimile signature of the Mayor, shall be attested by the manual or facsimile signature of its City Clerk, and shall have the corporate seal of the City impressed or imprinted thereon.

In case either or both of the officers who shall have executed the Bond shall cease to be an officer or officers of the City before the Bond so signed shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bond may nevertheless be authenticated, delivered and issued, and upon such authentication, delivery and issuance, shall be as binding upon the City as though those who signed the same had continued to be such officers of the City. The Bond also may be signed and attested on behalf of the City by such persons as at the actual date of execution of the Bond shall be the proper officers of the City although at the original date of the Bond any such person shall not have been such officer of the City.

Section 10. Lost, Stolen or Destroyed Bond. If the Bond is lost, stolen or destroyed, the Bond Registrar may execute and deliver a new Bond of like amount, date, and tenor to the registered owner thereof upon the owner paying the expenses and charges of the City and the Bond Registrar in connection therewith and upon his/her filing with the Bond Registrar evidence satisfactory to the Bond Registrar that such Bond was actually lost, stolen or destroyed and of his/her ownership thereof, and upon furnishing the City with indemnity satisfactory to the Bond Registrar.

Section 11. Sale of Bond; Authorization to Officials and Agents. The City Council hereby authorizes the sale of the Bond to the Government at a price of par on the terms and conditions set forth herein. The proper officials of the City are hereby authorized and directed to

do everything necessary for the prompt execution and delivery of the Bond to the purchaser and for the proper application and use of the proceeds of sale thereof.

Section 12. Specific Covenants. For as long as the Bond remains outstanding, the City hereby agrees to observe the following covenants.

(a) *Quarterly and Annual Reports.* The City will keep proper and separate accounts and records in which complete and separate entries shall be made of all transactions relating to the Bond, and it will provide the Government with quarterly financial reports for the first year in which the Bond is outstanding. Thereafter, annual management reports and a copy of the City's annual budget shall provided to the Government for review in accordance with RD Instruction 1951-E.

(b) *Audit.* If the City expends in any fiscal year $500,000 or more in federal financial assistance, the City shall submit an audit performed in accordance with the requirements of OMB circular A-133. If the City expends in any fiscal year less than $500,000 in federal financial assistance, but has debt owing to the Government, including the Bond, in an amount of $500,000 or more, the City shall submit an audit to the Government performed in accordance with generally accepted government auditing standards. If the City expends in any fiscal year less than $500,000 in federal financial assistance and has debt owing to the Government, including the Bond, in an amount less than $500,000 the City may, with the Government's approval, submit a management report in lieu of an audit report. On an annual basis, the Government will review the City's financial condition and management practices in order to determine whether a management report or an audit report would be required.

Section 13. Tax Covenants; Special Designation. The City hereby covenants with the owner of the Bond for as long as it remains outstanding that the City will not make use of the

proceeds of sale of the Bond or any other funds or obligations of the City which may be deemed to be proceeds of the Bond pursuant to Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and the applicable regulations thereunder which will cause the Bond to be an "arbitrage bond" within the meaning of said section and said regulations. The City will comply with the requirements of Section 148 of the Code (or any successor provision thereof applicable to the Bond) and the applicable regulations thereunder throughout the term of the Bond.

The City further covenants that it will not take any action or permit any action to be taken that would cause the Bond to constitute a "private activity bond" under Section 141 of the Code.

The City hereby designates the Bond as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code. The City does not expect to issue tax-exempt obligations in an aggregate principal amount in excess of $10,000,000 during calendar year 2008.

Section 14. Prior Acts. Any act taken pursuant to the authority of this ordinance but prior to its effective date is hereby ratified and confirmed.

Section 15. Severability. If any provision in this ordinance is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bond.

Section 16. General Authorization; Ratification of Prior Acts. The Treasurer and other appropriate officers of the City are authorized to take any actions and to execute documents as in their judgment may be necessary or desirable in order to carry out the terms of, and complete the transactions contemplated by, this ordinance. All acts taken pursuant to the authority of this ordinance but prior to its effective date are hereby ratified.

Section 17. Effective Date. his ordinance shall be effective five days from and after its passage and publication as provided by law.

PASSED by the Council of the City of Sedro-Woolley at a regular meeting held this ___ day of _____, 2008.

By _____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

I, the undersigned, Clerk of the City of Sedro-Woolley, Washington, (the "City") and keeper of the records of the City Council (herein called the "Council"), DO HEREBY CERTIFY:

1. That the attached ordinance is a true and correct copy of Ordinance No. _____ of the Council (herein called the "Ordinance"), duly passed at a regular meeting thereof held on the ____ day of _____, 2008.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper passage of said Ordinance have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

Dated this _____ day of _____, 2008.

_____

City Clerk

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

EXECUTIVE SESSION