

Next Ord: 1631-09
Next Res: 788-09

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

January 14, 2009

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 (Including January 6, 2009 Work Session)
 - b. Finance
 - Claim Vouchers #65235 to #65455 in the amount of \$945,058.48
 - Payroll Warrants #44062 to #44167 in the amount of \$175,104.34
 - Payroll Warrants #44168 to #44274 in the amount of \$260,930.32
 - c. Declaration of Civil Emergency - January 7, 2009
 - d. Appointment of Mick Boroughs to Library Board
 - e. Appointment of Tom Gardner to Planning Commission
 - f. Approval of Contract with PSE - INTOLIGHT for lights on SR20
 - g. Ordinance 1631-09 - Repealing SWMC 3.18 (Small Works Roster)
 - h. Supplemental Agreement #8 David Evans & Assoc., Inc. - Skagit Project
4. Public Comment (Limited to 3-5 minutes)

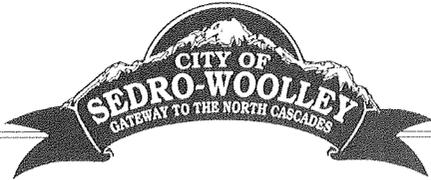
UNFINISHED BUSINESS

NEW BUSINESS

5. Resolution - Preliminary Long Plat Approval for Eden's Acres (LP-6-08) (*action requested*)
6. Vacancy on City Council - Ward 3 (*action requested*)
7. Appointment of Mayor Pro Tem - 2009 (*action requested*)
8. Bingham Park (*Report from Parks Committee regarding Bakery Building*)

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

There may be an Executive Session immediately preceding or following the meeting.



DATE: January 14, 2009
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 January 14, 2009 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 Vacant

____ 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.

JAN 14 2009

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

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
December 10, 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 (Late), Planner Moore, Police Chief Wood and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Vouchers #65119 to #65233 in the amount of \$233,533.40
 - Payroll Warrants #43955 to #44061 in the amount of \$267,612.83
- Appointment of Jim Johnson to Planning Commission
- Contract – Jennifer Bouwens – Prosecutor Services for 2009
- Resolution 768-08 Preauthorized payments for USDA Bond
- Interlocal Agreement – City of Sedro-Woolley & Sedro-Woolley School District for shared use of facilities
- Interlocal Agreement – Mutual Aid with Skagit County Fire Service Providers
- Interlocal Agreement – 2134 River Road/P76300 with Skagit County
- Misc. Annual Contracts/Agreements
 - Skagit County Senior Services
 - Skagit County Community Action Agency
 - Skagit Domestic Violence & Sexual Assault Services
 - Volunteers of America
 - Loggerodeo
 - Sedro-Woolley Chamber of Commerce
 - Skagit Valley Tulip Festival
 - Skagit Championship Sports
 - Skagit Performing Arts Guild
 - Sedro-Woolley Farmers Market
 - Sedro-Woolley Museum
 - Sedro-Woolley Riding Club
 - Lincoln Theatre Center
 - Shakespeare Northwest
 - Economic Development Association of Skagit County (EDASC)
 - Humane Society of Skagit Valley

Councilmember Colgan moved to approve the consent calendar as is. Seconded by Councilmember Meamber. Motion carried (7-0).

Councilmember Meamber questioned the use of the City Hall meeting rooms by the groups listed on the consent calendar.

It was noted that the groups listed are annual agreements but does not constitute use of the meeting rooms.

Public Comment

Shelley Burgett – 415 Warner St., questioned the status of the SEPA consultant review board.

Mayor Anderson – noted letters have been sent to Janicki, Deluxe and Skagit County for each of them to appoint citizens to be placed on the committee. Planner Moore indicated that he has fielded some questions on the process and should have the nominations by the end of the week.

Councilmember Requa – announced the grand opening of Morgan Creek Outfitters, a new sporting goods store in Sedro-Woolley on behalf of owners Mark and Taylor Morgan.

APPEAL

Design Review Board Decision for SN-6-08

Planner Moore reviewed the request and background information on an appeal of a decision by the Design Review Board on a sign for Diamond Plaza. He noted the applicants had also put in for approval of exterior painting. The Design Review committee approved the paint scheme request but denied their sign design.

Councilmember Colgan questioned permitting costs for the review. Discussion of fees ensued.

Elizabeth Fernando – representing Diamond Plaza Salon, discussed the appeal of the Design Review Board's decision on their proposed sign. She noted her request for the sign was denied based on the lettering and the picture on the sign. She reviewed the design standards and guidelines and stated their intention to follow the design. Fernando noted pictures in a 1929 periodical that are close to the picture on the proposed sign. She noted the importance that the image must sell the salon to all age groups and image and good business practices will be able to maintain the business in Sedro-Woolley. She stated she believes that the design meets the criteria set forth and requested the Council overturn the Design Review Board's decision.

Engineer Frieberger arrived and joined the staff bench.

Council discussion ensued to include the effect on the business if the sign were to be taken down and the etching and border on the sign.

Moore noted the discussion held by the Design Review Board was that the sign and photographic representation of the woman on the sign seemed too modern.

Discussion continued to address the use of attractive people in marketing for many years, font style, belief by the appellant that all criteria has been met, previous Council discussion on whether to continue with following the 1920's theme and possible modification of CBD perimeters.

Councilmember Requa moved to approve the appeal and to approve the sign and reverse the Design Review Boards decision. Councilmember Galbraith seconded. Motion carried (7-0).

UNFINISHED BUSINESS

Sewer Rate & Fee Ordinance

City Supervisor/Attorney Berg reviewed background on the tabling of the sewer rate & fee ordinance from the last meeting because of concern on the increase in the rate for flow based customers (Commercial).

Councilmember Meamber, Chairman of the Utility Committee reviewed their meeting and review by consultant Katy Isakson. He noted after their review the Committee recommends approval of the proposed ordinance.

Councilmember Splane questioned the adequacy of the rate increase in order to pay the sewer debt.

Councilmember Meamber moved to approve Ordinance #1626-08 increasing Sewer rates. Seconded by Councilmember Splane.

Discussion ensued regarding the reduction in the flow base rate for commercial customers and the original Staff recommendation which was to close the gap between flow based rate customers and residential customers. It was noted that currently the business owner who pays flow based pays less than the residential customer and Staff recommendation was to close the gap over a period of time (over a 4 year period). The concern of the Utility Committee was this is a bad time to take on any additional fees due to the economy. Part of the objective was to minimize the 2010 increase that will be needed for the debt payments. The Utilities Committee will be reviewing, beginning in early January, the feasibility of moving city-wide to a flow based rate for both commercial and residential customers. If the process is moved to an all flow base rate structure the issue may resolve itself.

Motion carried (7-0).

Planning/Development Code Amendments

Planner Moore reviewed the second read on the updated planning/development amendments. He noted the process is to streamline and make a smoother process for the applicants and does not make any changes within the fee structure. Moore stated the draft revisions were presented to the Council at a previous joint Planning Commission/Council worksession. The recommendation is for approval.

Discussion ensued regarding the effective date of the amendments and recommendation of a later effective date to allow adequate time for those in the process of having plans drawn up.

Councilmember Requa moved to approve Ordinance No. 1627-08 revising SWMC Chapter 2.90 Consolidated Planning Procedures to become effective February 1, 2009. Councilmember Colgan seconded. Motion carried (7-0).

NEW BUSINESS

2009 Salary Ordinance

Councilmember Galbraith moved to approve Ordinance No. 1628-09 An Ordinance Establishing the Salaries and Wages for Elected Officials, Union (Guild) and Non-Union Employees of the City of Sedro-Woolley, Washington, for the Fiscal Year Beginning January 1, 2009. Seconded by Councilmember Requa. Motion carried. (7-0).

Resolution 787-08 – Adopting Personnel Policies Regarding Use of Wireless Devices & Executive Leave

City Supervisor/Attorney Berg reviewed a recommendation from the Personnel Committee regarding use of Wireless Device and Executive Leave. Both policies have been reviewed extensively by the Personnel Committee. The Resolution would define appropriate use of City owned cell phones and establishes a uniform Executive leave policy. Berg noted that in the past there have been a variety of leave policies and the policy would streamline the procedure and make uniform policy for non-represented exempt employees. Berg also spoke of the draft form of the Personnel Policy Handbook.

Councilmember London moved to adopt Resolution #787-08 adopting personnel policies to address the use of Wireless Devices and Executive Leave. Seconded by Councilmember Lemley. Motion carried (7-0).

Ordinance – Amending SWMC 9.20.070 Addressing the Use of Text Messages for Harassment or Intimidation as a Crime

City Supervisor/Attorney Berg reviewed the proposed ordinance which comes to Council at the request of the City Prosecutor. The ordinance would modify the code to include text messaging.

Council discussion took place regarding the wording “all other electronic devices”, inclusion of computers, e-mail, web chat room and Myspace harassment and the full and clear intent of request.

Steve O’Neil – audience member noted the technology of the blackberry or other like types of devices.

Councilmember Galbraith moved to table. Seconded by Councilmember Colgan. Motion carried (7-0).

Comprehensive Plan Amendments – 2008 Docket (Proposed Ordinance 1 of 2) and Municipal Code Modifications (Proposed Ordinance 2 of 2)

City Supervisor/Attorney Berg noted that Item #4 is a rezone of 5 parcels and Council will need to check for conflicts of interest

For the record Councilmember Meamber and Mayor Anderson disclosed that they both live within the district of Item #2. Councilmember Splane requested to be recused from Item #4 due to conflict of interest.

Planner Moore presented an overview of the Comprehensive Plan Amendment. He reviewed supporting documents from the Planning Commission approvals. The items being considered are: Item #1 – Sedro-Woolley School District Capital Facilities Plan – Impact Fee Charge; Item #2 – SW LLC Urban Village Overlay; Item #3 – Sedro-Woolley Park Impact Fees; and Item #4 – Site Specific Rezones.

Item #1 Sedro-Woolley School District Capital Facilities Plan

Planner Moore reviewed the request from the Sedro-Woolley School District that the District’s 2007 Capital Facilities Plan be adopted as part of the Sedro-Woolley Comprehensive Plan. He noted the current school impact fee is \$2010 per single family unit and \$1595 per unit for multi-family developments. The newly recommended impact fees are \$5,239 per single family unit and \$5,254 per multi-family unit.

Stewart Mhyre – representing the Sedro-Woolley School District discussed the increase of impact fees and surrounding School District fees. He reviewed calculations on single family and multi-family units and noted the figures are arrived based on the cost of construction and student generation rates. Mhyre noted the last adjustment was done 6

years ago and the District recognizes the need for more frequent updates (every 2 years) in order to avoid such a huge jump in fees in the future.

Discussion ensued to include the intent of impact fees within the growth management act, use of fees for expansion of facilities, impact fees vs. property taxes, problems with addressing the impact of existing home purchases with school age children vs. new home building, payment of fees at time of building permit vs. time of occupancy, effect on capital improvement plans, Senior Housing Complex exemptions and demographics of single family homes vs. multi-family.

Planner Moore reviewed the public process at the Planning Commission level with two community members who spoke in favor of the increase.

Discussion continued regarding the total of current impact fees and the delay in time between the School District and City process due to timing of Comprehensive Plan Amendments.

Councilmember Requa moved to approve recommended School District increase for school impact fees. Seconded by Councilmember Splane. Motion carried (6-1) (Councilmember Meamber opposed).

Item #2 SW LLC Urban Village Overlay

Planner Moore reviewed the request of Sedro-Woolley LLC to establish a new mixed-use commercial zoning overlay that will better enable the development of an urban village. Moore noted this action is not a zoning map change, only an option that can be used. He also reviewed the public process the request has been through which included an open house, Planning Commission review and approval as well as CTED and SEPA reviews.

Council discussion continued to include property ownership and change in goal of Comprehensive Plan.

Councilmember Requa moved to approve the overlay as presented by Sedro-Woolley LLC to the 2008 Comp Plan Amendment. Seconded by Councilmember Meamber. Motion carried (7-0).

Item #3 Sedro-Woolley Park Impact Fees

Planner Moore reviewed the Sedro-Woolley Parks Department's request for an increase in the park impact fee from \$1000 to \$1,954. He noted the current fee was a % of the last recommended fee and at the time Council considered a stepped approach for future increases.

City Supervisor/Attorney Berg addressed the Parks Department's concern of the need for parks in the North area of town.

Council discussion took place to include the impact of increasing all the fees at one time, modification of the requested increase to \$1,500 and comparison of Park Impact Fees from Mt. Vernon and Anacortes.

Councilmember Meamber moved to increase Park Impact Fees from \$1,000 to \$1,500 per unit in the Comp Plan and SWMC Chapter 15.60. Seconded by Councilmember Splane. Motion carried (7-0).

Item #4 Site Specific Rezones

Councilmember Splane recused himself due to a conflict of interest and left the Council bench.

Planner Moore reviewed site specific rezones which have been requested by the City for City owned properties. He stated it would be a change of both the Comp Plan and Land Use Map. He also noted that 4 of the 5 properties the City has future plans for the properties and 1 parcel has no possibility of immediate use. It was noted there was no public feedback received and Council may wish to hold off on rezoning at this time.

- a). 8-acre “Lemley” property on Alexander Street recently purchased and annexed by the City. The Comprehensive Plan designation of the property is Residential 7 (R-7). The City requests to change the zoning of the property to Public
- b). Rezone of 3 City owned properties (P37637, P37647 & P37618) currently used for the City’s Solid Waste Department headquarters, yard waste and recycling yard. The Comprehensive Plan designation of two of the properties is Industrial with the other being Residential 7 (R-7). The City requests to change the zoning of the properties to Public.
- c). Rezone of a parcel that is part of the City’s cemetery (P39816) that was recently annexed by the City. The Comprehensive Plan designation of the property is Residential 7 (R-7). The City would like to change the zoning of the property to Public.
- d). Rezone of a 0.39 acres piece of land that was dedicated to the city as part of the Park Cottage Planned Residential Development off North Township Street (Parcel 121537). The property has no access from a public right-of-way and the City has no intention to develop the land for park use any time in the near future. The Comprehensive Plan designation of the property is Residential 5 (R-5). The City would like to change the zoning of the property to Public.
- e). Rezone of 1580 Portobello Avenue, located in the Sauk Mountain View Estates planned residential development (PRD). This parcel was dedicated

to the City for use as a regional fire station. The City would like to change the zoning of the property to Public.

Moore stated that no public comments were received on any of the items and the appropriate procedures have been followed. He did note that the Planning Commission had little discussion regarding the rezones and recommended approval.

Discussion followed regarding Item d.

Councilmember Colgan moved to approve all designated land uses to change except for Parcel P121537. Councilmember Lemley seconded.

Discussion ensued to include clarification of access, expectation of public of access and questionable future use.

Motion carried (6-0-1), (Councilmember Splane recused).

Councilmember Splane rejoined the Council bench.

Councilmember London moved to approve Ordinance #1629-08 An Ordinance of the City of Sedro-Woolley Washington, Adopting Amendments to the Comprehensive Plan and Comprehensive Land Use Map for the City of Sedro-Woolley with the changes to Section 3 to \$1,500 for Park Impact Fee and the omission of Item 4-d. Seconded by Councilmember Requa. Motion carried (7-0).

Councilmember London moved to approve #1630-08 Adopting the attached proposed Sedro-Woolley Municipal Code modification to enact 2008 Comprehensive Plan Docket Item 1 and Docket Item 3 and making the Park Impact Fee from \$1000 to \$1,500. Seconded by Councilmember Splane. Motion carried (7-0).

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Police Chief Wood – noted the gang meeting went well with great attendance.

Engineer Freiberger – reviewed his written report noting that two projects have been completed, the SR20 Sewer project and the McGargile CIPP project. He noted they are continuing to look at deviations on the Metcalf Street project and noted some problems with sections of line on the Township project which have been repaired by the contractor. They are in the process of exploring the causes. Frieberger also reported that authorization has been received for advertising for SR20/Skagit Roundabout project with advertising for bids beginning December 17th and bids closing on January 21st. The Fruitdale/McGargile project right of way is expected to be completed by January and the project should bid in February. Freiberger noted that within that project they have incorporated the Fruitdale Sewer project and the Township Sidewalk project. He announced that we were unsuccessful in obtaining TIB funding for the Jameson Street

Project but are looking at submitting the project for the proposed stimulus package for infrastructure. He also noted the start of the work on Third Street as part of the 2008 CIPP project.

City Supervisor/Attorney Berg – reported on a late material item which is an amendment to agreement Waste Management. Berg provided background information regarding the bins placed on the City site and the contract amends the current City contract to address the placement of the recycling bins place at the Solid Waste site.

Councilmember Lemley moved to authorize Mayor to sign an amendment to the agreement for Waste Management to pick up residential collection recycling. Councilmember Meamber seconded. Motion carried (7-0).

Engineer Frieberger – reported on a recent PSE lighting analysis on the Fruitdale project. He requested direction from the Council as to whether to proceed.

Discussion took place to include cost, public input and reasonable lighting. Frieberger was directed to proceed. Also discussed was lighting within the F&S /SR20 Roundabout Project and the Downtown lighting.

Finance Director Nelson – reported on the re-rating from Standard & Poors on the General Obligation bonds. She happily noted that we have maintained our A+ rating.

Councilmember Meamber – wished every a Happy Holiday season.

Councilmember Splane – noted he has copies from the meeting on property taxes for justification of an appeal.

City Supervisor/Attorney Berg noted there were appeal forms available at the back of the room and at the front counter at City Hall. He also noted the appeal deadline has been changed to January 8th.

Councilmember Colgan – noted Fire Chief Klinger had given him information from last worksession regarding the contract with Northern State and requested Council ratify the contract.

Councilmember Colgan moved to moved to authorize the Mayor to sign contract. Seconded by Councilmember Splane. Motion carried (7-0).

Councilmember Lemley – wished everyone a Merry Christmas.

Councilmember London – also wished everyone a Merry Christmas and Happy Holidays. He reported on a meeting of the Personnel Committee and its recommendation for a change in the contract for Finance Director Patsy Nelson for the purpose of a sabbatical to be effective February 16 – July 20, 2009.

Councilmember London moved to approve the change in personnel contract for Finance Director Patsy Nelson. Seconded by Councilmember Colgan. Motion carried (7-0).

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

The meeting adjourned at 9:28 P.M.

JAN 14 2009

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

CITY OF SEDRO-WOOLLEY

Council Work Session of the City Council
January 6, 2009 – 7:00 P.M. – City Hall Council Chambers

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

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Ted Meamber, Tony Splane, Louis Requa, Pat Colgan, Rick Lemley and Dennis London. Staff: City Supervisor/Attorney Berg, Engineer Freiberger, Planner Moore and Nathan Salseina – Parks Department.

Absent: Councilmember Hugh Galbraith

Guests: Margaret Fleek, Scott Thomas, Chal Martin and Mayor Ed Brunz – City of Burlington, Greg Reed – United General Hospital.

Flood Control Issues

- Chal Martin lead a powerpoint presentation and discussion regarding flood control issues and projects in the City of Burlington.

Planned Residential Development (PRD) ordinance modification with Golf Course Dedication

Councilmember Requa left the worksession at 8:17 P.M. due to a potential conflict of interest.

- City Supervisor/Attorney Berg informed the Council that conversation was about a potential legislative proposal and not about a specific plat or permit. Any permit approval or applications would follow the usual quasi-judicial process.
- Planner Moore introduced a proposed change to the PRD Ordinance with Council discussion following.

Mayor Anderson, Engineer Freiberger and Councilmember Splane left the meeting at 8:55 P.M. in order to look at current flood issues.

SWMC 16.04.110 – Merger (aggregation) of Lots

Councilmember Requa rejoined the worksession at 9:12 P.M.

- Planner Moore posed the questions identified in his memo regarding aggregation of lots with Council discussion following.

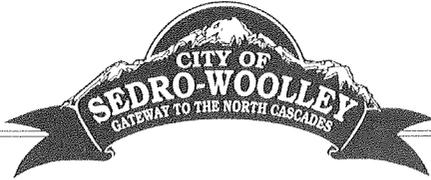
Councilmember Splane returned at 9:15 P.M. with Mayor Anderson and Engineer Freiberger returning at 9:18 P.M.

- Planner Moore then posed a question about a Comp Plan Amendment regarding additional R.15 zoning. Councilmembers did not express much interest in additional R-15 zoning within the City.

2008 Storm Response and Snow Removal Issues

- Mayor Anderson discussed snow removal issues, especially in new developments. Also discussed was the Winter, 2008 storm response.

The meeting adjourned at 9:55 P.M.



CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009

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

DATE: January 14, 2009
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 January 14, 2009.

Motion to approve Claim Vouchers #65235 to #65455 in the amount of \$945,058.48.

Motion to approve Payroll Warrants #44062 to #44167 in the amount of \$175,104.34 and #44168 to #44274 in the amount of \$260,930.32.

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

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
65235	SKAGIT COUNTY AUDITOR	MISC-FILING FEES/LIEN EXP SWR	672.00
		MISC-FILING FEES/LIEN EXP SAN	672.00
		OPERATING SUPPLIES SWTR	42.00
		WARRANT TOTAL	1,386.00
65236	SEDRO-WOLLEY POSTMASTER	POSTAGE SWR	460.41
		POSTAGE SAN	219.58
		AUTO FUEL/DIESEL SWTR	28.34
		WARRANT TOTAL	708.33
65237	A-1 MOBILE LOCK & KEY	REPAIR & MAINTENANCE CS	432.00
		WARRANT TOTAL	432.00
65238	ACTION COMMUNICATIONS INC	OPERATING SUPPLIES FD	22.23
		SMALL TOOLS & MINOR EQUIP FD	885.60
		WARRANT TOTAL	907.83
65239	ADVANCE TRAVEL	TRAVEL PD	50.00
		WARRANT TOTAL	50.00
65240	ALLELUJAH BUSINESS SYSTEMS	SUPPLIES ENG	12.96
		ENGINEERING-SKAGIT PROJECT AST	284.14
		ENGINEERING-SKAGIT PROJECT AST	270.09
		WARRANT TOTAL	567.19
65241	ALL-PHASE ELECTRIC	OPERATING SUPPLIES FD	119.34
		WARRANT TOTAL	119.34
65242	ALLIED WASTE SERVICES #197	SOLID WASTE DISPOSAL SAN	99.96
		WARRANT TOTAL	99.96
65243	ALPINE PRODUCTS INC	REPAIR/MAINT-STREETS ST	1,097.34
		WARRANT TOTAL	1,097.34
65244	ALPINE FIRE & SAFETY	REPAIRS/MT-COMMUNITY CTR PK	97.42
		REPAIR/MT-SENIOR CENTER PK	108.16
		OPERATING SUPPLIES SAN	75.87
		WARRANT TOTAL	281.45
65245	AMERICAN WATER WORKS ASSC	MISC-TUITION/REGISTRATION SWR	60.00
		WARRANT TOTAL	360.00
65246	ANIMAL CARE EQUIP & SERVICE INC	MACHINERY & EQUIPMENT PD	495.72
		WARRANT TOTAL	495.72
65247	ANDERSON, MIKE	MEALS/TRAVEL EXE	16.38
		WARRANT TOTAL	16.38

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65248	A.T.V. ACCESSORIES	REPAIR & MAINTENANCE	CS	54.00
		REPAIR & MAINTENANCE	CS	48.60
		WARRANT TOTAL		102.60
65249	AQUARIUS CONSULTING INC	PROFESSIONAL SERVICES	SWR	3,000.00
		PORTABLE EQUIPMENT	SWR	7,163.00
		WARRANT TOTAL		10,163.00
65250	ARAMARK UNIFORM SERVICES	LAUNDRY	CS	40.96
		LAUNDRY	CS	40.96
		LAUNDRY	PK	24.86
		LAUNDRY	PK	78.35
		LAUNDRY	PK	24.86
		LAUNDRY	PK	78.35
		LAUNDRY	PK	24.86
		MISC-LAUNDRY	CEM	24.09
		MISC-LAUNDRY	CEM	24.09
		MISC-LAUNDRY	CEM	24.09
		MISC-LAUNDRY	ST	27.12
		MISC-LAUNDRY	ST	22.90
		MISC-LAUNDRY	ST	27.12
		MISC-LAUNDRY	ST	22.90
		MISC-LAUNDRY	ST	27.12
		LAUNDRY	SWR	46.88
		LAUNDRY	SWR	25.79
		LAUNDRY	SWR	46.88
		LAUNDRY	SWR	25.79
		LAUNDRY	SWR	46.88
		WARRANT TOTAL		704.85
65251	A.S.A.P. SIGN & DESIGN	OPERATING SUPPLIES	SWR	194.40
		WARRANT TOTAL		194.40
65252	ASSOC PETROLEUM PRODUCTS	AUTO FUEL	CS	38.90
		AUTO FUEL	CS	67.80
		AUTO FUEL	PD	785.46
		AUTO FUEL	PD	800.52
		AUTO FUEL/DIESEL	FD	283.41
		AUTO FUEL/DIESEL	FD	247.15
		AUTO FUEL/DIESEL	FD	19.98
		AUTO FUEL/DIESEL	PK	158.11
		AUTO FUEL/DIESEL	PK	172.29
		AUTO FUEL/DIESEL	CEM	42.97
		OPERATING SUPPLIES	ST	559.94
		AUTO FUEL/DIESEL	ST	114.85
		AUTO FUEL/DIESEL	ST	139.73
		AUTO FUEL/DIESEL	ST	61.61
		AUTO FUEL/DIESEL	ST	77.63
		AUTO FUEL/DIESEL	SWR	147.38
		AUTO FUEL/DIESEL	SWR	185.00
		AUTO FUEL/DIESEL	SWR	40.42
		AUTO FUEL/DIESEL	SAN	91.97

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		AUTO FUEL/DIESEL	SAN 44.17
		AUTO FUEL/DIESEL	SAN 1,204.22
		AUTO FUEL/DIESEL	SAN 1,181.08
		WARRANT TOTAL	6,464.59
65253	AT & T	TELEPHONE	JUD 5.04
		TELEPHONE	JUD 9.29
		MEALS/TRAVEL	EXE 15.11
		MEALS/TRAVEL	EXE 3.10
		TELEPHONE	FIN 85.64
		TELEPHONE	FIN 24.77
		TELEPHONE	LGL 20.16
		TELEPHONE	LGL 9.29
		TELEPHONE	IT 2.52
		TELEPHONE	IT 30.97
		TELEPHONE	PLN 15.11
		TELEPHONE	PLN 6.19
		TELEPHONE	ENG 120.91
		TELEPHONE	ENG 34.06
		TELEPHONE	PD 161.21
		TELEPHONE	PD 117.68
		TELEPHONE	FD 15.11
		TELEPHONE	FD 12.39
		TELEPHONE	INSP 15.11
		TELEPHONE	INSP 3.10
		TELEPHONE	ST 5.04
		TELEPHONE	ST 3.10
		TELEPHONE	LIB 2.52
		TELEPHONE	LIB 9.29
		TELEPHONE	SWR 25.19
		TELEPHONE	SWR 12.39
		TELEPHONE	SAN 15.11
		TELEPHONE	SAN 34.06
		WARRANT TOTAL	813.46
65254	AT&T MOBILITY	TELEPHONE	PD 824.99
		TELEPHONE	PD 908.84
		WARRANT TOTAL	1,733.83
65255	BANK OF AMERICA	SUPPLIES	ENG 9.66
		WARRANT TOTAL	9.66
65256	BANK OF AMERICA	MACHINERY & EQUIPMENT	PD 388.71
		WARRANT TOTAL	388.71
65257	BARNETT IMPLEMENT CO. INC	REPAIR/MT-SMALL TOOLS EQUIP PK	135.52
		REPAIR/MT-SMALL TOOLS EQUIP PK	152.87
		OPERATING SUPPLIES	CEM 143.70
		OPERATING SUPPLIES	CEM 349.91
		REPAIR/MAINT-EQUIP & BLDG	CEM 335.83
		OPERATING SUPPLIES	ST 22.03
		WARRANT TOTAL	1,139.86

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65258	BANK OF AMERICA	TRAINING	SAN	532.64
		WARRANT TOTAL		532.64
65259	BANK OF AMERICA	SUPPLIES	LIB	43.19
		SUPPLIES	LIB	98.44
		EARLY LITERACY	LIB	399.99
		BOOKS SKAGIT COUNTY	LIB	116.91
		BOOKS SKAGIT COUNTY	LIB	55.00
		WARRANT TOTAL		713.53
65260	BANK OF AMERICA	REPAIRS/MAINT-EQUIP	FD	147.96
		WARRANT TOTAL		147.96
65261	BANK OF AMERICA	SOFTWARE MAINT & SUPPORT	IT	124.95
		WARRANT TOTAL		124.95
65262	BAY CITY SUPPLY	OPERATING SUP - SENIOR CTR	PK	88.52
		OPERATING SUP - CITY HALL	PK	29.42
		OPERATING SUP - CITY HALL	PK	24.30
		OPERATING SUP - CITY HALL	PK	32.40
		OPERATING SUP - CITY HALL	PK	79.73
		OPERATING SUP - CITY HALL	PK	81.21
		OPERATING SUP - CITY HALL	PK	63.18
		OPERATING SUPPLIES	SWR	141.81
		WARRANT TOTAL		540.57
65263	BERG VAULT COMPANY	LINERS	CEM	1,570.00
		WARRANT TOTAL		1,570.00
65264	ECOTONE SOLUTIONS LLC	PROFESSIONAL SERVICES	ENG	475.00
		WARRANT TOTAL		475.00
65265	BLUMENTHAL UNIFORM & EQUIP	UNIFORMS/ACCESSORIES	PD	257.53
		MACHINERY & EQUIPMENT	PD	101.84
		WARRANT TOTAL		359.37
65266	BOTTOM LINE BOOKS	BOOKS, PERIOD, RECORDS	LIB	36.92
		WARRANT TOTAL		36.92
65267	BOULDER PARK, INC	SOLIDS HANDLING	SWR	5,133.83
		SOLIDS HANDLING	SWR	5,213.06
		WARRANT TOTAL		10,346.89
65268	BW TECHNOLOGIES AMERICA	REPAIRS/MAINT-EQUIP	FD	485.00
		WARRANT TOTAL		485.00
65269	CARLETTI ARCHITECTS P.S.	ARCHITECT & ENGINEERING	CH	55.00
		WARRANT TOTAL		55.00
65270	CARL'S TOWING INC.	PROFESSIONAL SERVICES	PD	191.16
		WARRANT TOTAL		191.16

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65271	CASCADE NATURAL GAS CORP.	PUBLIC UTILITIES	CS	2,761.06
		PUBLIC UTILITIES	PD	68.78
		UTILITIES-COMMUNITY CTR	PK	169.90
		UTILITIES-SENIOR CENTER	PK	567.44
		UTILITIES-HAMMER SQUARE	PK	81.24
		UTILITIES - SHOP	PK	118.65
		UTILITIES - SHOP	PK	71.55
		PUBLIC UTILITIES	ST	23.07
		PUBLIC UTILITIES	LIB	226.69
		PUBLIC UTILITIES	SWR	120.44
		PUBLIC UTILITIES	SAN	410.92
	WARRANT TOTAL			4,619.74
65272	CENTRAL WELDING SUPPLY	OPERATING SUPPLIES	SAN	17.60
		WARRANT TOTAL		17.60
65273	CERTIFIED LABORATORIES	OPERATING SUPPLIES	ST	152.99
		WARRANT TOTAL		152.99
65274	CEMEX	REPAIR/MAINT-STREETS	ST	238.14
		WARRANT TOTAL		238.14
65275	COLLINS OFFICE SUPPLY, INC	SUPPLIES	FIN	45.26
		SUPPLIES	FIN	18.20
		SUPPLIES/BOOKS	PLN	17.64
		SUPPLIES/BOOKS	PLN	2.82
		SUPPLIES	ENG	17.63
		SUPPLIES	ENG	44.46
		OFF/OPER SUPPS & BOOKS	INSP	16.61
		OFF/OPER SUPPS & BOOKS	INSP	17.64
		OFF/OPER SUPPS & BOOKS	INSP	2.82
		OPERATING SUPPLIES	ST	32.69
	WARRANT TOTAL			215.77
65276	COMCAST	COMPUTER NETWORK	CS	71.97
		TELEPHONE	PD	13.99
		TELEPHONE	FD	13.99
		WARRANT TOTAL		99.95
65277	CONCRETE NOR'WEST, INC.	OPERATING SUPPLIES	ST	81.26
		WARRANT TOTAL		81.26
65278	COOK PAGING (WA)	TELEPHONE	FD	6.26
		WARRANT TOTAL		6.26
65279	CORRECTIONAL INDUSTRIES	PROFES. SVCS. REIMBURSE	ENG	12.41
		PROFES. SVCS. REIMBURSE	ENG	26.62
		PROFES. SVCS. REIMBURSE	ENG	16.47
		WARRANT TOTAL		55.50
65280	HSBC BUSINESS SOLUTIONS	SUPPLIES	EXE	60.88
		WARRANT TOTAL		60.88

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65281	COUNTRYSIDE CHEVROLET	REPAIR & MAINT - AUTO	PD	86.80
		REPAIR & MAINT - AUTO	PD	78.27
		REPAIR & MAINT - AUTO	PD	255.41
		REPAIR & MAINT - AUTO	PD	63.34
		REPAIR & MAINT - AUTO	PD	113.40
		REPAIR & MAINT - AUTO	PD	68.26
		REPAIR & MAINT - AUTO	PD	49.00
		REPAIR & MAINT - AUTO	PD	42.93
		WARRANT TOTAL		757.41
65282	CRISP-WEYANDS, CARRIE	MISC-DUES/SUBSCRIPTIONS	SWR	180.00
		WARRANT TOTAL		180.00
65283	CRYSTAL SPRINGS	OPERATING SUPPLIES	FD	23.97
		OPERATING SUP - PARKS SHOP	PK	9.72
		OPERATING SUPPLIES	CEM	14.58
		OPERATING SUPPLIES	ST	30.96
		OPERATING SUPPLIES	SWR	23.49
		OPERATING SUPPLIES	SAN	98.14
		WARRANT TOTAL		200.86
65284	CUES	MAINTENANCE OF LINES	SWR	396.26
		WARRANT TOTAL		396.26
65285	DC'S PRINTING & AWARDS	OPERATING SUPPLIES	FD	18.90
		OFFICE EQUIPMENT	PK	27.00
		WARRANT TOTAL		45.90
65286	DAILY JOURNAL OF COMMERCE	ENGINEERING-SKAGIT PROJECT	AST	294.00
		WARRANT TOTAL		294.00
65287	DATA BASE RECORDS DESTRUCTION LLC	PROFESSIONAL SERVICES	JUD	17.00
		SUPPLIES	FIN	8.50
		SUPPLIES	FIN	8.50
		OFFICE/OPERATING SUPPLIES	PD	37.75
		OFFICE/OPERATING SUPPLIES	PD	19.50
		WARRANT TOTAL		91.25
65288	DAY WIRELESS SYSTEMS INC	REPAIR/MAINTENANCE	PD	347.76
		MACHINERY & EQUIPMENT	PD	188.65
		WARRANT TOTAL		536.41
65289	DEMCO INC.	SUPPLIES	LIB	91.31
		WARRANT TOTAL		91.31
65290	DESTINATION WIRELESS	TELEPHONE	FD	16.20
		WARRANT TOTAL		16.20
65291	DMH INDUSTRIAL ELEC INC.	MAINT OF GENERAL EQUIP	SWR	2,326.79
		WARRANT TOTAL		2,326.79
65292	DOUGHER, MELISSA	HEALTH CLUB	PD	90.00

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		WARRANT TOTAL	90.00
65293	E & E LUMBER	OFFICE/OPERATING SUPPLIES PD	13.49
		OPERATING SUPPLIES FD	259.56
		OPERATING SUPPLIES FD	7.45
		OPERATING SUPPLIES FD	4.32
		OPERATING SUPPLIES FD	30.73
		REPAIRS/MAINTENANCE INSP	1.71
		OPERATING SUP - RIVERFRONT PK	32.72
		SMALL TOOLS & MINOR EQUIP PK	18.63
		DOG PARK PK	88.98
		OPERATING SUPPLIES ST	45.34
		OPERATING SUPPLIES ST	84.21
		OPERATING SUPPLIES ST	14.17
		SMALL TOOLS/MINOR EQUIP ST	32.63
		SAFETY EQUIPMENT ST	48.70
		SAFETY EQUIPMENT ST	6.15
		SAFETY EQUIPMENT ST	64.80
		SAFETY EQUIPMENT ST	23.82
		REPAIR/MAINTENANCE-EQUIP ST	2.47
		OPERATING SUPPLIES SWR	10.78
		OPERATING SUPPLIES SWR	35.51
		OPERATING SUPPLIES SWR	15.11
		OPERATING SUPPLIES SWR	48.76
		OPERATING SUPPLIES SAN	5.82
		OPERATING SUPPLIES SAN	15.65
		WARRANT TOTAL	911.51
65294	EDGE ANALYTICAL, INC.	PROFESSIONAL SERVICES SWR	219.00
		PROFESSIONAL SERVICES SWR	1,212.00
		PROFESSIONAL SERVICES SWR	1,212.00
		WARRANT TOTAL	2,643.00
65295	ENTERPRISE OFFICE SYSTEMS	SUPPLIES JUD	42.65
		SUPPLIES JUD	99.04
		WARRANT TOTAL	141.69
65296	EMERGENCY MEDICAL	OPERATING SUPPLIES FD	89.80
		WARRANT TOTAL	89.80
65297	FEDERAL CERTIFIED HEARING	RETIRED MEDICAL PD	35.20
		PROF SERVICE-MEDICAL EXAMS FD	40.00
		PROF SERVICE-MEDICAL EXAMS FD	20.00
		PROFESSIONAL SERVICES SWR	160.00
		WARRANT TOTAL	255.20
65298	FEDERAL EXPRESS CORP.	POSTAGE FD	17.65
		ENGINEERING-SKAGIT PROJECT AST	33.30
		ENGINEERING-SKAGIT PROJECT AST	192.25
		WARRANT TOTAL	243.20
65299	FBI-SEATTLE WW #1539	MAINTENANCE OF LINES SWR	855.36

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		WARRANT TOTAL	855.36
65300	FOX INTERNATIONAL LTD INC	OPERATING SUPPLIES FD	651.73
		WARRANT TOTAL	651.73
65301	FRISBEE, BRENT	HEALTH CLUB SAN	90.00
		WARRANT TOTAL	90.00
65302	GAYLORD BROS.	SUPPLIES LIB	594.58
		SUPPLIES LIB	47.17
		WARRANT TOTAL	641.75
65303	GALE GROUP	LIBRARY INFO DATABASES LIB	2,217.84
		WARRANT TOTAL	2,217.84
65304	GRAINGER PARTS	MAINT OF GENERAL EQUIP SWR	569.98
		SAFETY EQUIPMENT SWR	68.63
		WARRANT TOTAL	638.61
65305	GREAT AMERICA LEASING COR	EQUIPMENT LEASES CS	269.89
		EQUIPMENT LEASES CS	308.99
		WARRANT TOTAL	578.88
65306	GUARDIAN NW TITLE & ESCROW	PROFESSIONAL SERVICES LGL	162.00
		ENGINEERING-SKAGIT PROJECT AST	146.00
		ENGINEERING-SKAGIT PROJECT AST	53.00
		ENGINEERING-SKAGIT PROJECT AST	158.00
		ENGINEERING-SKAGIT PROJECT AST	57.00
		ENGINEERING-SKAGIT PROJECT AST	163.00
		LEGAL PUBLICATIONS SWR	49.00
		WARRANT TOTAL	788.00
65307	GUARDIAN SECURITY	MAINT OF GENERAL EQUIP SWR	97.20
		WARRANT TOTAL	97.20
65308	HARRIS, JASON	TRAVEL PD	5.21
		WARRANT TOTAL	5.21
65309	HEDEEN & CADITZ, PLLC	CONSTRUCTION- METCALF LINE PWT	6,297.50
		CONSTRUCTION- METCALF LINE PWT	17,686.32
		WARRANT TOTAL	23,983.82
65310	HAYDEN, PATRICK	ASSOCIATE'S FEES JUD	250.00
		WARRANT TOTAL	250.00
65311	HEITMAN, CHARLES	RETIRED MEDICAL PD	40.50
		WARRANT TOTAL	40.50
65312	H.W. LOCHNER, INC.	ENGINEERING-JAMESON SR9 AST	18,144.50
		WARRANT TOTAL	18,144.50
65313	INTERNTL CODE COUNCIL INC	MISC-TUITION/REGISTRATION INSP	59.00

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		59.00
65314	IKON OFFICE SOLUTIONS	REPAIRS & MAINTENANCE	PD	75.60
		MACHINERY & EQUIPMENT	PD	75.60
		OPERATING SUPPLIES	FD	75.60
		REPAIRS/MAINT-EQUIP	FD	75.60
		WARRANT TOTAL		302.40
65315	INGRAM LIBRARY SERVICES	BOOKS, PERIOD, RECORDS	LIB	190.08
		BOOKS, PERIOD, RECORDS	LIB	54.74
		BOOKS, PERIOD, RECORDS	LIB	31.90
		BOOKS SKAGIT COUNTY	LIB	50.13
		BOOKS SKAGIT COUNTY	LIB	19.24
		BOOKS SKAGIT COUNTY	LIB	8.08
		BOOKS SKAGIT COUNTY	LIB	36.41
		BOOKS SKAGIT COUNTY	LIB	8.32
		BOOKS SKAGIT COUNTY	LIB	7.41
		BOOKS SKAGIT COUNTY	LIB	4.44
		BOOKS SKAGIT COUNTY	LIB	31.62
		WARRANT TOTAL		442.37
65316	INTOXIMETERS, INC.	MACHINERY & EQUIPMENT	PD	475.20
		WARRANT TOTAL		475.20
65317	JACOBS, LEO	HEALTH CLUB	SAN	180.00
		WARRANT TOTAL		180.00
65318	KESTI, KEVIN	HEALTH CLUB	PK	75.00
		WARRANT TOTAL		75.00
65319	KESSELRING'S	MACHINERY & EQUIPMENT	PD	808.95
		WARRANT TOTAL		808.95
65320	KROESEN'S INC.	UNIFORMS	FD	20.25
		WARRANT TOTAL		20.25
65321	LABCORP	PROFESSIONAL SERVICES	PD	54.50
		PROFESSIONAL SERVICES	FD	54.50
		PROFESSIONAL SERVICES	FD	163.50
		WARRANT TOTAL		272.50
65322	LAKE SIDE INDUSTRIES	REPAIR/MAINT-STREETS	ST	255.44
		CONTRACTED OVERLAY	ST	1,818.42
		WARRANT TOTAL		2,073.86
65323	LANGUAGE EXCH. INC. (THE)	LANGUAGE INTERPRETER	JUD	220.00
		LANGUAGE INTERPRETER	JUD	330.00
		WARRANT TOTAL		550.00
65324	LAWSON PRODUCTS	SMALL TOOLS & MINOR EQUIP	SAN	192.19
		WARRANT TOTAL		192.19

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65325	LEONARD BOUDINOT & SKODJE	PROF SVS-ENGINEERING	SWR	2,000.00
		WARRANT TOTAL		2,000.00
65326	LIBRARY CORPORATION (THE)	EARLY LITERACY	LIB	3,416.20
		WARRANT TOTAL		3,416.20
65327	LOGGERS AND CONTRACTORS	OPERATING SUPPLIES	ST	1,198.37
		SMALL TOOLS/MINOR EQUIP	ST	150.11
		REPAIR/MAINTENANCE-EQUIP	ST	279.68
		REPAIRS/MAINT-EQUIP	SAN	435.29
		OPERATING SUPPLIES	SAN	428.78
		WARRANT TOTAL		2,492.23
65328	LINKO DATA SYSTEMS INC.	PORTABLE EQUIPMENT	SWR	1,835.00
		WARRANT TOTAL		1,835.00
65329	LIVINGSTON MICROGRAPHICS LLC	MAINT OF GENERAL EQUIP	SWR	4,293.80
		WARRANT TOTAL		4,293.80
65330	LYNN PEAVEY COMPANY	OFFICE/OPERATING SUPPLIES	PD	52.50
		WARRANT TOTAL		52.50
65331	MARK E. CHRIST, ARCHITECT	BINGHAM PARK BLDG	PK	520.00
		EVIDENCE/STORAGE BUILDING	CH	440.00
		WARRANT TOTAL		960.00
65332	MCNEILL POLYGRAPH & INVES	PROFESSIONAL SERVICES	CIV	175.00
		WARRANT TOTAL		175.00
65333	LEXISNEXIS MATTHEW BENDER	CODE BOOK	LGS	39.85
		CODE BOOK	LGS	1,154.74
		DUES/SUBSCRIPTIONS	JUD	105.68
		WARRANT TOTAL		1,300.27
65334	MCILRATH, DAN	HEALTH CLUB	PD	77.76
		WARRANT TOTAL		77.76
65335	MCLOUGHLIN & EARDLEY CORP	SMALL TOOLS & MINOR EQUIP	FD	38.95
		REPAIRS/MAINT-EQUIP	FD	63.45
		WARRANT TOTAL		102.40
65336	MELTON, NEWELL R.	TRAVEL	ST	15.00
		WARRANT TOTAL		15.00
65337	MARTIN MARIETTA MATERIALS	REPAIR/MAINT-STREETS	ST	641.80
		CONTRACTED OVERLAY	ST	861.11
		WARRANT TOTAL		1,502.91
65338	MID-AMERICAN RESEARCH CHEM.	MAINTENANCE OF LINES	SWR	348.30
		OPERATING SUPPLIES	SWR	86.40
		WARRANT TOTAL		434.70

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65339	MOTOR TRUCKS, INC.	REPAIRS/MAINT-EQUIP	SAN	85.91
		WARRANT TOTAL		85.91
65340	MOTION PICTURE LICENSING CORP.	SUMMER READ PROGRAM	LIB	165.00
		WARRANT TOTAL		165.00
65341	MT. HOOD SOLUTIONS	SOLIDS HANDLING	SWR	7,142.26
		WARRANT TOTAL		7,142.26
65342	MURRELL HICKEY & ASSOC	OPERATING SUPPLIES	SWR	76.24
		WARRANT TOTAL		76.24
65343	MUNICIPAL EMERGENCY SVC	REPAIRS/MAINT-EQUIP	FD	84.47
		REPAIRS/MAINT-EQUIP	FD	94.38
		WARRANT TOTAL		178.85
65344	N C MACHINERY CO.	REPAIR/MAINTENANCE-EQUIP	ST	73.60
		WARRANT TOTAL		73.60
65345	NC POWER SYSTEMS CO.	MAINT OF GENERAL EQUIP	SWR	537.72
		WARRANT TOTAL		537.72
65346	NESHEIM, TERESA	PROFESSIONAL SERVICES	FIN	180.00
		WARRANT TOTAL		180.00
65347	NEWMAN SIGNS INC	OPERATING SUPPLIES	ST	1,532.15
		WARRANT TOTAL		1,532.15
65348	NEXTEL COMMUNICATIONS	TELEPHONE	FIN	92.43
		TELEPHONE	LGL	30.81
		TELEPHONE	IT	30.81
		PUBLIC UTILITIES	CS	30.81
		TELEPHONE	PLN	30.81
		NEXTEL CELL PHONES		61.62
		TELEPHONE	PD	631.76
		TELEPHONE	FD	215.67
		TELEPHONE	INSP	30.82
		TELEPHONE	PK	277.29
		TELEPHONE	CEM	61.64
		TELEPHONE	ST	184.92
		NEXTEL CELL PHONES		308.20
		NEXTEL CELL PHONES	SAN	184.92
		WARRANT TOTAL		2,172.51
65349	NORTH CASCADE FORD	REPAIR & MAINT - AUTO	PD	1,145.47
		WARRANT TOTAL		1,145.47
65350	NORTHWEST TINMAN	MACHINERY AND EQUIPMENT	FD	1,620.00
		WARRANT TOTAL		1,620.00
65351	OASYS	EQUIPMENT LEASES	CS	353.49
		SUPPLIES/BOOKS	PLN	274.53

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		SUPPLIES	274.54
		OFFICE/OPERATING SUPPLIES	101.52
		OFFICE SUPPLIES	101.52
		OFF/OPER SUPPS & BOOKS	274.54
		WARRANT TOTAL	1,380.14
65352	OFFICE DEPOT	SUPPLIES	115.34
		SUPPLIES/BOOKS	36.67
		SUPPLIES	36.66
		OFFICE/OPERATING SUPPLIES	70.74
		OFFICE SUPPLIES	79.25
		OFFICE SUPPLIES	36.66
		OFF/OPER SUPPS & BOOKS	36.67
		ENGINEERING-SKAGIT PROJECT	136.38
		WARRANT TOTAL	548.37
65353	OCLC	CATALOGUE SUBSCRIPTION	563.27
		WARRANT TOTAL	563.27
65354	OLIVER-HAMMER CLOTHES	UNIFORMS/ACCESSORIES	138.22
		CLOTHING	22.99
		CLOTHING	17.82
		CLOTHING	63.51
		SAFETY EQUIPMENT	699.69
		CLOTHING	56.41
		CLOTHING	256.80
		CLOTHING	295.77
		CLOTHING	25.92
		CLOTHING	9.18
		OPERATING SUPPLIES	151.05
		OPERATING SUPPLIES	45.85
		WARRANT TOTAL	1,783.21
65355	ORKIN-EVERETT	REPAIR/MAINTENANCE	367.20
		WARRANT TOTAL	367.20
65356	OVERDRIVE, INC.	CATALOGUE SUBSCRIPTION	668.78
		WARRANT TOTAL	668.78
65357	OUTWEST UNLIMITED	REPAIR/MAINTENANCE-LAND	175.00
		WARRANT TOTAL	175.00
65358	PACIFIC POWER PRODUCTS	REPAIRS/MAINT-EQUIP	848.49
		REPAIRS/MAINT-EQUIP	2,142.72
		WARRANT TOTAL	2,991.21
65359	PACIFIC COMMERCIAL LOCK & KEY	PORTABLE EQUIPMENT	758.72
		WARRANT TOTAL	758.72
65360	PACIFIC POWER BATTERIES	REPAIRS/MAINT-EQUIP	47.47
		WARRANT TOTAL	47.47

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65361	PAPE MACHINERY	REPAIR/MAINTENANCE-EQUIP	ST	173.26
		WARRANT TOTAL		173.26
65362	PAT RIMMER TIRE CTR, INC	REPAIR & MAINT - AUTO	PD	211.00
		REPAIR & MAINT - AUTO	PD	639.90
		REPAIR & MAINT - AUTO	PD	220.46
		MACHINERY & EQUIPMENT	PD	174.58
		OPERATING SUPPLIES	FD	97.16
		REPAIRS/MAINT-EQUIP	FD	1,154.13
		REPAIRS/MAINT-EQUIP	FD	811.99
		OPERATING SUPPLIES	SWR	86.81
		REPAIRS/MAINT-EQUIP	SAN	36.72
		REPAIRS/MAINT-EQUIP	SAN	436.11
		REPAIRS/MAINT-EQUIP	SAN	45.90
		WARRANT TOTAL		3,914.76
65363	PETROCARD	AUTO FUEL/DIESEL	PK	35.02
		AUTO FUEL/DIESEL	PK	12.50
		AUTO FUEL/DIESEL	CEM	60.79
		AUTO FUEL/DIESEL	ST	109.43
		AUTO FUEL/DIESEL	ST	165.80
		AUTO FUEL/DIESEL	ST	99.99
		AUTO FUEL/DIESEL	ST	96.03
		AUTO FUEL/DIESEL	SWR	82.50
		AUTO FUEL/DIESEL	SWR	51.11
		AUTO FUEL/DIESEL	SAN	74.41
		AUTO FUEL/DIESEL	SAN	49.74
		AUTO FUEL/DIESEL	SAN	55.00
		AUTO FUEL/DIESEL	SAN	7.74
		WARRANT TOTAL		900.06
65364	PETTY CASH-DEBRA PETERSON	SUPPLIES	LIB	10.25
		SUMMER READ PROGRAM	LIB	12.96
		BOOKS SKAGIT COUNTY	LIB	7.55
		WARRANT TOTAL		30.76
65365	PIERCE, DAVE	HEALTH CLUB	PD	180.00
		WARRANT TOTAL		180.00
65366	PITNEY BOWES, INC.	SUPPLIES	FIN	52.32
		WARRANT TOTAL		52.32
65367	PITNEY BOWES	OPERATING RENTALS/LEASES	FIN	18.34
		POSTAGE	PD	18.33
		POSTAGE	FD	18.33
		WARRANT TOTAL		55.00
65368	PITTMAN, HAROLD	RETIRED MEDICAL	PD	18.53
		WARRANT TOTAL		18.53
65369	PRINTWISE, INC.	SUPPLIES	JUD	133.92
		WARRANT TOTAL		133.92

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT	
65370	PUBLIC UTILITY DIS. NO.1	PUBLIC UTILITIES	CS	157.61	
		PUBLIC UTILITIES	PD	16.40	
		UTILITIES-RIVERFRONT	PK	262.54	
		UTILITIES-TRAIN	PK	16.40	
		UTILITIES-HAMMER SQUARE	PK	311.40	
		UTILITIES-BINGHAM & MEMORIAL P		30.24	
		UTILITIES - OTHER	PK	27.40	
		PUBLIC UTILITIES	CEM	64.68	
		PUBLIC UTILITIES	ST	33.08	
		PUBLIC UTILITIES	LIB	22.08	
		PUBLIC UTILITIES	SWR	172.50	
		PUBLIC UTILITIES	SAN	38.76	
			WARRANT TOTAL		1,153.09
65371	PUBLIC SAFETY TESTING	PROFESSIONAL SERVICES	CIV	285.00	
		WARRANT TOTAL		285.00	
65372	PUGET SOUND ENERGY	PUBLIC UTILITIES	CS	2,573.04	
		PUB UTILITIES-MALL	CS	81.76	
		PUB UTILITIES-MALL	CS	9.83	
		PUBLIC UTILITIES	PD	47.09	
		REPAIRS & MAINTENANCE	PD	9.83	
		UTILITIES-RIVERFRONT	PK	550.97	
		UTILITIES-COMMUNITY CTR	PK	154.31	
		UTILITIES-SENIOR CENTER	PK	329.13	
		UTILITIES - GOLF	PK	46.67	
		UTILITIES-TRAIN	PK	360.89	
		UTILITIES-HAMMER SQUARE	PK	399.15	
		UTILITIES-BINGHAM & MEMORIAL P		102.99	
		UTILITIES - SHOP	PK	131.68	
		UTILITIES - OTHER	PK	9.83	
		PUBLIC UTILITIES	CEM	98.18	
		PUBLIC UTILITIES	ST	140.12	
		PUBLIC UTILITIES	ST	275.83	
		PUBLIC UTILITIES	ST	8,043.16	
		PUBLIC UTILITIES	ST	7,462.35	
		PUBLIC UTILITIES	ST	89.48	
		PUBLIC UTILITIES	LIB	266.46	
		ADVERTISING	HOT	33.68	
		CONSTRUCTION	CH	35,718.00	
		PUBLIC UTILITIES	SWR	9,761.88	
		PUBLIC UTILITIES	SAN	182.75	
			WARRANT TOTAL		66,879.06
		65373	PUGET SOUND LEASING CO. INC	UTILITIES-RIVERFRONT	PK
UTILITIES-COMMUNITY CTR	PK			32.75	
UTILITIES-SENIOR CENTER	PK			136.24	
PUBLIC UTILITIES	SWR			150.76	
	WARRANT TOTAL		345.08		
65374	QUALITY FLOOR COVERING INC	REPAIRS/MAINT-DORM	FD	9,985.68	
		WARRANT TOTAL		9,985.68	

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65375	R & D SUPPLY, INC.	MAINTENANCE OF LINES	SWR	469.80
		WARRANT TOTAL		469.80
65376	RECORDED BOOKS, LLC	BOOKS, PERIOD, RECORDS	LIB	1,405.31
		WARRANT TOTAL		1,405.31
65377	REICHHARDT & EBE ENG, INC	PROFESSIONAL SERVICES	ENG	301.41
		PROFESSIONAL SERVICES	ENG	854.00
		PROFESSIONAL SERVICES	ENG	401.88
		CONSTRUCTION - SR20 LINE	PWT	3,551.30
		CONSTRUCTION-TOWNSHIP LINE	PWT	31,388.47
		CONSTRUCTION-TOWNSHIP LINE	PWT	13,654.72
		CONSTRUCTION - MCGARIGLE	PWT	7,831.89
		CONSTRUCTION - MCGARIGLE	PWT	2,038.32
		PROF SVS-ENGINEERING	SWR	1,080.79
		PROF SVS-ENGINEERING	SWR	4,177.77
		PROF SVS-ENGINEERING	SWR	1,962.06
		PROF SVS-ENGINEERING	SWR	4,165.72
		WARRANT TOTAL		71,408.33
65378	RINDAL, BOB	HEALTH CLUB	SAN	180.00
		WARRANT TOTAL		180.00
65379	RIGHT WAY PLUMBING	REPAIRS/MT-RIVERFRONT	PK	257.04
		WARRANT TOTAL		257.04
65380	ROSENCRANTZ, KEN	RETIRED MEDICAL	PD	192.80
		WARRANT TOTAL		192.80
65381	SAFETY TREE SERVICE	REPAIR/MAINT-STREETS	ST	1,998.00
		WARRANT TOTAL		1,998.00
65382	SANFORD TIRE & AUTO REPAIR	REPAIRS/MAINT-EQUIP	FD	1,603.80
		REPAIR/MAINT-EQUIP & BLDG	CEM	2,292.00
		WARRANT TOTAL		3,895.80
65383	SALSEINA, NATHAN	HEALTH CLUB	PK	75.00
		WARRANT TOTAL		75.00
65384	SANDERSON SAFETY SUPPLY	SMALL TOOLS & MINOR EQUIP	FD	264.03
		WARRANT TOTAL		264.03
65385	SCHORNO, DAVE	PROFESSIONAL SERVICES	SWR	44.00
		WARRANT TOTAL		44.00
65386	SCIENTIFIC SUPPLY	OPERATING SUPPLIES	SWR	161.25
		OPERATING SUPPLIES	SWR	169.86
		OPERATING SUPPLIES	SWR	454.71
		OPERATING SUPPLIES	SWR	124.10
		WARRANT TOTAL		909.92
65387	SEAWESTERN FIRE FIGHTING EQUIP.	OPERATING SUPPLIES	FD	906.24

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		OPERATING SUPPLIES	FD	322.92
		WARRANT TOTAL		1,229.16
65388	SEDRO-WOLLEY AUTO PARTS	REPAIR & MAINTENANCE	CS	28.86
		REPAIR/MT-SMALL TOOLS EQUIP	PK	45.61
		OPERATING SUPPLIES	ST	15.90
		OPERATING SUPPLIES	ST	54.24
		OPERATING SUPPLIES	ST	161.82
		SMALL TOOLS/MINOR EQUIP	ST	68.18
		REPAIR/MAINTENANCE-EQUIP	ST	16.20
		REPAIR/MAINTENANCE-EQUIP	ST	22.02
		REPAIRS/MAINT-EQUIP	ST	1.12
		OPERATING SUPPLIES	SWR	60.48
		WARRANT TOTAL		474.43
65389	SEDRO-WOLLEY GLASS	MACHINERY & EQUIPMENT	PD	97.20
		WARRANT TOTAL		97.20
65390	SEDRO-WOLLEY MUSEUM	S-W MUSEUM	HOT	1,500.00
		WARRANT TOTAL		1,500.00
65391	SEDRO-WOLLEY POSTMASTER	POSTAGE	LIB	84.00
		WARRANT TOTAL		84.00
65392	SEDRO WOOLLEY VETERINARY CARE	PROFESSIONAL SERVICES	PD	66.87
		WARRANT TOTAL		66.87
65393	SEDRO-WOLLEY VOLUNTEER	SALARIES-VOLUNTEERS	PD	11,706.00
		WARRANT TOTAL		11,706.00
65394	SIGNATURE FORMS INC.	SUPPLIES	FIN	356.19
		WARRANT TOTAL		356.19
65395	SICKLER TRUCK REPAIR	REPAIRS/MAINT-EQUIP	FD	139.29
		WARRANT TOTAL		139.29
65396	SIRCHIE FINGER PRINT	OFFICE/OPERATING SUPPLIES	PD	468.25
		WARRANT TOTAL		468.25
65397	SK. CO. COM ACTION AGENCY	SK. COMM ACTION PUBL HLTH	HLT	15.00
		SK. COMM ACTION PUBL HLTH	HLT	6.44
		WARRANT TOTAL		21.44
65398	SKAGIT CO. DISTRICT COURT	MUNICIPAL COURT PROB.	JUD	2,750.00
		WARRANT TOTAL		2,750.00
65399	SKAGIT COUNTY GOVERNMENT	PROFESSIONAL SERVICES	IT	2,057.24
		PROFESSIONAL SERVICES	PLN	68.17
		PROFESSIONAL SERVICES	ENG	29.16
		OPERATING LEASE-COMPUTER	PD	146.81
		WARRANT TOTAL		2,301.38

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65400	SK. CO. INTERLOCAL DRUG	SPECIAL INVESTIGATIONS	PD	1,000.00
		WARRANT TOTAL		1,000.00
65401	SKAGIT CO. PUBLIC WORKS	SOLID WASTE DISPOSAL	SAN	36,887.96
		WARRANT TOTAL		36,887.96
65402	SKAGIT CO. SENIOR SERVICE	SKAGIT SENIOR SERVICES	SEN	4,867.00
		WARRANT TOTAL		4,867.00
65403	SKAGIT CO. PUBLIC WORKS	SKAGIT CO SOLID WASTE	SWR	341.37
		WARRANT TOTAL		341.37
65404	SKAGIT COUNTY SHERIFF	PRISONERS	PD	9,939.56
		PRISONERS	PD	9,106.40
		PRISONERS	PD	18,081.35
		WARRANT TOTAL		37,127.31
65405	SKAGIT COUNTY TREASURER	CRIME VCTM & WITNSS PROG	LGL	115.73
		WARRANT TOTAL		115.73
65406	SKAGIT FARMERS SUPPLY	OPERATING SUPPLIES-PROPANE	ST	17.74
		OPERATING SUPPLIES-PROPANE	ST	19.63
		OPERATING SUPPLIES-PROPANE	ST	29.85
		OPERATING SUPPLIES-PROPANE	ST	26.89
		OPERATING SUPPLIES	SAN	54.59
		WARRANT TOTAL		148.70
65407	SKAGIT DOMESTIC VIOLENCE	SKAGIT CO DOMESTIC VIOLENCE DV		1,700.00
		WARRANT TOTAL		1,700.00
65408	SKAGIT RIVER STEEL	REPAIR/MAINTENANCE-EQUIP	ST	18.90
		WARRANT TOTAL		18.90
65409	SKAGIT VALLEY PUBLISHING	LEGAL PUBLICATIONS	LGS	15.84
		LEGAL PUBLICATIONS	LGS	25.34
		LEGAL PUBLICATIONS	LGS	28.51
		LEGAL PUBLICATIONS	LGS	31.68
		LEGAL PUBLICATIONS	LGS	28.51
		LEGAL PUBLICATIONS	LGS	31.68
		LEGAL PUBLICATIONS	LGS	34.84
		LEGAL PUBLICATIONS	LGS	34.84
		LEGAL PUBLICATIONS	LGS	34.84
		OFFICE EQUIPMENT	JUD	31.68
		OFFICE EQUIPMENT	JUD	31.67
		ADVERTISING	PLN	98.19
		ADVERTISING	PLN	38.01
		ADVERTISING	PLN	38.01
		ADVERTISING/LEGAL PUBLIC	PLN	66.52
		ADVERTISING/LEGAL PUBLIC	PLN	63.35
		ADVERTISING/LEGAL PUBLIC	PLN	174.21
		ADVERTISING/LEGAL PUBLIC	PLN	164.71
		WARRANT TOTAL		972.43

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
65410	SK. VALLEY TULIP FESTIVAL	TULIP FESTIVAL	HOT	500.00
		WARRANT TOTAL		500.00
65411	SORSDAL, HEATHER	HEALTH CLUB	PD	165.00
		WARRANT TOTAL		165.00
65412	SPARKLE SHOP LAUNDRIES	UNIFORM CLEANING	PD	314.60
		MISC-LAUNDRY	FD	31.27
		MISC-LAUNDRY	FD	38.07
		WARRANT TOTAL		383.94
65413	SPRINT	TELEPHONE	FD	59.99
		WARRANT TOTAL		59.99
65414	STOCKTON, MARK	TUITION/REGISTRATION	ENG	30.00
		WARRANT TOTAL		30.00
65415	SUMMIT LAW GROUP	PROFESSIONAL SERVICES	LGL	82.50
		PROFESSIONAL SERVICES	PD	110.00
		WARRANT TOTAL		192.50
65416	SUNRISE CAR WASH	REPAIR & MAINTENANCE	CS	159.00
		WARRANT TOTAL		159.00
65417	TALLY GENICOM LP	SUPPLIES	FIN	250.56
		WARRANT TOTAL		250.56
65418	THORPE, SYLVIA PH.D ABPP	PROFESSIONAL SERVICES	CIV	325.00
		WARRANT TOTAL		325.00
65419	TORGGY'S CUSTOM	REPAIR & MAINT - AUTO	PD	103.63
		WARRANT TOTAL		103.63
65420	TRENCHLESS CONSTRUCTION SVC.	CONSTRUCTION-TOWNSHIP LINE PWT		448,804.29
		WARRANT TOTAL		448,804.29
65421	TRAFFIC SAFETY SUPPLY CO.	OPERATING SUPPLIES	ST	2,967.03
		WARRANT TOTAL		2,967.03
65422	TUMBLEWEED PRESS, INC.	LIBRARY INFO DATABASES	LIB	798.00
		WARRANT TOTAL		798.00
65423	TRUCK TOYS INC	REPAIR & MAINT - AUTO	PD	57.24
		WARRANT TOTAL		57.24
65424	TRUE VALUE	REPAIR & MAINTENANCE	CS	16.33
		REPAIR & MAINTENANCE	CS	47.48
		OPERATING SUPPLIES	FD	4.85
		OPERATING SUPPLIES	FD	23.73
		OPERATING SUPPLIES	FD	140.35
		OPERATING SUPPLIES	FD	37.49
		OPERATING SUPPLIES	FD	1.39

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		OPERATING SUPPLIES	FD 63.83
		OPERATING SUPPLIES	FD 19.05
		OPERATING SUPPLIES	FD 76.13
		OPERATING SUP - RIVERFRONT	PK 46.40
		OPERATING SUP - CITY HALL	PK 27.90
		OPERATING SUP - CITY HALL	PK 5.63
		OPERATING SUP - CITY HALL	PK 17.26
		OPERATING SUP - LIBRARY	PK 7.55
		OPERATING SUP - LIBRARY	PK 10.79
		SMALL TOOLS & MINOR EQUIP	PK 60.46
		REPAIRS/MT-RIVERFRONT	PK 8.19
		OPERATING SUPPLIES	CEM 29.14
		OPERATING SUPPLIES	ST 25.90
		MAINT OF GENERAL EQUIP	SWR 14.84
		OPERATING SUPPLIES	SWR 1.07
		OPERATING SUPPLIES	SWR 30.23
		OPERATING SUPPLIES	SWR 17.26
		OPERATING SUPPLIES	SWR 11.87
		OPERATING SUPPLIES	SWR 8.63
		OPERATING SUPPLIES	SAN 9.46
		OPERATING SUPPLIES	SAN 109.04
		OPERATING SUPPLIES	SAN 14.64
		OPERATING SUPPLIES	SAN 8.60
		OPERATING SUPPLIES	SAN 11.86
		OPERATING SUPPLIES	SAN 45.32
		WARRANT TOTAL	952.67
65425	TRUE VALUE	VOIDED WARRANT	.00
		WARRANT TOTAL	.00
65426	UNIVAR USA INC	OP SUPPLIES-CHEMICALS	SWR 2,415.31
		OP SUPPLIES-CHEMICALS	SWR 685.26
		WARRANT TOTAL	3,100.57
65427	UNIVERSAL FIELD SVC INC	ENGINEERING-SKAGIT PROJECT AST	2,508.38
		ENGINEERING FRUITDALE/MCGAR AS	1,916.71
		WARRANT TOTAL	4,425.09
65428	USA BLUE BOOK	OPERATING SUPPLIES	SWR 226.24
		OPERATING SUPPLIES	SWR 151.90
		WARRANT TOTAL	74.34
65429	UTIL UNDERGROUND LOC CTR	OPERATING SUPPLIES	SWR 27.60
		WARRANT TOTAL	27.60
65430	VALLEY AUTO SUPPLY	REPAIR & MAINTENANCE	CS 31.85
		OPERATING SUPPLIES	FD 7.33
		OPERATING SUPPLIES	FD 20.50
		REPAIRS/MAINT-EQUIP	FD 32.76
		REPAIRS/MAINT-EQUIP	FD 28.91
		REPAIR/MT-SMALL TOOLS EQUIP	PK 63.77
		REPAIR/MT-SMALL TOOLS EQUIP	PK 25.65

WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		MAINTENANCE OF VEHICLES	SWR	20.07
		MAINTENANCE OF VEHICLES	SWR	36.61
		REPAIRS/MAINT-EQUIP	SAN	29.25
		REPAIRS/MAINT-EQUIP	SAN	13.06
		OPERATING SUPPLIES	SAN	85.74
		SMALL TOOLS & MINOR EQUIP	SAN	223.56
		WARRANT TOTAL		619.06
65431	VERIZON NORTHWEST	TELEPHONE	JUD	269.72
		TELEPHONE	FIN	674.30
		TELEPHONE	FIN	51.87
		TELEPHONE	PLN	134.86
		TELEPHONE	ENG	134.86
		TELEPHONE	PD	13.70
		TELEPHONE	PD	363.17
		TELEPHONE	INSP	134.85
		TELEPHONE - RIVERFRONT		4.31
		TELEPHONE	PK	88.10
		TELEPHONE	CEM	62.20
		TELEPHONE	LIB	112.26
		TELEPHONE	SWR	246.05
		TELEPHONE	SWR	245.42
		TELEPHONE	SAN	5.16
		WARRANT TOTAL		2,540.83
65432	VISTEN, LESLIE	RETIRED MEDICAL	PD	83.00
		WARRANT TOTAL		83.00
65433	WA COUNTIES RISK POOL	TUITION/REGISTRATION	PD	150.00
		WARRANT TOTAL		150.00
65434	WA ASSOC OF BUILDING OFF	OFF/OPER SUPPS & BOOKS	INSP	48.33
		WARRANT TOTAL		48.33
65435	WA ST DEPT OF PROF LICEN	INTERGOV SVC-GUN PERMITS	PD	108.00
		INTERGOV SVC-GUN PERMITS	PD	54.00
		WARRANT TOTAL		162.00
65436	WA STATE DEPT OF REVENUE	TAXES AND ASSESSMENTS	PK	23.99
		TAXES AND ASSESSMENTS	CEM	230.75
		TAXES AND ASSESSMENTS	LIB	5.39
		TAXES AND ASSESSMENTS	SWR	4,553.09
		TAXES & ASSESSMENTS	SAN	5,196.49
		WARRANT TOTAL		10,009.71
65437	WA STATE DEPT OF REVENUE	RENTS, LEASES, CONCESSIONS		30.82
		WARRANT TOTAL		30.82
65438	WA ST DEPT OF TRANSPORT	ENGINEERING-SKAGIT PROJECT AST		1,524.17
		WARRANT TOTAL		1,524.17
65439	WA ST DEPT OF TRANS	TUITION/REGISTRATION	ENG	150.00

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WARRANT	VENDOR NAME	DESCRIPTION		AMOUNT
		WARRANT TOTAL		150.00
65440	WA STATE PATROL	RENTAL TELETYPE	PD	660.00
		WARRANT TOTAL		660.00
65441	WASHINGTON STATE PATROL	INTERGOV SVC-GUN PERMITS	PD	96.25
		WARRANT TOTAL		96.25
65442	WA ST CRIMINAL JUSTICE	TUITION/REGISTRATION	PD	60.00
		WARRANT TOTAL		60.00
65443	WA ST DEPT OF AGRICULTURE	MISC-TUITION/REGISTRATION	CEM	33.00
		REPAIR/MAINT-STREETS	ST	33.00
		MISC-TUITION/REGISTRATION	ST	33.00
		MISC-TUITION/REGISTRATION	ST	33.00
		MISC-DUES/SUBSCRIPTIONS	SWR	33.00
		MISC-DUES/SUBSCRIPTIONS	SWR	33.00
		WARRANT TOTAL		198.00
65444	WA ST DEPT OF INFORMATION	DUES/SUBSCRIPTIONS	ENG	1,205.12
		WARRANT TOTAL		1,205.12
65445	WA ST OFF OF TREASURER	STATE REMITTANCES-COURT		5,740.56
		WARRANT TOTAL		5,740.56
65446	WASHINGTON STATE LIBRARY	INTERNET	LIB	331.28
		WARRANT TOTAL		331.28
65447	WWCPA	MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		MISC-DUES/SUBSCRIPTIONS	SWR	15.00
		WARRANT TOTAL		105.00
65448	WASTE MANAGEMENT OF SKGT	RECYCLING FEE - HOUSEHOLD	SAN	8,040.84
		RECYCLING FEE - HOUSEHOLD	SAN	8,673.24
		WARRANT TOTAL		16,714.08
65449	WEST PAYMENT CTR	DUES/SUBSCRIPTIONS	JUD	124.20
		DUES/SUBSCRIPTIONS	JUD	646.38
		PROFESSIONAL SERVICES	LGL	271.68
		WESTLAW SERVICES	LGL	271.70
		WESTLAW SERVICES	LGL	271.68
		WARRANT TOTAL		1,585.64
65450	WELCH, DAVID	HEALTH CLUB	PD	180.00
		WARRANT TOTAL		180.00
65451	WHATCOM CO. LIBRARY SYSTEM	CATALOGUE SUBSCRIPTION	LIB	652.24

WARRANT	VENDOR NAME	DESCRIPTION	AMOUNT
		WARRANT TOTAL	652.24
65452	WIDENER AND ASSOCIATES	ENGINEERING-SKAGIT PROJECT AST	2,508.80
		ENGINEERING-SKAGIT PROJECT AST	2,447.20
		PROFESSIONAL SERVICES SWR	980.00
		WARRANT TOTAL	5,936.00
65453	WOOD'S LOGGING SUPPLY INC	SMALL TOOLS & MINOR EQUIP FD	173.86
		REPAIR/MT-SMALL TOOLS EQUIP PK	87.21
		REPAIR/MT-SMALL TOOLS EQUIP PK	29.16
		LINERS CEM	128.48
		SMALL TOOLS/MINOR EQUIP CEM	128.48
		SAFETY EQUIPMENT ST	32.40
		CONSTRUCTION - SR20 LINE PWT	6.62
		MAINTENANCE OF LINES SWR	230.54
		MAINTENANCE OF LINES SWR	142.14
		OPERATING SUPPLIES SWR	10.80
		OPERATING SUPPLIES SWR	30.45
		OPERATING SUPPLIES SWR	8.47
		REPAIRS/MAINT-EQUIP SAN	117.04
		REPAIRS/MAINT-EQUIP SAN	23.22
		OPERATING SUPPLIES SAN	164.12
		POSTAGE SAN	6.45
		WARRANT TOTAL	1,319.44
65454	WSP ENVIRONMENT & ENERGY	PROF SERVICES REIMBURSABLE PLN	715.00
		WARRANT TOTAL	715.00
65455	SELF, JOAN	ROW - FRUITDALE/MCGARIGLE AST	5,325.00
		WARRANT TOTAL	5,325.00
		RUN TOTAL	945,058.48

FUND	TITLE	AMOUNT
001	CURRENT EXPENSE FUND	130,593.27
101	PARK FUND	7,412.80
102	CEMETERY FUND	5,893.60
103	STREET FUND	33,126.98
104	ARTERIAL STREET FUND	36,161.92
105	LIBRARY FUND	12,903.25
108	STADIUM FUND	2,033.68
331	CITY HALL CONST FUND	36,213.00
332	PWTF SEWER CONSTRUCTION FUND	531,259.43
401	SEWER FUND	82,015.56
412	SOLID WASTE FUND	67,374.65
425	STORMWATER	70.34
TOTAL		945,058.48

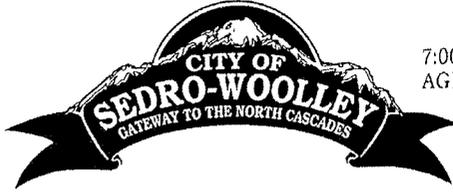
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DEPARTMENT	AMOUNT
001 000 000	5,771.38
001 000 011	1,460.67
001 000 012	5,433.47
001 000 013	95.47
001 000 014	1,982.22
001 000 015	1,235.55
001 000 016	785.00
001 000 017	2,246.49
001 000 018	7,625.19
001 000 019	1,944.80
001 000 020	4,249.43
001 000 021	53,563.67
001 000 022	36,970.29
001 000 024	641.20
001 000 055	4,867.00
001 000 062	1,721.44
FUND CURRENT EXPENSE FUND	130,593.27
101 000 076	7,412.80
FUND PARK FUND	7,412.80
102 000 036	5,893.60
FUND CEMETERY FUND	5,893.60
103 000 042	33,126.98
FUND STREET FUND	33,126.98
104 000 042	36,161.92
FUND ARTERIAL STREET FUND	36,161.92
105 000 072	12,903.25
FUND LIBRARY FUND	12,903.25
108 000 019	2,033.68
FUND STADIUM FUND	2,033.68
331 000 012	36,213.00
FUND CITY HALL CONST FUND	36,213.00
332 000 082	531,259.43
FUND PWTW SEWER CONSTRUCTION FUND	531,259.43
401 000 035	82,015.56
FUND SEWER FUND	82,015.56
412 000 037	67,374.65
FUND SOLID WASTE FUND	67,374.65
425 000 039	70.34
FUND STORMWATER	70.34
TOTAL	945,058.48

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009



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

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

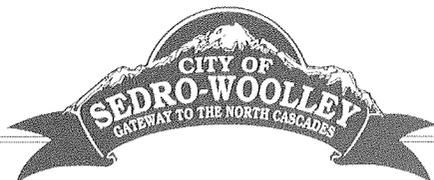
Eron M. Berg
City Supervisor/City Attorney

MEMO TO: City Council
FROM: Eron Berg
RE: Declaration of Civil Emergency
DATE: January 14, 2009

ISSUE: Should the Council ratify the mayor's Declaration of Civil Emergency dated January 7, 2009?

BACKGROUND: A copy of the Mayor's declaration is attached. A civil emergency was declared as a result of severe urban flooding which impacted streets and homes in Sedro-Woolley. Pursuant to SWMC 2.40, the Mayor's declaration is required to be presented to the City Council as soon as practical after the emergency event and the Council shall ratify, amend or reject the declaration.

RECOMMENDATION: Motion to ratify the Mayor's declaration of civil emergency dated January 7, 2009.



Mike Anderson
Mayor

DECLARATION OF CIVIL EMERGENCY

WHEREAS, the City of Sedro-Woolley is currently experiencing higher than average rainfall and when combined with existing snow on the ground, the City is experiencing an extreme storm water run-off event with significant urban flooding;

WHEREAS, roads and homes in and around the City of Sedro-Woolley are currently flooded or predicted to be flooded in the immediate future;

WHEREAS, Skagit County has declared an emergency as a result of the weather and flood conditions and the Skagit County Emergency Operations Center has been activated;

WHEREAS, these problems have caused a threat to life and property, and

WHEREAS, this constitutes an emergency as defined by RCW 38.52 and SWMC 2.40.020 and necessitates the utilization of emergency powers granted pursuant to RCW 35.33.081 and RCW 38.52.070(2); therefore

BE IT PROCLAIMED BY THE MAYOR that an emergency exists in the City of Sedro-Woolley; therefore, City of Sedro-Woolley Fire Department and Public Works Department are authorized to do the following:

1. Enter into contracts and incur obligations to combat such emergency situations to protect the health and safety of persons and property;
2. Provide appropriate emergency assistance to victims of such disaster; and
3. Take other emergency actions to protect life and property, as appropriate.

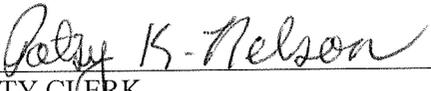
Both the City's Fire Department and Public Works Department are authorized to exercise the powers vested under this proclamation in the light of the exigencies of an extreme emergency situation without regard to time consuming procedures and formalities prescribed by law (excepting mandatory constitutional requirements).

This Declaration of Civil Emergency shall be confirmed by the City Council at the earliest practicable time. This declaration is effective at 20:00 on January 6, 2008.

CITY OF SEDRO-WOOLLEY


MAYOR

ATTEST:



CITY CLERK

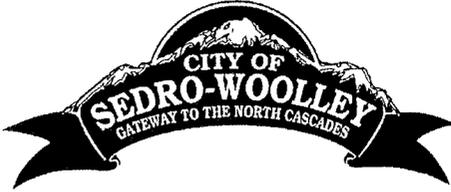
APPROVED AS TO FORM:



CITY ATTORNEY

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009



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

CITY OF SEDRO-WOOLLEY

Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

Mike Anderson
Mayor

MEMO TO: City Council
RE: Library Board Appointment
DATE: January 14, 2009

AGENDA LOCATION: Consent

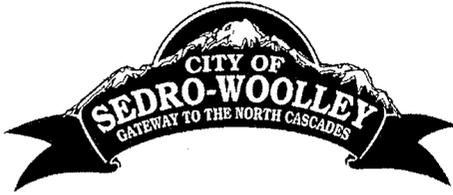
ISSUE: Should the Council confirm the Mayor's appointment of Mick Boroughs to the Library Board?

BACKGROUND: Mick just completed his first term on the library board. Members serve for terms of five years and by past practice, are eligible to serve two terms. Mick has served one term and has done an excellent job. He is currently the chair of the board. Pursuant to SWMC 2.76.030 the mayor appoints and the council confirms the appointment.

RECOMMENDATION: Motion to confirm the Mayor's appointment of Mick Boroughs to the Library Board.

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009



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

CITY OF SEDRO-WOOLLEY

Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

Mike Anderson
Mayor

MEMO TO: City Council
RE: Planning Commissioner Appointment
DATE: January 14, 2009

AGENDA LOCATION: Consent

ISSUE: Should the Council confirm the Mayor's appointment of Tom Gardner to the Planning Commission?

BACKGROUND: Susie Williams resigned her seat in November. Her term ends at the end of 2011. SWMC 2.48 empowers the Mayor to appoint and the Council to confirm the appointment. A Commissioner's term is six years; Tom's term is the rest of Susie's term which expires on December 31st 2011.

RECOMMENDATION: Motion to confirm the Mayor's appointment of Tom Gardner to the Planning Commission.

**STREET LIGHT
SCHEDULE 53 AUTHORIZATION LETTER**

December 12, 2008

CITY COUNCIL AGENDA
REGULAR MEETING

Mark A. Freiburger, PE
Director of Public Works/City Engineer
325 Metcalf Street
Sedro-Woolley, WA 98284

JAN 14 2009

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

Project Name: **F&S Grade Road Improvement at SR 20**
Project Location: **F&S Grade Road at SR 20**, Sedro-Woolley, WA
INTOLIGHT order no: 105056181/186028478

Thank you for your request for street lighting service at the above location. Your cost for this installation is **\$4,158.51**, based on the description below. The cost includes secondary wire extensions, new poles and bracket arms longer than 10'. Streetlight luminaires and 8' and 10' bracket arms are considered standard equipment and there are no costs. This estimate is valid for 90 days. Payment is due upon completion and energization of project.

Description:

- (1) 150W HPS, cobrahead, flat-lens, 120V luminaire
- (4) 200W HPS, cobrahead, flat-lens, 120V luminaires
- (2) 30' class 4, wood distribution poles
- 155' #2 TPX, Overhead service cable
- Labor to install above materials

Monthly Billing Detail:

1 - 150 Watt high pressure sodium units x \$14.05 =	\$14.05
4 - 200 Watt high pressure sodium units x \$16.84 =	<u>\$67.36</u>
Total Monthly Payment =	\$81.41

After reviewing this letter, please sign and return via fax. Keep a copy for your files. I will sign and return the once I receive the fax.

Monthly energy/maintenance charge of **\$81.41**, per Schedule 53 of our Electric Tariff G, will start when lights are energized. Payment for installation is required after completion of project. The responsible billing party will be:

____ City of Sedro-Woolley ____

By signing this letter and returning it, you are stating that you authorize us to do the work and this order will be released to construction for scheduling. If you have any questions, please call me at 425-456-2701.

Sincerely,

Sheri L. Clarke
Account Manager Lighting Services

Cost of installation is approved and authorization is given:

By: _____ Date: _____

Print Name: _____ Title: _____

STREET LIGHT AUTHORIZATION LETTER

December 12, 2008

Mark A. Freiburger, PE
Director of Public Works/City Engineer
325 Metcalf Street
Sedro-Woolley, WA 98284

Project Name: **F&S Grade Road Improvement at SR 20**
Project Location: F&S Grade Road at SR 20, Sedro-Woolley, WA

Thank you for your request for a street/area lighting service at the above location. Your cost for this installation is **\$105,386.75** based on the description in the "Custom Street Lighting Order" (attached). This estimate is valid for **30 days**.

After reviewing the enclosed "Street Light Authorization Letter" and "Custom Street Lighting Order" please sign and return. **Return the original of each document in the self-addressed, envelope provided, and retain the other copies** for your file.

The following contingencies must be completed before construction of the system:

1. In the area where we are placing our cables and equipment, it is necessary that area be within four (4) inches of final grade. If not, you may be required to pay the cost of relocating or reburying our facilities.
2. The customer will be responsible for marking all privately-owned facilities (septic systems, waterlines, landscape or service wire, etc.). If such facilities are not marked and are subsequently damaged by the installation crew, the customer will be responsible for repairing damages. Sign here if private facilities are not marked _____.
3. Customer to stake pole locations at least one week before construction start.
4. Right-of-way and/or Easements may also be required from you or adjacent property owners.
5. Provide trenching, back filling of trench per PSE Standards.

Other Items:

6. Restoration work or removal of excavated materials is not included.
7. Streetlight design might not meet IES minimum recommended lighting levels.
8. If unforeseen soil conditions result in added costs, it is your responsibility to reimburse PSE.
9. If site is not ready on scheduled install date, customer will be responsible for crew remobilization costs.
10. Requested date for lighting installation is: _____. Allow 12 weeks for material delivery.

By signing this letter and returning it you are stating that you will comply with these requirements and authorize us to do the work. When the contingencies have been met, poles and fixtures will be ordered and project will be released to construction for scheduling. If you have any questions, please call me at 425-456-2701.

Sincerely,

Sheri L. Clarke, Account Manager INTOLIGHT

The above contingencies are accepted and authorization is given:

By: _____ Date: _____

Print Name: _____ Title: _____

INTOLIGHT

Lighting Services from Puget Sound Energy

PROJECT NAME: **F&S Grade Road Improvement at SR 20**

Order #: 105056181/186028478

LOCATION: F&S Grade Road at SR 20, Sedro-Woolley, WA

CUSTOM STREET LIGHTING ORDER

This order dated December 12, 2008, to PUGET SOUND ENERGY, Inc. (PSE) **City of Sedro-Woolley**, covers the installation of custom lighting authorized by this order. Billing will be on a Monthly basis and in accordance with the terms and conditions contained in PSE's Schedule 52, and any future modifications of such Schedule as may be approved by the Washington Utilities and Transportation Commission. Ownership of all conductors, poles, fixtures, lamps and accessory equipment installed as a result of this order shall remain with PSE. The number, size and type of lights ordered are described below.

The installation charge of the listed lighting units was estimated to be **\$105,386.75**. Payment due upon completion of work. Value of the system used to determine the monthly facilities charge is the estimated cost less applicable taxes.

Description:

- (13) 250W HPS Cobrahead, flat-lens, 120V luminaires.
- (13) S/O 25' Mounting height, fixed-base, type 1, steel poles with davit arms (special order)
- (13) DOT pole bases and grouting
- 860' 600V, #6, TPX underground cable.
- 825' 1/0 19 STR, TPX, 600V underground cable.
- (8) 14"x19" plastic streetlight handhole
- (3) 13"x24" fiberglass , 4 position, handholes
- (1) 3" riser
- labor to install all above materials.

NOTES:

Customer Responsibilities:

- Provide mainline trench and backfill up to handhole stub up locations. Please provide at least 2 business days notice for conduit inspection.
- Supply and install conduit including bends and pull rope up to handhole stub up locations.

PSE Responsibilities:

- Inspect customer conduit installation before backfilling.
- Trench and backfill from handholes to streetlight locations,
- Supply and install conduit including bends from handholes to streetlight locations.
- Supply and install handholes.
- Dig pole holes and supply streetlight tubes if required.
- Cut abandoned water main.
- Supply and install all wire.
- Construct DOT concrete pole bases.

CUSTOM STREET LIGHTING ORDER – (Continued)
PROJECT NAME: **F&S Grade Road Improvement at SR 20**

The basis of the monthly facilities charge under Rate Schedule 52, is as follows:

- Full payment of installation charge to be paid by city upon completion of work.
Monthly facilities charge is equal to 0.26 % x value of the system.
 $0.0026 \times \$75,832.63 = \197.16

The basis of the monthly energy charge under Rate Schedule 52 is as follows:

$$\underline{13}\text{- 250 Watt high pressure sodium units} \times \$10.37 = \$134.81$$

The total monthly charge for this installation is:

Monthly facilities charge	\$197.16
Monthly energy charge	<u>\$134.81</u>
Total monthly charge:	\$331.97

To transfer the energy and maintenance monthly billing, the new billing party must contact PSE in writing.

Non-standard facilities are not kept in PSE inventory for the purpose of maintenance; therefore replacement of non-standard components may not be within the same time as replacement of standard components.

If non-standard components are included in this order, enter "X" here X .

This order, executed by customer's duly authorized representative as of the date first written above is for service, as described above, under PSE's Schedule 52.

Customer: **City of Sedro-Woolley**

By: _____ Date: _____

Print Name

Title: _____

Company: Puget Sound Energy

By: _____ Date: _____

Title: _____ Account Manger _____



SCALE = 1:50

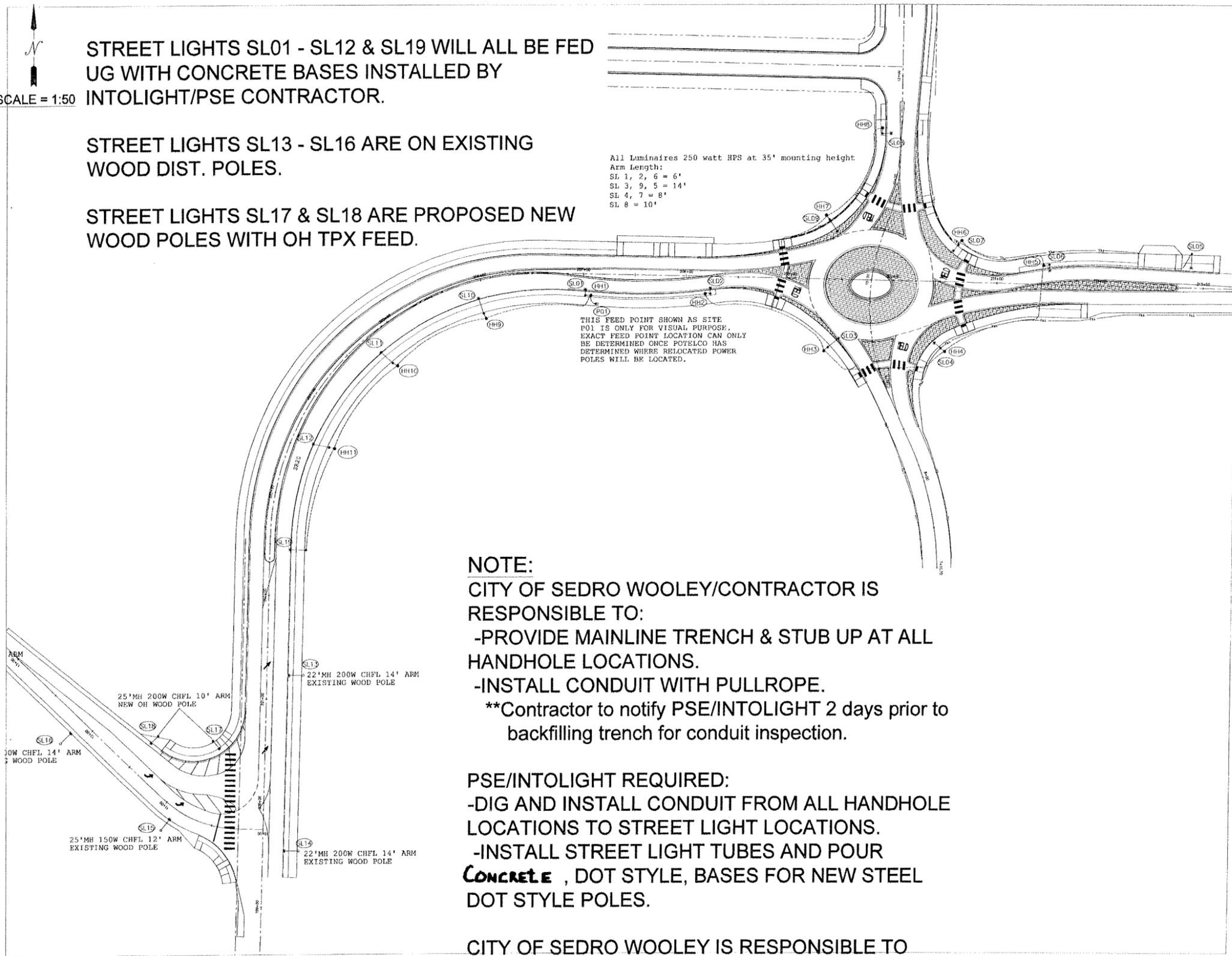
STREET LIGHTS SL01 - SL12 & SL19 WILL ALL BE FED UG WITH CONCRETE BASES INSTALLED BY INTOLIGHT/PSE CONTRACTOR.

STREET LIGHTS SL13 - SL16 ARE ON EXISTING WOOD DIST. POLES.

STREET LIGHTS SL17 & SL18 ARE PROPOSED NEW WOOD POLES WITH OH TPX FEED.

All Luminaires 250 watt HPS at 35' mounting height
Arm Length:
SL 1, 2, 6 = 6'
SL 3, 9, 5 = 14'
SL 4, 7 = 8'
SL 8 = 10'

THIS FEED POINT SHOWN AS SITE P01 IS ONLY FOR VISUAL PURPOSE. EXACT FEED POINT LOCATION CAN ONLY BE DETERMINED ONCE POTELCO HAS DETERMINED WHERE RELOCATED POWER POLES WILL BE LOCATED.



NOTE:

CITY OF SEDRO WOOLEY/CONTRACTOR IS RESPONSIBLE TO:

-PROVIDE MAINLINE TRENCH & STUB UP AT ALL HANDHOLE LOCATIONS.

-INSTALL CONDUIT WITH PULLROPE.

**Contractor to notify PSE/INTOLIGHT 2 days prior to backfilling trench for conduit inspection.

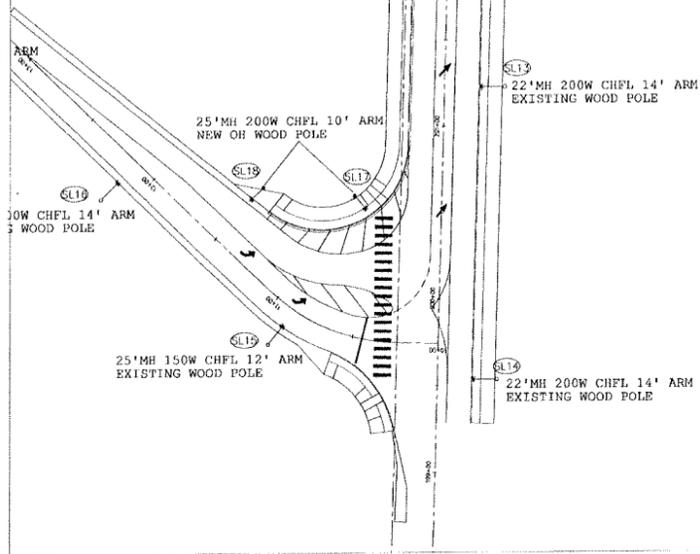
PSE/INTOLIGHT REQUIRED:

-DIG AND INSTALL CONDUIT FROM ALL HANDHOLE LOCATIONS TO STREET LIGHT LOCATIONS.

-INSTALL STREET LIGHT TUBES AND POUR **Concrete**, DOT STYLE, BASES FOR NEW STEEL DOT STYLE POLES.

CITY OF SEDRO WOOLEY IS RESPONSIBLE TO STAKE THE STREET LIGHT POLE LOCATIONS.

SEE TABLES ON PAGE 2 of 2 FOR TRENCH ROUTE AND CONDUIT DETAILS.



SITE PLAN

STANDARD EASEMENT PROVISION
An easement is hereby reserved for and conveyed to Puget Sound Energy, Inc., Telephone Co., Television Cable Co., and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces with in the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground or ground-mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

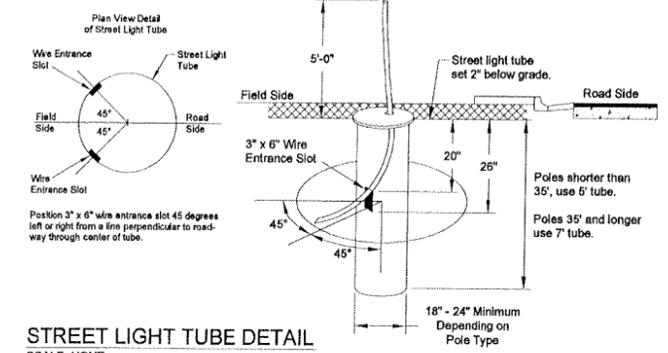
INTOLIGHT STREET LIGHT NOTES

POTELCO:

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS RUSHED ROCK WILL BE REQUIRED.
4. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

DEVELOPER/CUSTOMER:

1. DEVELOPER/CONTRACTOR IS REQUIRED TO INSTALL ALL CONDUIT(S).
2. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES WHERE AND IF REQUIRED.
3. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.



STREET LIGHT TUBE DETAIL

SCALE: NONE

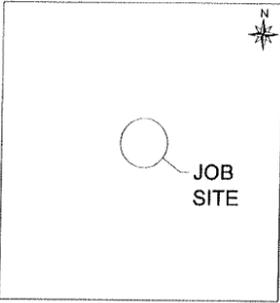
FOREMAN (CHECK BOX WHEN COMPLETED)

- PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- Field Changes RED-LINED on As-built.
- Material VERIFIED and CHANGES noted on Paperwork.
- Total PRIMARY Cable noted on As-built.
- Company ID#s RECORDED in correct location on As-built.
- Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- Correct GC Checklist(s) reviewed.
- Deviations noted on the As-built and their reason.

I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature: _____ Date: _____

Vicinity Map
TOTEM PG 68, B4



105054261

PROJECT PHASE	NOTIF#	ORDER#
PWR Superior	N/A	N/A
Transmission	"	"
OH Transformer	"	N/A
Removal	"	N/A
Transfer OH Material	"	N/A
St Light	"	105054261
GAS Distribution	N/A	N/A
HP Main	N/A	N/A
HP Svc/MSA	N/A	N/A
CABLE TV		
PHONE		

Owner / Developer Contact Info
City Engineer
ATTN: Mark Friberger 360-855-0711 Office office

INTOLIGHT Contact Information:
BRYAN WATERS
425-736-9109 Phone

Locates Required?	Developer	Yes x	Yes	PSE
"Outages Required"	No	No	x	
"Tagging Required"	Yes x	No	No	

CALL (800) 424-6555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

REV#	DATE	BY	DESCRIPTION	ENGR - GAS	N/A	N/A	N/A
3							
2							
1							
1							
1/4 SEC							
U-MAP NO (POWER)							

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	SHERI CLARKE	425-466-2701	11/01/08
ENGR - POWER	BRYAN WATERS	425-736-9109	11/01/08
ENGR - GAS	N/A	N/A	N/A
DRAWN BY	B. WATERS	425-736-9109	11/14/08

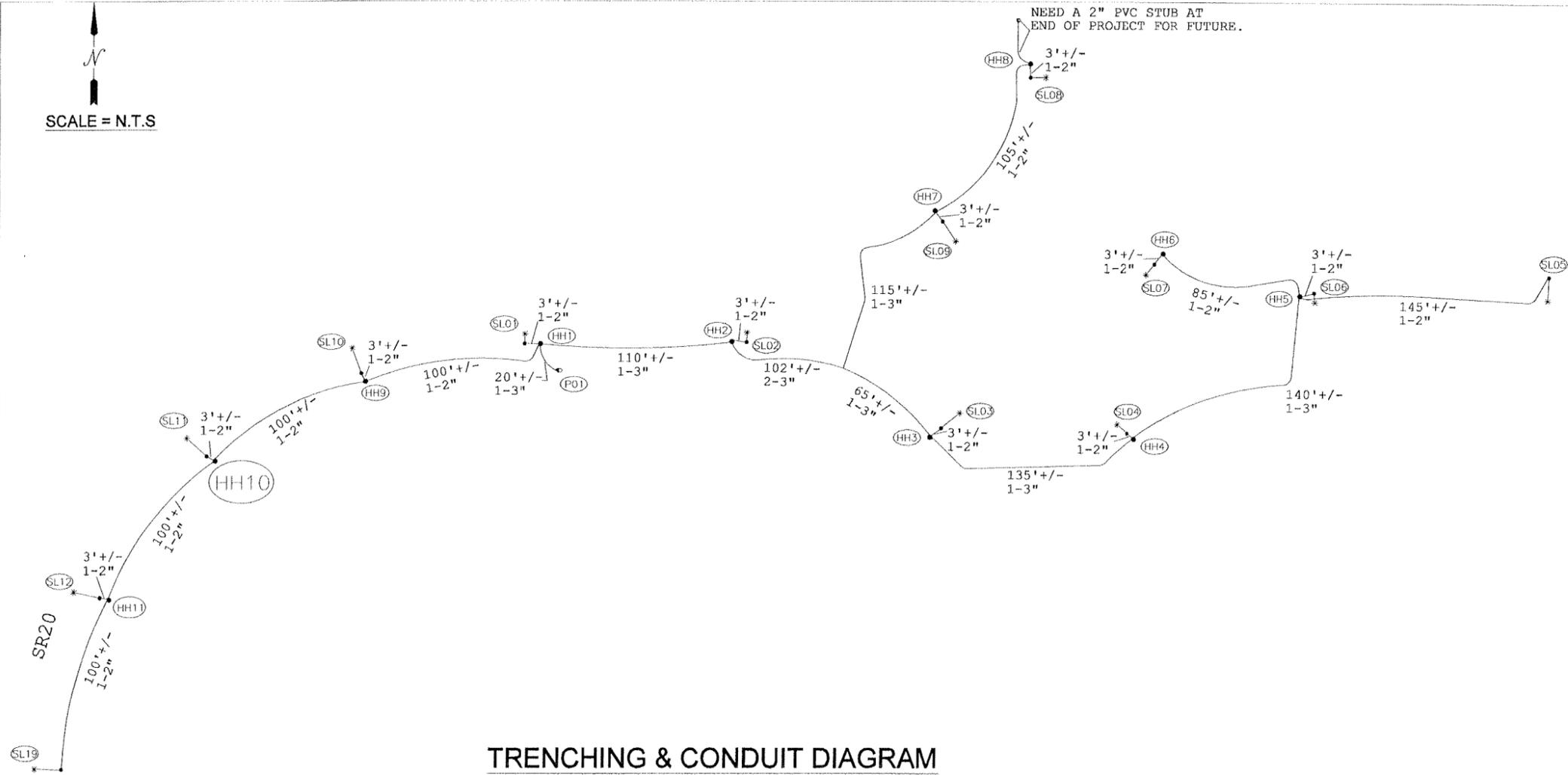
UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

INCIDENT	MAOP
N/A	N/A
Gas Order	Elect Order
N/A	105054261
SCALE	PAGE
1:50	1/2



PUGET SOUND ENERGY
F&S GRADE RD IMP. BTWN MOORE & SR 20
NEW STREET LIGHT INSTALLATION
F&S RD & SR20 SEDRO WOOLEY, WA

SCALE = N.T.S



TRENCHING & CONDUIT DIAGRAM

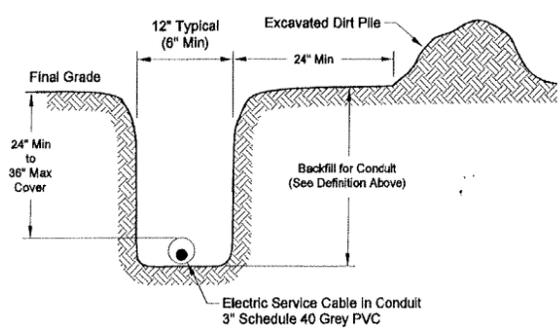
Street Light Wire & Conduit Table

LOCATION	from	to	Size (in)	Qty	Design Length (ft)	CONDUIT				#6 TPX	1/0 TPX
						90°	45°	22°	11°		
P01	HH1	SL1	3	1	20'	2					25
HH1	SL01	HH2	2	1	3'	2					8'
HH1	HH2	HH3	3	1	110'	2					115
HH2	SL02	HH3	2	1	3'	2					8'
HH2	HH3	SL03	3	1	167'	2					175
HH3	SL03	HH4	2	1	3'	2					8'
HH3	HH4	SL04	3	1	135'	4					140
HH4	SL04	HH5	2	1	3'	2					8'
HH4	HH5	SL05	3	1	140'	3					145
HH5	SL05	HH6	2	1	145'	3					150'
HH5	HH6	SL06	2	1	85'	3					90'
HH6	SL06	HH7	2	1	3'	2					8'
HH2	HH7	SL07	3	1	217'	4					225
HH7	SL07	HH8	2	1	3'	2					8'
HH7	HH8	SL08	2	1	105'	3					110'
HH8	SL08	E	2	1	100'	3					105'
HH1	HH9	SL09	2	1	100'	3					105'
HH9	SL09	HH10	2	1	3'	2					8'
HH9	HH10	SL10	2	1	100'	2					105'
HH10	SL10	HH11	2	1	3'	2					8'
HH10	HH11	SL11	2	1	100'	2					105'
HH11	SL11	SL12	2	1	3'	2					8'
HH11	SL12	SL19	2	1	100'	2					105'

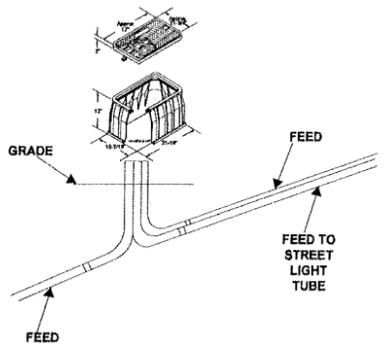
3" PVC (ft) & Bends = 789' 17
 2" PVC (ft) & Bends = 868' 43
 1/0 UG TPX = 825'
 #6 UG TPX = 858'

NOTE: P01 - HH1 ESTIMATE ONLY IN FTGE FROM SITE HH8 TO "E" IS ALSO EST. FTGE

Backfill for Conduit - Soil that is free from debris, sharp rocks, and rocks larger than 10" in diameter. Backfill shall not damage the conduit.



SECONDARY TRENCH DETAIL



STREET LIGHT HANDHOLE "STUB" DETAIL NOT TO SCALE

STANDARD EASEMENT PROVISION
 An easement is hereby reserved for and conveyed to Puget Sound Energy, Inc., Telephone Co., Television Cable Co., and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground or ground-mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

For contacts below dial 1-888-CALL PSE (225-5773) CALL (800) 424-8555
 2 BUSINESS DAYS BEFORE YOU DIG
 THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

LOCALITIES REQUIRED	DEVELOPER	YES X	NO	PSE	NO X
"Outages Required"					
"Flagging Required"					

REAL ESTATE/EASEMENT	PERMIT
REDT #	SEDRO WOOLEY
FUNCTION	CONTACT
PROJECT MGR	PHONE NO
ENGR - POWER	DATE
BRYAN WATERS	425-458-2701
11/01/08	
ENGR - GAS	NIA
NIA	NIA
11/01/08	
DRAWN BY	B. WATERS
425-738-9109	
CHECKED BY	
APPROVED BY	
FOREMAN #1	
FOREMAN #2	
MAPPING	

UTILITIES	CONTACT	PHONE#
NIA	NIA	NIA
NIA	NIA	NIA
NIA	NIA	NIA

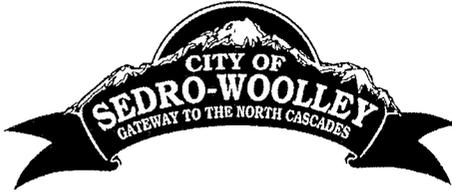
INCIDENT NIA
 MAOP NIA
 Gas Order NIA
 ELEC Order 105054261
 SCALE N.T.S
 PAGE 2/2

DESIGNED BY INTOLIGHT

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009

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



CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

Eron M. Berg
City Supervisor/Attorney

MEMO TO: City Council
FROM: Eron Berg
RE: Repeal of SWMC 3.18 (Small Works Roster)
DATE: January 14, 2009

AGENDA LOCATION: Consent

ISSUE: Should the Council adopt Ordinance _____-09 repealing SWMC 3.18?

BACKGROUND: The City Council adopted a small works roster for performing smaller public works projects in 1998 and amended it in 2002 through ordinances 1319-98 and 1431-02. Separately, the Council adopted Resolution 760-07 in 2007 which adopted a new small works roster. Resolutions cannot repeal ordinances; therefore an ordinance is required to repeal the 1998 and 2002 enactments and eliminate any conflict between the 2007 resolution and the 1998 and 2002 ordinances.

I view this as a housekeeping item as it does not change any policy of the city.

RECOMMENDATION: Motion to adopt Ordinance _____-09, an ordinance repealing SWMC 3.18, Small Works Roster, in its entirety.

ORDINANCE NO.

AN ORDINANCE repealing Chapter 3.18 of the Sedro-Woolley Municipal Code.

WHEREAS, the City Council adopted ordinances in 1998 and 2002 establishing a small works roster; and

WHEREAS, the City Council adopted Resolution 760-07 in 2007, establishing a revised small works roster and limited works process, and;

WHEREAS, the City Council now desires to repeal SWMC 3.18 to eliminate any conflict between Resolution 760-07 and SWMB 3.18; Now, Therefore;

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

Section 1. Sedro-Woolley Municipal Code chapter 3.18, Small Works Roster, is repealed in its entirety as it has been superseded by Resolution 760-07.

Section 2. This ordinance shall take effect five (5) days from and after its passage, approval, and publication as provided by law.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 14th day of January, 2009, and signed in authentication of its passage this 14th day of January, 2009.

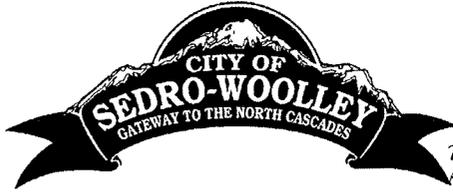
Mike Anderson, Mayor

Attest:

Patsy Nelson, Clerk/Treasurer

Approved as to form:

Eron Berg, City Attorney



CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009

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

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

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

MEMO TO: City Council and Mayor Mike Anderson

FROM: Mark A. Freiberger, PE

RE: **Supplemental Agreement 8 to the David Evans & Associates, Inc.
Local Agency Standard Consultant Agreement**
SR20/F&S Grade Road/Skagit Industrial Park Intersection Improvements

DATE: January 8, 2009 (for Council review January 14, 2009)

ISSUE

Should Mayor Anderson execute the attached Supplemental Agreement 8 to the Standard Agreement for Professional Services with David Evans & Associates (DEA) to add additional design phase services for the SR20/F&S Grade Road and Skagit Industrial Park Intersection Improvement Project?

BACKGROUND/DISCUSSION

The previous contract and supplemental agreements through SA7 cover design of the new roundabout and road improvements on SR20 at F&S Grade Road and at North Skagit. The attached SA8 adds budget to provide preliminary design for possible addition of sidewalks along SR20 between F&S Grade Road and the new Roundabout improvements, as well as additional coordination during review with WSDOT, preparation of the Stormwater Permit, and additional design phase services requested by the city. All of these items are as ordered by the Public Works Department and are additional to the contract.

This Supplement requires WSDOT approval (verbal approval has been given by the CA).

FINANCIAL

Additional project funds from Account 104 Arterial Street Fund	\$22,121
Total	\$22,121

ANALYSIS

All work is funded by existing project funds, predominantly grant funds associated with the Account 104 SR20/North Skagit project. I have updated the project budget based on the Bid Engineer's Estimate and this supplemental agreement.

RECOMMENDATION

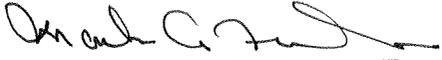
It is Staff's recommendation that Council authorize Mayor Anderson execute the attached Supplemental Agreement 8 to the Standard Agreement for Professional Services with David Evans & Associates (DEA) to add additional design phase services

for the SR20/F&S Grade Road and Skagit Industrial Park Intersection Improvement Project.

MOTION:

Move to authorize Mayor Anderson to execute the attached Supplemental Agreement 8 to the Standard Agreement for Professional Services with David Evans & Associates (DEA) to add additional design phase services for the SR20/F&S Grade Road and Skagit Industrial Park Intersection Improvement Project in the amount of \$22,121.

Respectfully submitted,



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



Supplemental Agreement Number 8		Organization and Address David Evans and Associates, Inc. 415-118th Avenue SE Bellevue, WA 98005 Attn: Scott Soiseth	
Original Agreement Number		Phone: 425-519-6500	
Project Number 93-066-1195	Execution Date 1/9/2008	Completion Date 10/31/2008	
Project Title SR 20/F&S Grade Road and Skagit Industrial Park - Intersection Improvements Project (formerly Skagit Manufacturing Access and Signalization Feasibility Study)	New Maximum Amount Payable \$ 637,706.00		
Description of Work Preparation of additional invoices/progress reports; Prepare construction stormwater permit application; Traffic analysis for the Rhodes Restaurant driveway; Additional plan/spec coordination with WSDOT Local Programs/PSE/IntoLight/Skagit PUD; Conceptual Layout of sidewalks from F&S Grade Road to roundabout; Attend pre-bid meeting; Prepare bid addendums.			

The Local Agency of City of Sedro-Woolley
desires to supplement the agreement entered into with David Evans and Associates, Inc.
and executed on 7/9/2001 and identified as Agreement No. _____

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

Additional work as described in Exhibit A-1

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: 10/31/08

III

Section V, PAYMENT, shall be amended as follows:

The contract total shall be increased by the amount of \$22,121 (see Exhibit D-3)

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: David Evans and Associates, Inc. By: City of Sedro Woolley By: Washington State Department of Transportation

Scott Soiseth, Associate

Consultant Signature

Approving Authority Signature

Certifying Authority Signature

1/5/09
Date

Date

Date

Date

**Exhibit A
Summary of Payments**

	Basic Agreement	Supplement #1	Supplement #2	Supplement #3	Supplement #4	Supplement #5	Supplement #6	Supplement #7	Supplement #8	Total
Direct Salary Cost	\$9,957	\$55,452	\$1,064	\$15,543	\$12,668	\$75,803	\$10,729	\$10,579	\$7,234	\$199,029
Overhead (Including Payroll Additives)	\$17,317	\$96,443	\$1,851	\$26,937	\$21,955	\$133,253	\$18,860	\$18,597	\$12,717	\$347,930
Direct Non-Salary Costs	\$860	\$11,598	\$100	\$1,200	\$1,600	\$6,529	\$227	\$6,050	\$0	\$28,164
Fixed Fee	\$3,286	\$18,299	\$385	\$5,129	\$4,180	\$22,741	\$3,219	\$3,174	\$2,170	\$62,583
Total	\$31,420	\$181,792	\$3,400	\$48,809	\$40,403	\$238,326	\$33,035	\$38,400	\$22,121	\$637,706



DAVID EVANS
ASSOCIATES

Exhibit A-1 SCOPE OF WORK

City of Sedro Woolley SR 20, F&S GRADE ROAD AND SKAGIT INDUSTRIAL PARK INTERSECTION IMPROVEMENTS PROJECT Phase 2 PS&E Supplement #8

INTRODUCTION

David Evans and Associates, Inc. (CONSULTANT) has prepared Supplement #8 for the SR 20, F&S Grade Road and Skagit Industrial Park project. This supplemental scope of work includes the following additional tasks:

- Four (4) additional invoices/progress reports.
- Preparing construction stormwater permit application.
- Level of Service and Queuing Analysis for the Rhodes Restaurant Driveway/SR 20.
- Additional coordination time required with WSDOT/Local Programs on contract specifications/traffic control and channelization plans.
- Conceptual layout of future sidewalks between F&S Grade Road and roundabout.
- Attending Pre-Bid Meeting on January 6th, 2009.
- Preparing Bid Addenda.

WORK ITEM 1.00 – PROJECT MANAGEMENT

1.01 Project Management

Project management has been extended four additional months from the original project completion date of September 2008. The completion date has been extended to January 2009.

Deliverables:

- Monthly Invoices and Progress Reports (4 Additional – October 2008 through January 2009)

WORK ITEM 5.00 – ENVIRONMENTAL DOCUMENTATION

5.03 Construction Stormwater Permit

The CONSULTANT shall prepare and submit to the CITY the Construction Stormwater Permit application.

Deliverables:

- Draft and Final Construction Stormwater Permit application - electronic PDF of each)

WORK ITEM 6.00 – ROUNDABOUT CONCEPTUAL DESIGN

6.02 Traffic Analysis

Work Item 6.02 is supplemented with the following:

The CONSULTANT shall perform an intersection level of service and queuing analysis for the Rhodes Restaurant/SR 20 driveway located east of the proposed roundabout. The analysis shall determine the



eastbound queues along SR 20 caused by left turning vehicles into the Rhodes Restaurant site using SimTraffic analysis software. The queues will be determined for the 2009 (the opening year) 2020, and 2029 (the design year). Based on the queue lengths, the CONSULTANT shall recommend whether or not a left turn pocket is required for left turning vehicles accessing the Rhodes Restaurant site.

Deliverables:

- Level of Service and Queuing Analysis Summary Spreadsheet - electronic PDF of each)

WORK ITEM 8.00 – PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)

8.05 Conceptual Sidewalk Layout (NEW)

The CONSULTANT shall prepare a conceptual layout for the future sidewalk and planter strip locations between F&S Grade Road and the proposed roundabout. The conceptual layout will be used to establish the ultimate location for the proposed Puget Sound Energy luminaires and to determine the approximate location of the tie in points with the current design of the proposed F&S Grade Road/SR 20 and SR 20/Roundabout intersection improvements. The CONSULTANT shall provide one draft conceptual layout to the CITY for their review. The CONSULTANT shall make modifications to the roundabout based on the CITY's comments.

Deliverables:

- Draft and Final Conceptual Sidewalk Layout in PDF format.

WORK ITEM 11.00 – BID SUPPORT/CONSTRUCTION SERVICES

11.03 Pre-Bid Meeting

The CONSULTANT shall attend and participate in the Pre-Bid meeting scheduled for January 6th, 2009. The CONSULTANT shall assist the CITY in answering contractor questions and conducting the project site visit.

11.04 Bid Addendums

The CONSULTANT shall prepare addendums to the contract documents during the bid period. This task is limited to 24 hours.

Exhibit D-3
CITY OF SEDRO WOOLLEY
SR 20, F&S GRADE ROAD AND SKAGIT INDUSTRIAL PARK
INTERSECTION IMPROVEMENTS PROJECT
Phase 2 PS&E
Supplement #8

David Evans and Associates, Inc.

Classification	Hrs.	x	Rate	=	Cost
1 Project Manager (PMGR)	51		\$ 168.18	\$	8,577
2 Sr. Professional Engineer (SPEN)	8		\$ 126.90	\$	1,015
3 Professional Engineer (PFEN)	59		\$ 125.37	\$	7,397
4 Sr. CADD Technician (SCAD)	24		\$ 117.73	\$	2,825
5 Environmental Planner (ENVP)	8		\$ 97.85	\$	783
6 Executive Administrator (EXAD)	2		\$ 140.66	\$	281
7 Administrative Assistant (ADMA)	8		\$ 81.80	\$	654
8 Project Administrator (PADM)	8		\$ 73.39	\$	587
Total Hrs.		168			

Salary Cost \$ 22,121

Direct Expenses	No.	Unit	Each	Cost
Reproduction Costs				
Mail/Deliveries/Fed Ex	0		\$30 est.	\$ -
Potholing	0		\$550 est.	\$ -
Intersection Traffic Counts	0	each	\$200 /each	\$ -
Mileage	0	miles @	\$0.505 /mile	\$ -
Subtotal				\$ -

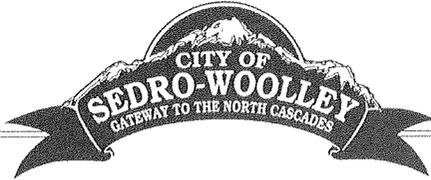
David Evans and Associates Total **\$ 22,121**

**SR 20, F&S GRADE ROAD AND SKAGIT INDUSTRIAL PARK
INTERSECTION IMPROVEMENTS PROJECT
Phase 2 PS&E
Supplement #8**

David Evans and Associates, Inc.		1	2	3	4	5	6	7	8	DEA	DEA
Item No.	Work Item	Project Manager (PMGR)	Sr. Professional Engineer (SPEN)	Professional Engineer (PFEN)	Sr. CADD Technician (SCAD)	Environmental Planner (ENVP)	Executive Administrator (EXAD)	Administrative Assistant (ADMA)	Project Administrator (PADM)	Total hrs	Total \$
		Total hrs	Total hrs	Total hrs	Total hrs	Total hrs	Total hrs	Total hrs	Total hrs	Total hrs	Total \$
1.00	PROJECT MANAGEMENT AND QUALITY CONTROL										
1.01(b)	Invoices and Progress Reports (4 Total)	4					2	4	8	18	\$1,868
	Work Item 1.00 Total	4					2	4	8	18	\$1,868
5.00	ENVIRONMENTAL DOCUMENTATION										
5.03	Prepare Construction Stormwater Permit Application	2				8				10	\$1,119
	Work Item 5.00 Total	2				8				10	\$1,119
6.00	ROUNDBOUT CONCEPTUAL DESIGN										
6.02	Traffic Analysis										
6.02b	Synchro Analysis - Rhodes Restaurant	1		3						4	\$544
	Work Item 6.00 Total	1		3						4	\$544
8.00	PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)										
8.03(e)	Coordination with WSDOT/Local Programs	16		4						20	\$3,192
8.03(f)	Incorporate WSDOT/Local Programs Plan/Spec Comments, i.e. channelization/traffic control/specifications	8		16	8					32	\$4,293
8.04a	Utility Design Coordination and Review with PSE, Intolight, and Skagit PUD	4		16	6					26	\$3,385
8.05	Conceptual Layout of Sidewalks from F&S to Roundabout	4		12	2					18	\$2,413
	Work Item 8.00 Total	32		48	16					96	\$13,284
11.00	CONSTRUCTION SERVICES/RECORD DRAWINGS										
11.03	Attend Pre-Bid Meeting	8	8							16	\$2,361
11.04	Prepare Bid Addendums	4		8	8			4		24	\$2,945
	Work Item 11.00 Total	12	8	8	8			4		40	\$5,305
	EXPENSES										
PROJECT WORK ITEMS TOTALS		51	8	59	24	8	2	8	8	168	\$22,121

Exhibit E-2
Consultant Fee Determination - Summary Sheet
(Specific Rates of Pay)
Fee Schedule

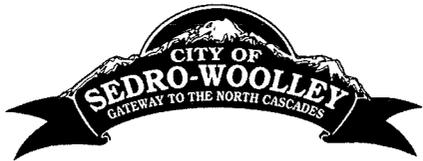
Discipline or Job Title	Hourly Rate	Overhead @ 1.7579 %	Profit @ .30 %	Rate Per Hour
Project Manager	55.00	96.68	16.50	168.18
Sr. Professional Engineer	41.50	72.95	12.45	126.90
Professional Engineer	41.00	72.07	12.30	125.37
Sr. CADD Technician	38.50	67.68	11.55	117.73
Environmental Planner	32.00	56.25	9.60	97.85
Executive Administrator	46.00	80.86	13.80	140.66
Administrative Assistant	26.75	47.02	8.03	81.80
Project Administrator	24.00	42.19	7.20	73.39
		0.00	0.00	0.00
		0.00	0.00	0.00
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		0.00	0.00	0.00



SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:

NEW
BUSINESS



Building and Planning Departments
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro Woolley, WA 98284
Phone (360) 855-9929
Fax (360) 855-0733

MEMO:

To: City Council
Mayor Anderson

From: Jack Moore, *JM*
Planning Director & Building Official

Date: January 14, 2009

Subject: Preliminary long plat approval for Eden's Acres (LP-6-08)

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009

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

ISSUE

Should the Council grant preliminary plat approval for the plat of Eden's Acres?

PROJECT DESCRIPTION / HISTORY

Please find the attached Hearing Examiner's *Findings of Fact, Conclusions & Recommendation* for a complete history of the application and the review process completed.

RECOMMENDED ACTION

Make motion to approve the preliminary plat of Eden's Acres subject to the conditions contained in the Hearing Examiner's *Findings of Fact, Conclusions & Recommendation*.

RESOLUTION NO. ____-09

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE “PLAT OF EDEN’S ACRES,” A 7-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, David McLaughlin, acting as agent for himself and partnering property owners Nancy McLaughlin, Andrew Griffin and Darcy Griffin, has applied for preliminary plat approval for Eden’s Acres, a 7-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, November 19, 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 Attachment A. The Hearing Examiner Recommendation includes the staff report as an exhibit.

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-6-08, Preliminary Plat of Eden’s Acres, 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 September 17, 2008.

Mike Anderson, Mayor

ATTEST:

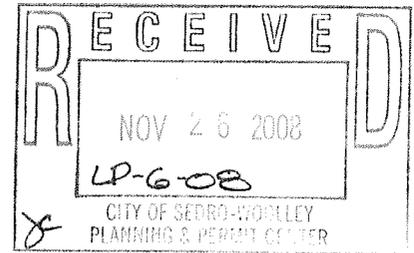
APPROVED AS TO FORM:

Patsy Nelson, City Clerk/Treasurer

Eron Berg, City Attorney

RESOLUTION NO. ____-09 Attachment A

Findings, Conclusions and Recommendation of the Hearing Examiner



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

APPLICANT: David & Nancy McLaughlin

CASE NO.: LP-6-08

LOCATION: 504, 505, & 508 Debbie Lane

APPLICATION: A request for a preliminary plat to divide 4 parcels into 7 single family lots, including retention of an existing home and on-site buffer mitigation for a Category IV wetland.

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 McLaughlin application was opened at 10:00 a.m., November 19, 2008, in City Hall, Sedro-Woolley, Washington, and closed at 10:20 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 in response to comments regarding the safety of the proposed playground area,

EXHIBIT A
TO RESOLUTION

which is located at one end of the hammerhead turnaround, bollards will be placed in front of the play area to prevent vehicles from entering.

From the Applicant

David McLaughlin: Clarified that site drainage would be designed to collect surface runoff and allow it to infiltrate on-site. During severe rain events, overflow would be collected and conveyed off-site to the City system in Garden of Eden Road. He also noted that he had spoke with his neighbor, Ms. de Fremery, regarding fencing and that they had agreed upon a design (see Exhibit A, Attachment [aka Exhibit] G).

From the Public

None in attendance.

FINDINGS OF FACT AND CONCLUSION

1. The Findings of Fact contained on pages 2 through 4 of Exhibit A, Transmittal & Report Memorandum, dated November 19, 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 15.44.060. In addition, the Planning Commission has the authority to review landscape plans when SEPA is involved under 17.50.030. The Design Review Committee reviewed the proposed subdivision on September 16, 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. (see Exhibit A, Attachment [aka Exhibit] I).
5. SWMC Chapter 17.12 specifies 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.

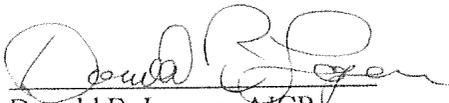
Note that the applicants did apply for and receive an Administrative Zoning Waiver to allow side yard setback and parking apron depth reductions. The eight foot side yard setback is reduced to 7.19 feet, and the front parking apron from twenty-five feet to 20 feet. (See Exhibit A, Attachment [aka Exhibit] J).

6. SWMC Chapter 17.65 regulates development and mitigation for Critical Areas. A Category IV wetland is located off-site, but there is a 250 square foot portion of a required 25 foot buffer located on the south-west corner of the plat. A *Wetland Assessment and Mitigation Plan* dated July 14, 2008 was prepared by Wetlands, Inc. that specifies mitigation activities, primarily weed removal and planting of native plant species. 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 Chapter 17.65, Wetlands.
7. Attachment (aka Exhibit) G of Exhibit A contains a letter from Dorothy de Fremery. She raised concerns relative to drainage, lighting and fencing. The applicant has indicated that drainage will be handled on-site and/or conveyed to the City system in Garden of Eden Road, and that he and Ms. de Fremery have agreed upon a fence design. SEPA MDNS condition 'd' requires that plat lighting be shielded and/or directed away from adjoining properties.

RECOMMENDATION

Based upon the foregoing findings and conclusions, it is recommended that the request for approval of an seven lot preliminary plat, case number LP-6-08, be approved subject to the recommended conditions found on pages 4 and 5 of Exhibit A, Transmittal & Report Memorandum dated November 19, 2008.

Entered this 25th day of November, 2008.


Donald B. Lergen, 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, both prior to and during the
A. Transmittal & Report Memorandum to the Hearing Examiner dated November 19, 2008.

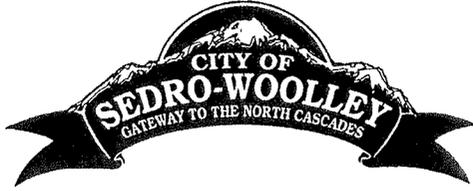
PARTIES OF RECORD:

David & Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284

Planning Department

Dave & C.E. Wiedenhoft
312 Garden of Eden Road
Sedro-Woolley, WA 98284

Dorothy de Fremery
316 Garden of Eden 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

HEARING DATE: November 19, 2008

TO: Sedro-Woolley Hearing Examiner

RE: LP-6-08 – Preliminary Plat Approval for the Proposed Plat of
Eden's Acres

FROM:


John Coleman, Associate Planner

EXHIBIT A
TO FINDINGS, CONCLUSIONS
& RECOMMENDATION

APPLICATION DATE: May 12, 2008

APPLICATION COMPLETE: August 11, 2008

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROPERTY OWNER: David and Nancy McLaughlin Andrew and Darcy Griffin
4558 State Route 9 504 Debbie Lane
Sedro-Woolley, WA 98284 Sedro-Woolley, WA 98284

PROJECT PROPONENT: David and Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284

DESCRIPTION OF PROPOSAL

The proposal is to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a city street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation.

Site Address:	504, 505, 508 Debbie Lane	Parcel ID Nos.:	P108425, P108426, P108427 & P108428
----------------------	---------------------------	------------------------	--

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 May 12, 2008, David McLaughlin, acting as representative for himself and Andrew and Darcy Griffin, submitted an application to subdivide four existing parcels (including a private road tract) into seven (7) parcels. A pre-application meeting for the proposal was held per SWMC 2.90.020(A) on May 21, 2008.
5. The proposal is to subdivide four properties, totaling 1.52 acres, zoned R-7, into seven (7) single family residential lots and one city street. There is one single family home on one existing lot. That home will remain and will be situated on one of the new lots.
6. The application (Exhibit A) includes a Preliminary Plat of Eden’s Acres (Exhibit B) and has been assigned the file number LP-6-08.
7. The application was determined to be administratively complete on August 11, 2008.
8. The subject property was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. A wetland adjoins the property to the

west. The project will affect a portion of the wetland buffer. A wetland Assessment and Mitigation Plan (Exhibit C), dated July 17, 2008, was performed by Wetlands, Inc. The plan calls for a 750 square-foot wetland mitigation area the southwest corner of the property.

9. The project is bordered to the east by Garden of Eden Road, classified as a Collector Arterial street in the Transportation Element of the Sedro-Woolley Comprehensive Plan.
10. All of the neighboring properties are zoned R-7.
11. 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. One SEPA comment was received from the Department of Ecology dated August 19, 2008 (Exhibit E).
12. A *Notice of Application and SEPA Comment Period* was issued by the SEPA lead agency (City of Sedro-Woolley) on August 20, 2008 (Exhibit F). 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 July 9, 2008. Two written comments (Exhibit G) were received from: Dorothy de Fremery dated September 2, 2008; and Dave & C.E. Wiedenhoft date-stamped September 2, 2008
13. On September 17, 2008, the SEPA lead agency issued a Mitigated Determination of Non-Significance (MDNS) for the proposed Plat of Eden's Acres (Exhibit H). The MDNS included a 14 day appeal period that ended on October 1, 2008. No appeals were received.
14. 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.
15. On September 16, 2008 the Design Review Committee (DRC) reviewed the proposed subdivision for compliance with the *Sedro-Woolley Design Standards and Guidelines* and the landscaping requirements in Chapter 17.50 SWMC. The DRC found that, subject to conditions, the proposal is in conformance with both the *Design Standards and Guidelines* and Chapter 17.50 SWMC. The DRC decision is attached as Exhibit I.
16. Because of the location of the existing house and the lot size requirements, the eight-foot side setback and 25-foot front parking apron requirements of SWMC 17.12.020 were not able to be met. The applicant applied for and received a zoning waiver to allow the existing home to have a 7.19-foot side setback and a reduction of the requirement for the garage parking apron to 20 feet. The Administrative Zoning Waiver decision is attached as Exhibit J.

17. The Hearing Examiner is scheduled to hold a public hearing on the preliminary Plat of Eden's Acres at 10:00 AM, November 19, 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 Eden's Acres.
18. On November 5, 2008, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, *Notice of Public Hearing* (Exhibit K) for the Preliminary Plat Eden's Acres was sent to all property owners and residents within 500 feet of the subject parcels, posted at the project site and published in the Courier-Times.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits A through J, the Planning Department recommends **APPROVAL** of the Preliminary Plat of Eden's Acres, a request to subdivide four parcels totaling 1.52 acres in the R-7 Zone into seven (7) new residential lots **subject to the following conditions:**

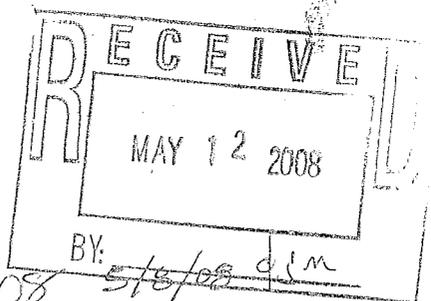
1. Comply with the mitigation measures included in the SEPA mitigated determination of non-significance (MDNS) issued September 17, 2008 and as set forth below:
 - a) Hours of construction shall be limited to 7:00 a.m. to 9:00 p.m. weekdays and 8:00 a.m. to 9:00 p.m. weekends as required in SWMC 9.46.020;
 - b) Comply with Northwest Clean Air Agency regulations;
 - c) 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;
 - d) Lighting from the site shall be directed and/or shielded so as to not shine directly at the neighboring residential properties;
 - e) Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
 - f) Obtain and comply with conditions of a NPDES stormwater general permit from the Department of Ecology as may be required;
 - g) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
 - h) Locate and install fire hydrants as approved by the Fire Chief;
 - i) Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);
 - j) Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
 - k) Comply with the Sedro-Woolley Critical Areas Ordinance (Chapter 17.65 SWMC) requirements for wetland buffer mitigation;

- l) 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; and
 - m) Locate and install mailboxes as approved by the Postmaster.
2. Construction of all required infrastructure improvements 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 homeowner agreement shall be created for the maintenance of the shared play area and stormwater infrastructure within the Plat of Eden's Acres and shall be approved by the Planning Department prior to recording. Maintenance of the stormwater facilities will be defined in the operation maintenance manual recorded with the CC&Rs and referenced on the plat.
 4. Wetland mitigation planting and monitoring as called for in the Wetland Assessment and Mitigation Plan dated July 17, 2008 shall be followed. Bonding in an amount approved by the Planning Department for the successful establishment and monitoring of the mitigation area shall be filed with the City.
 5. 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 Eden's Acres date-stamped October 27, 2008, (Sheets 1 of 1);
- C. Wetland Assessment and Mitigation Plan dated July 17, 2008
- D. SEPA Checklist;
- E. Department of Ecology comment letter;
- F. Notice of Application and SEPA Comment Period published August 20, 2008;
- G. Public comments (2);
- H. SEPA MDNS issued September 17, 2008;
- I. Design Review Committee Findings of Fact, Conclusions and Decision;
- J. Administrative Zoning Waiver decision; and
- K. Notice of Public Hearing published November 5, 2008.

CITY OF SEDRO-WOOLLEY
SUBDIVISION APPLICATION
(Long Plat)



Part I General property and applicant information

Application # Lp-1608 Pre-application # PLR-008-08 Date: 03/13/08
(assigned by city) Pre-application date 5/21/08

PLAT NAME: Plat of Eden's Acres

LOCATION (cross street names or other general location information – addresses if they exist.

504,505,508 Debbie Lane. Located on Garden of Eden Road.

P-number(s): P108425, P108426, P108427, P108428

Section: 23 Township: 35N Range: 4E

Applicant Name: David and Nancy McLaughlin

Applicant Address: 4558 State Route 9, Sedro-Woolley, WA 98284

Applicant Phone, E-mail: Home: (360) 856-1345 Work: (360) 855-2121

Owner: Same as above.

Owner Address: Same as above.

Owner Phone: Same as above.

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

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

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

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

David McLaughlin
SIGNATURE

DATE RECEIVED: _____

Owner's Certification: P108425 GRIFFIN (P108428 1/4 INT)
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 John R. Griffin, as presented on 5/12/08 Date 5/22/08

EXHIBIT A
TO TRANSMITTAL & REPORT
MEMORANDUM STAFF

CITY OF SEDRO-WOOLLEY
SUBDIVISION APPLICATION
(Long Plat)

Part 1 General property and applicant information

Application # _____ Pre-application # _____ Date: 5/8/08 dlm
(assigned by city) Pre-application date _____

PLAT NAME: Plat of Eden's Acres

LOCATION (cross street names or other general location information – addresses if they exist.

504,505,508 Debbie Lane. Located on Garden of Eden Road.

P-number(s): P108425, P108426, P108427, P108428

Section: 23 Township: 35N Range: 4E

Applicant Name: David and Nancy McLaughlin

Applicant Address: 4558 State Route 9, Sedro-Woolley, WA 98284

Applicant Phone, E-mail: Home: (360) 856-1345 Work: (360) 855-2121

Owner: Same as above.

Owner Address: Same as above.

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

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

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

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

David J. McLaughlin
SIGNATURE

DATE RECEIVED: _____

Owner's Certification: P108426, P108427 & (P108428 1/2 INT.)

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 David J. McLaughlin Date 5/8/08

CITY OF SEDRO-WOOLLEY
SUBDIVISION APPLICATION
(Long Plat)

Part 1 General property and applicant information

5/8/08 dsm

Application # _____ Pre-application # _____ Date: 03/13/08
(assigned by city) Pre-application date _____

PLAT NAME: Plat of Eden's Acres

LOCATION (cross street names or other general location information – addresses if they exist.

504,505,508 Debbie Lane. Located on Garden of Eden Road.

P-number(s): P108425, P108426, P108427, P108428

Section: 23 Township: 35N Range: 4E

Applicant Name: David and Nancy McLaughlin

Applicant Address: 4558 State Route 9, Sedro-Woolley, WA 98284

Applicant Phone, E-mail: Home: (360) 856-1345 Work: (360) 855-2121

Owner: Same as above.

Owner Address: Same as above.

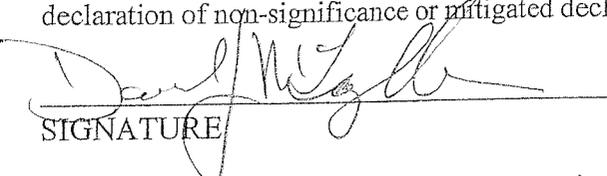
Owner Phone: Same as above.

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

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

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

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


SIGNATURE

DATE RECEIVED: _____

Owner's Certification: ~~XXXX~~ WIEDENHOFT (P108428 1/4 INT)

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: David Wiedenhoft Date: 5/8/08
as per plat as presented this date

Part 2

Zoning and Comprehensive Plan Designation: Residential 7 (R-7)

Total site size in acres: 1.52 acres Critical Areas by type and acres: None

Number of lots proposed: 7 lots Number of housing units proposed: 1 existing, 6 new

Flood zone: Zone X

Describe existing conditions on and adjacent to site:

There is one existing single family residential home on the site and the remainder of the site used as pasture area. This also appears to have been the historic use of the site as well.

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:

- Preapplication date: _____
- 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.
- Fees. See current fee schedule. The applicant will also be billed for mailing and publication costs.

- Complete Application Required. The planning director notifies applicant when the application is complete.
- 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:
 - Name of proposed plat;
 - Date and north point;
 - Scale of one hundred feet or less to the inch;
 - Name, address, and phone numbers of subdivider and representative;
 - Legal description;
 - Lines of property to be platted and lots and blocks with numbers;
 - Acreage of plat and size of individual lots;
 - Existing monuments of record;
 - Location, dimensions, and name of all existing or proposed streets, sidewalks, easements, rights-of-way, and parks within or adjacent to the proposed plat;
 - Location of significant physical features such as buildings, bodies of water, power lines, slopes, trees, and section lines within or adjacent to the proposed plat;
 - Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
 - Elevation contours with intervals of five feet or less utilizing U.S.G.S., or better, datum;
 - Zoning classifications;
 - 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;
- Location and size of any proposed open space or recreation area to be provided within the plat;
- Location and outline of any sensitive areas, as defined under Section 17.65.040, using the delineation and classification methods and definitions provided for the specific sensitive area under the provisions of Chapter 17.65;
- If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
- Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.
- 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.
- Copies of covenants, restrictions and collective maintenance agreements, if applicable.
- Environmental checklist or EIS.
- Other information deemed necessary by the planning director, planning commission or city council (Lot closures; FEMA FIRM map section; aerial photo)

City Review Process:

- A. SEPA review: Coordinate input, schedule review, and issue a declaration of non-significance, or mitigated declaration of non-significance, or declaration of significance and proceed with scoping process, as provided under Chapter 197-11, WAC and in Chapter 2.90 of the municipal code;

- B. Prepare a staff report to the planning commission/hearing examiner, addressing the minimum standards under Chapter 16.16 and findings under Section 16.20.010, incorporating the input from the above persons and agencies, and SEPA review;
- C. Schedule a hearing before the hearing examiner;
- D. Public notice: Publish in Sedro-Woolley Courier, post on property, and mail to property owners within 300 feet of the boundary of the property.

Hearing examiner shall:

- A. Conduct a public hearing;
 - B. Review the preliminary plat for conformance with Chapter 16.16, Minimum Standards, Section 16.20.010, Findings, and any other city or state regulation;
 - C. Approve, approve subject to conditions, disapprove, or continue.
- 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 property is a larger lot in a residential neighborhood. The Comprehensive Plan supports and encourages infill as a means of achieving the GMA goals of four units per acre. As proposed the project is infill in a residentially developed area. The project is development of an underutilized piece of property within the City. The Growth Management Act is designed to concentrate growth in Urban Growth Areas to preserve rural areas. This project is consistent with what the Act envisions

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 property is a larger lot in a residential neighborhood. The Comprehensive Plan supports and encourages infill as a means of achieving the GMA goals of four units per acre. As proposed the project is infill in a residentially developed area. The project is development of an underutilized piece of property within the City. The Growth Management Act is designed to concentrate growth in Urban Growth Areas to preserve rural areas. This project is consistent with what the Act envisions

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: March 14, 2008

6. Sanitary sewer.

Conformance with the comprehensive sewer plan and most recently adopted minimum standards. Describe provisions for sanitary sewer: Connection to the existing 8" sanitary sewer main located in the Garden of Eden road.

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: Each lot will access onto the proposed City street (Griffin Avenue)

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: The applicant will sign a waiver of protest for future ULID. Therefore, half street improvements are not proposed as part of this plat.

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: Griffin Avenue

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. No additional traffic improvements are proposed, beyond widening and improving the existing private drive to meet City street standards. 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. A 1,636 square foot playground is proposed, to be located between Lots 2 and 3. The attached landscape plan provides further detail of the playground design.

18. Maintenance agreements.

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

19. Street lighting.

Describe: Street lights are proposed to be located near the intersection of Griffin Avenue and Garden of Eden Road, as required by the City and Puget Sound Energy.

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. A landscaping plan is enclosed.

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 school grounds, 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)

PROJECT NARRATIVE

The plat of Eden's Acres is a re-plat of Lot 2, Lot 3, Lot 4 and Tract A of Short Plat No. SW 09-95 recorded in Volume 12 of Short Plats at Page 61.

The property is 1.52 acres in size. This property and the surrounding property is zoned R-7.

Lot 2 of the original short plat has a single family residence. The other 2 lots are cleared and vacant. There is a private gravel road, Debbie Drive (Lane), serving the original lots. Sanitary Sewers were constructed to serve the existing and proposed lots in 2007.

The property is flat and has no critical areas present.

This proposal is to add 4 single family residential lots to the existing 3 lots for a total of 7 single family lots. Each lot provides a minimum of 2 off-street parking spaces with 11 on-street spaces provided.

Existing drainage consists of an infiltration trench along the North line of the private road and a drainage ditch along the south line of the property. A 12" ductile iron culvert was installed during improvements to the Garden of Eden Road to be used as an offsite conveyance for storm water from the existing drainage ditch. A 15 foot wide drainage easement will be dedicated to the City of Sedro-Woolley along this existing ditch. The proposed improvements include 2000 square feet of infiltration system to be constructed along the north 15 of the proposed new Lot 1, Lot 2 and Lot 3.

A Waiver of Protest is proposed for half street improvements along the Garden of Eden Road. The internal street will be improved to 40 feet of asphalt with parking on both sides and dedicated to the City of Sedro-Woolley. There will be a sidewalk on one side and playground along the north side of the hammerhead turn around. A landscape plan is provided showing street trees, playground and additional landscaping. Construction plans for the above improvements are included in the application.

RECEIVED

JUL 23 2008

SKAGIT SURVEYORS & ENGINEERS

WETLANDS, INC.
720 SHELTER BAY DRIVE
LA CONNER, WASHINGTON 98257
PHONE/FAX: 360-466-0297
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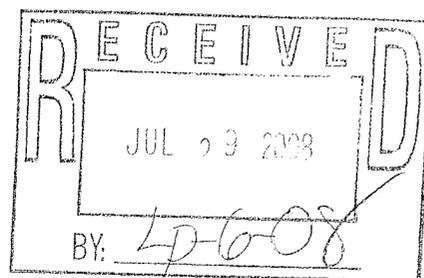
JULY 17, 2008

WETLAND ASSESSMENT AND MITIGATION PLAN FOR:

DAVE MC LAUGHLIN
4558 STATE ROUTE 9
SEDRO-WOOLLEY, WASHINGTON 98286

PROJECT ADDRESS: 508 ^{DEBBIE}~~LIBBY~~ DRIVE
SEDRO-WOOLLEY, WASHINGTON 98286

PARCEL NUMBERS: P108425, 426, 427, 428



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Dave McLaughlin Plat of Eden's Acres
on the Garden of Eden Road

SITE

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I. INTRODUCTION AND PROJECT DESCRIPTION

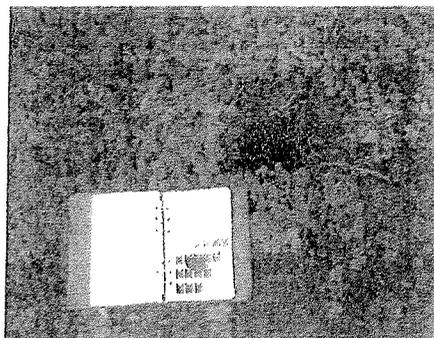
This is a 1.528 acre property located in the NE ¼, NE ¼ of Section 23, Township 35 North, Range 4 East. It is accessed off Debbie Lane, from the Garden of Eden Road. The project is a 7 lot plat that has been in the development stage for several years, authorized by former and existing permits issued by the City of Sedro-Woolley.

Lots 5, 6, and 7 and portions of Debbie Lane have been filled under permit issued prior to the effective date of this chapter of the Sedro-Woolley Municipal Code (SWMC). A Category IV off-site wetland borders the west property line of Lot 5 and a portion of Debbie Lane. Its wetland edge is approximately 32 feet south of Lot 4 and the 20 foot easement south of Lot 3. The wetland has a 25 foot buffer that will not extend into Lot 4 or the easement of the applicant's property.

The off-site wetland is under different ownership from the applicant. We have evaluated the hydric soil of the wetland, the hydrophytic vegetation that dominates the wetland and its hydrology. We have approximated its size from aerial photo interpretations and visual analyses. We have attached the Washington State Wetland Data and Rating Forms of the wetland for documentation purposes.

The USDA Soil Survey of Skagit County has mapped the subject property as Minkler silt loam. Our soil pits confirm that the upland soil of the project area is Minkler silt loam. In particular, Lots 1, 2, 3, and 4 is non-hydric Minkler silt loam. It is a very deep, moderately well drained soil formed in alluvial and lacustrine material. It has a deep grayish-brown silt loam, 2.5YR 4/2 A horizon to 12 inches. The B horizon lightens to a gray 5Y 5/2 silt loam to over 18 inches in places. Minkler is an Aquic Xerochrepts in Hydrologic Group D and is not a hydric soil. Minkler is found in our Soil Pits SP1-SP3.

A variant of Minkler is commonly found in shallow depressional areas of the Minkler Series in and around Sedro-Woolley. This soil has shallower A and C Horizons. Mottles of 10YR 5/8 are found within a foot of the surface with positive redoximorification indicators. Saturated soil is within a foot of the surface during the early growing season which supports positive hydrology indicators and hydrophytic vegetation. The variant is a hydric soil and this is the soil of the off-site wetland.



Minkler Silt Loam Variant

The project site is relatively flat. It is former hay pastureland that was cleared of native vegetation years ago. The vegetation today is a mix of native and invasive grasses and weeds.

It is important to know the applicant has designed a surface water drainage plan that will collect surface water from impervious surfaces that will divert the water in a north and east direction away from the wetland. The water will flow into a flow control structure that diverts the water off site to an existing Garden of Eden road site drainage ditch. The drainage system is a component of the mitigation plan.

II. METHODOLOGY

The assessment and mitigation plan methodology is by the Washington State Wetland Identification Manual, Department of Ecology Publication #96-94; the U.S. Army Corps of Engineers 1987 Manual (Ord. 1523-05~1 (Part), 2005; Sedro-Woolly Municipal Code (SWMC) Chapter 17-65; and the Cowardin Classification System.

III. 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. 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 nonwetlands. Example: skunk cabbage
Facultative Wetland	FACW	Plants that usually occur (estimated probability 67% to 99%) in wetlands,

Plants		but also occur (estimated probability 1% to 33%) in nonwetlands. Example: soft rush
Facultative Plants	FAC*	Plants with a similar likelihood (estimated probability 34% to 66%) of occurring in both wetlands and nonwetlands. Examples: red alder, salmonberry
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: 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 nonwetlands under natural conditions.

Source: WA ST DOE 1997.

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 must also meet soils and hydrology requirements to be delineated as wetland.

Soil types that occupy wetlands are hydric soils, or soils that are characteristics 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 REGULATORY ANALYSIS

Wetland A is a Category IV Palustrine Forested Wetland (Cowardin). It is a hydrogeomorphic depression wetland (Brinson) within the wetland class of *Flats*. It is an off-site wetland but is within 200 feet of the project area. It is approximately 1.5 acres in size. It has scores of the Washington State Wetland Rating Form as follows:

Water Quality Functions, 8 points.
Hydrologic Functions, 7 points
Habitat Functions, 10 points
Score for all Functions, 25 points.

Scores from 0 to 30 points are Category IV Wetlands.

Sedro-Woolley Municipal Code (SWMC) 17.65.240 B Standard Wetland Buffers requires a 25 foot buffer as measured horizontally in a landward direction from the edge of the wetland as defined in the field, pursuant to the requirements of SWMC 17.65.240 B (1) and SWMC 17.65.220. The 25 foot buffer will not extend into Lots 3 and 4 or the access easement that services these lots.

The impact for this project is the intrusion of the wetland buffer into Debbie Lane that was constructed under a prior issued permit.

V. ASSESSMENT

A. VEGETATION

The vegetation of the upland is dominated by native and invasive grasses. This includes:

- a. *Lolium perenne*, Perennial ryegrass, FACU
- b. *Dactylis glomerata*, Orchardgrass, FACU
- c. *Fescue arundinacea*, Tall fescue, FACU
- d. *Poa pratensis*, Kentucky bluegrass, FAC
- e. *Agrostis capillaris*, Colonial bentgrass, FAC
- f. *Trifolium repens*, White clover, FAC
- g. *Trifolium pretense*, Red clover, FACU

The vegetation of the off-site Wetland A is dominated by:

- a. Red alder, *Alnus rubra*, FAC
- b. Black cottonwood, *Populus trichocarpa*, FAC
- c. Piggy back plant, *Tolmiea menziesii*, FAC
- d. Reed canarygrass, *Phalaris arundinacea*, FACW
- e. Soft Rush, *Juncus effusus*, FACW

- f. Salmonberry, *Rubus spectabilis*, FAC
- g. Slough sedge, *Carex obnupta*, OBL
- h. Cattail, *Typha latifolia*, OBL
- i. Creeping buttercup, *Ranunculus repens*, FACW

B. SOILS

The USDA Soil Survey of Skagit County has mapped the property as Minkler silt loam. This is a moderately deep, moderately well drained soil found on the Skagit delta throughout the Sedro-Woolley area. It is formed in alluvium and lacustrine material. Typically the soil has a deep A horizon to 12 inches of a grayish-brown 2.5YR4/2 silt loam. The B horizon to over 18 inches is a 5YR5/4 silt loam. It is a mesic Aquatic Xerochrepts in Hydrologic Group D and in non-hydric. We find this soil in our soil pits SP1-SP3.

The soil of wetland A is mapped by the USDA Soil Survey of Skagit County as Minkler silt loam as well. It is a Minkler variant that we find in the wetland. This is a hydric soil. It is a shallow silt loam with ample mottling and positive hydrology. It supports a domination of hydrophytic vegetation. We find this soil in our Soil Pit SP 4 (auger probing).

We also performed numerous auger probings to determine the wetland edge and in determining the soil of the off-site wetland.

C. HYDROLOGY

The project area uplands have negative wetland hydrology during the growing season. The off-site wetland will have positive hydrology in the early growing season due to the shallow and dense A and C horizons of the hydric soil. There is saturation at the surface in April. Free water is found from 2 to 4 inches. There are sediment deposits and water stained leaves. Wetland A is a very wet soil.

VII. DETERMINATION TABLES

Plot #	Vegetation	Soil	Hydrology	Wetland ?
1	Negative	Negative	Negative	No
2	Negative	Negative	Negative	No
3	Negative	Negative	Negative	No
4	Positive	Positive	Positive	Yes

VIII. FUNCTIONS AND VALUES OF THE OFF-SITE WETLAND

FUNCTIONAL ASSESSMENT

Our functional assessment of this off-site wetland was by visual evaluation procedures and an auger hole of the soil. It is a small wetland of approximately 1.5 acres and is easy to evaluate.

We augered the soil to evaluate soil texture characteristics, permeability features and available water capacity parameters. The primary function of this wetland is for groundwater storage. In the rainy season there is slight and scattered surficial inundation in the wetland. There is a manmade outlet ditch along the south property line. The entire wetland dries of any inundation in the warmer months of the year.

The wetland serves as a temporary storage of surface and subsurface water for long periods throughout the year. By storing water the value of this wetland is enhanced by the wetland functions. For ease of description of the functions, the wetland is referred to as the off-site wetland. It is important to know that there are no priority habitats of endangered, threatened, or sensitive species associated with this wetland.

a. Functions and Values Related to the Hydrologic Processes of the Off-site Wetland.

- (i) The off-site wetland replenishes soil moisture.
- (ii) The off-site wetland provides plant and wildlife habitat.
- (iii) The off-site reduces dissolved and particulate loading and helps to maintain and improve surface water quality.
- (iv) The off-site wetland maintains groundwater storage, seasonal surface and groundwater temperatures.
- (v) The wetland contributes to the nutrient capital of the ecosystem.

b. Functions and Values Related to the Off-site Wetland Biochemical Process

- (i) The wetland converts elements from one form to another through abiotic and biotic processes.
- (ii) The wetland removes 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 wetland retains organic and inorganic particulates on a short-term or long-term basis through physical processes.
- (iv) The wetland exports dissolved or particulate organic carbon.

The Biochemical Values of the Off-site Wetland include:

- (i) Removing contaminants or rendering the contaminants innocuous.
- (ii) The off-site wetland reduces downstream particulate loading, by scattered inundation in the rainy season, helping to maintain or improve surface water quality.
- (iii) The wetland enhances decomposition and mobilization of metals.
- (iv) The small areas of inundation help to support aquatic food chains and biochemical processes.

c. Functions and Values Related to Habitat. The habitat functions of the Off-site Wetland include:

- (i) Maintaining plant and animal communities: the maintenance of plant and animal communities that is characteristic with respect to species composition, abundance, and age structure of the vegetative cover of the Off-site wetland.

The habitat values of the Off-site Wetland include:

- (i) Maintaining habitat for plant and animals for plant propagation and the source of feed, resting, and nesting for animals and insects.
- (ii) The wetland can provide aesthetic, recreational, and educational opportunities.
- (iii) The wetland maintains corridors between habitat islands and landscape/regional biodiversity for avian and insectivore species.

IX. MITIGATION

MITIGATION PLAN

The off-site wetland functions and values have been discussed. It is a Category IV wetland with low to moderate functionalities. An on-site surface water management plan for the project area has been developed to insure surface water from the project site will not enter the wetland. All storm water will be directed away from the wetland to bio-filtration swales adjacent to the north side of the driveway and plat entry road for pre-treatment. Storm water from impervious surfaces is then directed to filtration trenches along the north line of Lots 1-3 and into an existing infiltration trench along the north side of Debbie Drive. Overflow in extreme storms is directed to a ditch along the south line of Lots 5-7 from a flow control structure to the road side ditch at the Garden of Eden Road.

Further mitigation includes planting native plants on 750 square foot site along the south property line and west of Lot 5.

In addition, two Protected Critical Area signs will be installed in line-of-site locations at the end of Debbie Drive and at the south end of the lot line between Lots 3 and 4. The signs shall state:

PROTECTED CRITICAL AREA

This Wetland and Upland Buffer Are Protected to Provide Wildlife Habitat and to Maintain Water Quality. Please Do Not Disturb. Consult The City of Sedro-Woolley for Information about Site Restrictions.

The signs shall be of aluminum construction with all weather painting, mounted on 8 foot pressure treated 4' X 4' posts. Each post will be mounted in 2' deep holes secured with two 80 pound cement mix bags.

PLANT SCHEDULE

Common Name (Scientific Name) Indicator Status	Size	Qty	Cost Installed
Douglas fir, <i>Pseudotsuga menziesii</i> , FACU	1 Gal	5	\$30
Salal, <i>Gaultheria shallon</i> , UPL	1 Gal	5	\$30
Western red cedar, <i>Thuja plicata</i> , FAC	1 Gal	3	\$18
Sword fern, <i>Polystichum munitum</i> , FACU	1 Gal	4	\$24
Black cottonwood, <i>Populus trichocarpa</i> , FAC	1 Gal	1	\$6
Bigleaf maple, <i>Acer macrophyllum</i> , FACU	1 Gal	3	\$18
Indian plum, <i>Oemleria cerasiformis</i> , FACU	1 Gal	6	\$36
Red elderberry, <i>Sambucus racemosa</i> , FACU	1 Gal	4	\$24
Piggy-back plant, <i>Tolmiea menziesii</i>	1 Gal	6	\$36
Oregon grape, <i>Berberis nervosa</i> , UPL	1 Gal	4	\$24
Subtotals		41	\$246.000
Site prep including Miracle Grow, Bark mulch, 80 sy @ \$2.00 yd + \$40.00 labor = \$815.00			\$815.00
2 PCA Signs @ \$45.00			\$95.00
Total Cost			\$1,150.00

PLANTING PLAN

All plants will come from the nursery in one gallon containers, marked with scientific and common names. Each planting hole will be dug 2-times the width of the planting container and below the root wad of the plant. One bag of MIRACLE GROW soil amendment will be mixed with the native soil of each hole. Planting will be between November and March. After planting, the exposed soil of the planting area will be covered with 3" of "beauty bark". The plants will be watered once a week from mid-April through mid-October for the first growing season.

MONITORING

To insure a successful planting, all plants will be monitored for survival at the end of 5 consecutive growing seasons. Plants not surviving will be replaced by like species. If more than 15% mortality is found, plant tissues and soil samples will be sent to Washington State University for analyses of possible nutrient uptake problems and for possible fertilization recommendations. This service will be at the applicant's expense.

Photo points will be established of the enhancement planting site. Monitoring reports will be submitted to the City of Sedro-Woolley by December 15th of each monitoring year. Photos of the site will be submitted to the city with each monitoring report.

Monitoring Costs

Monitoring including submitted monitoring reports will be \$250.00 per year for 5 consecutive years, = \$1,250.00

[
Total Mitigation Costs = \$2,400.00

Bonding is not required per SWMC.

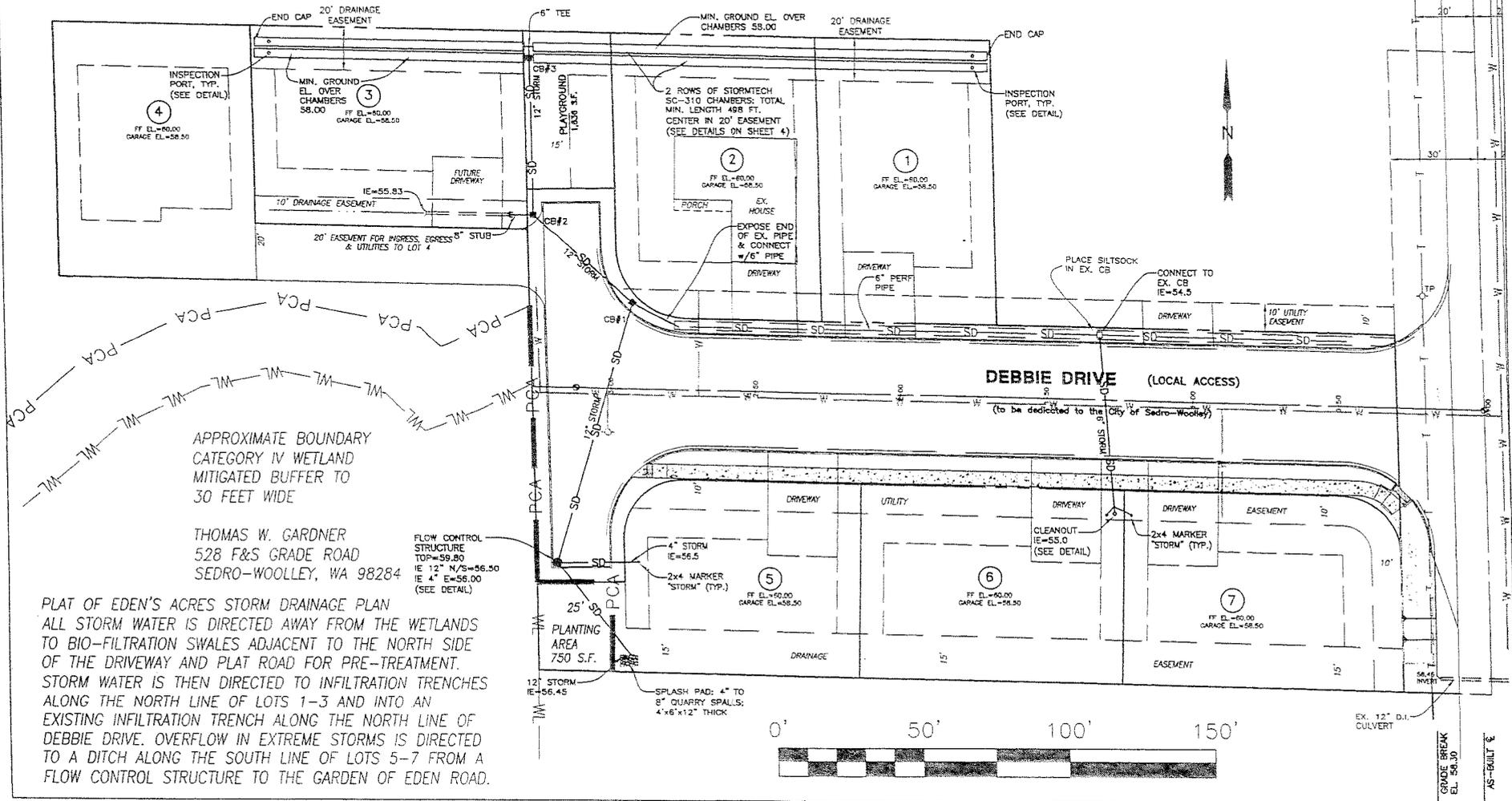
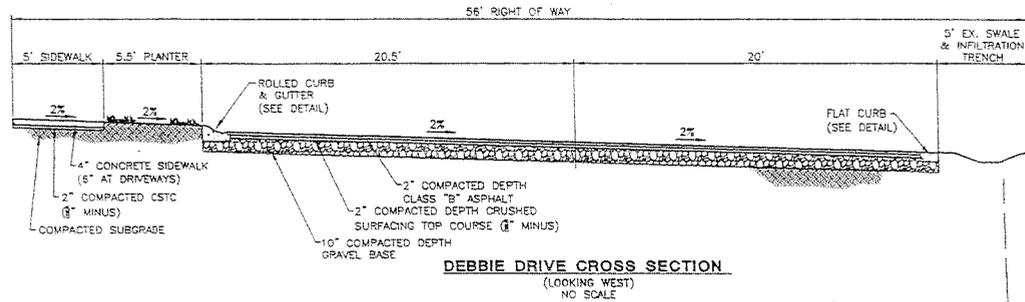
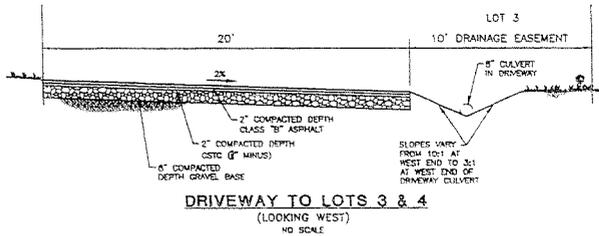
Respectfully submitted,

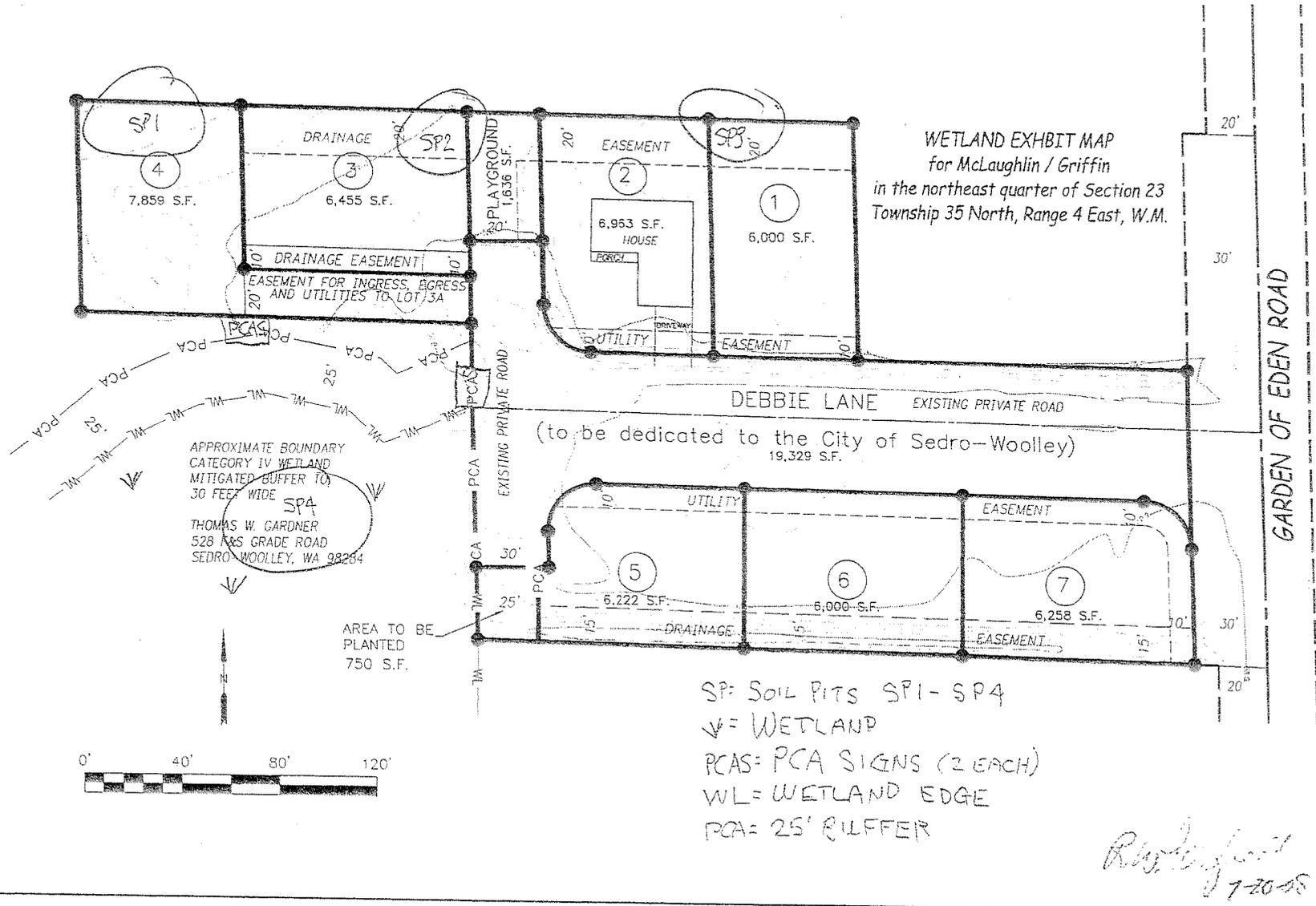


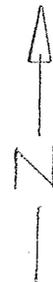
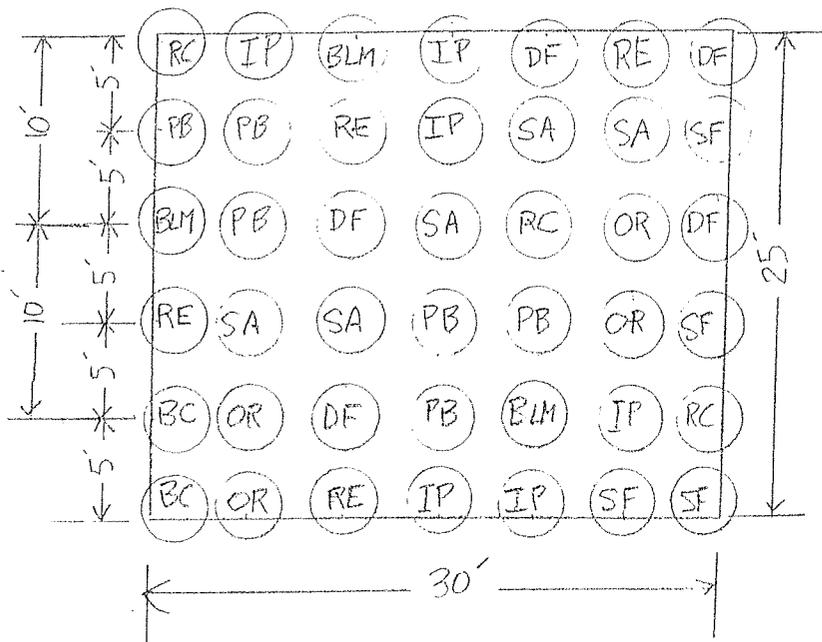
Bob Whitefield, SWS, SAF
Wetlands, Inc.

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RC = WESTERN RED CEDAR	3 EACH
IP = INDIAN PLUM	6
BLM = BIGLEAF MAPLE	3
DF = DOUGLAS FIR	5
RE = RED ELDERBERRY	4
PB = PIGGY-BACK PLANT	6
SA = SALAL	5
SF = SWORD FERN	4
OR = OREGON GRAPE	4
BC = BLACK COTTONWOOD	1
	<hr/>
	41 TOTAL

SCALE 1" = 10'

WETLANDS, INC.
 PLANTING PLAN FOR
 DAVE McLAUGHLIN
 DEBBIE DRIVE
 710-38 E.D. WHITEFIELD

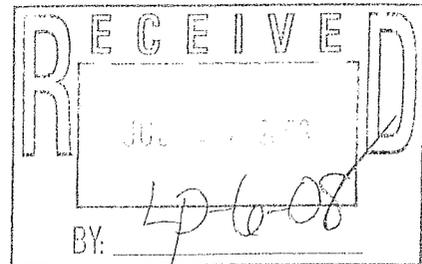
PLAT OF EDEN'S ACRES SEDRO-WOOLLEY

SEPA CHECKLIST

Prepared for:

Dave and Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284
(360) 856-1345

May 7, 2008



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 D
TO STAFF REPORT

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:

McLaughlin Long Plat – Plat of Eden's Acres

2. Name of applicant:

David and Nancy McLaughlin

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

Applicant:

*4558 State Route 9
Sedro-Woolley, WA 98284*

Contact:

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

4. Date checklist prepared:

May 7, 2008

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 wetlands reconnaissance was conducted on August 16, 1995 by Hydro Terra Biological Services and no critical areas were identified. A copy of the report is attached. A wetlands reconnaissance was conducted on July 17, 2008 by Wetlands, Inc. A wetland was identified on adjacent property to the west. A drainage report was prepared by Skagit Surveyors & Engineers. A copy of the report dated March 25, 2008 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 known.

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

Preliminary and Final Plat Approval, Variance Approval – City of Sedro-Woolley

Fill and Grade Permit – City of Sedro-Woolley

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

The proposal is for the subdivision of a 1.52 acre tract into 7 lots ranging in size from 6,000 square feet to 7,859 square feet in size. There are three existing lots of record and the applicant is proposing to replat the property resulting in a total of 7 lots.

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

The project is located on the Garden of Eden Road and is a replat of Sedro-Woolley Short Plat #SW09-95. The property is located in a portion of Section 23, Township 35, Range 04 and includes the following addresses: 504 Debbie Lane, 505 Debbie Lane, 508 Debbie Lane.

Legal Description:

PARCEL "A":

Lot 2, Sedro-Woolley Short Plat No. SW-09-95, approved December 11, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, page 61, under Auditor's File No. 9512290100, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion of Lot 2 lying South of Tract A of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 3, Sedro-Woolley Short Plat No. SW-09-95, approved December 11, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, page 61, under Auditor's File No. 9512290100, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 2, Sedro-Woolley Short Plat No. SW-09-95, approved December 11, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, page 61, under Auditor's File No. 9512290100, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion of Lot 2 lying North of Tract A of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Lot 4, Sedro-Woolley Short Plat No. SW-09-95, approved December 11, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, page 61, under Auditor's File No. 9512290100, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

Tract A (Debbie Drive) of Sedro-Woolley Short Plat No. SW-09-95, approved December 11, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, page 61, under Auditor's File No. 9512290100, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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.

*The property is generally flat with some minor sloping
to the south and to the west.*

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

0-3%

- 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.*

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

None.

- 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 625 cubic
yards of cut and approximately 725 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 46 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:

A detailed TESC/SWPPP will be prepared prior to construction. Erosion control BMP's which could be used on this project include the following:

- *BMP C 101 Preserving Natural Vegetation: Preserving existing vegetation during phases of the project will enhance the ability of this BMP's sediment removal and erosion prevention capabilities.*
- *BMP C 104/233 Staking clearing limits/silt fence. By identifying the clearing limits and/or placing silt fence at the perimeter of the project, the likelihood of sediment transport is reduced.*
- *BMP C 105 Stabilized Construction Entrance: The entrance to the site and to disturbed areas will be stabilized early in the project to prevent tracking and reduce erosion.*
- *BMP C 120 Seeding, C 121 Mulching, C 123 Plastic Covering, and C 125 Top Soiling: The site will be stabilized with seeding mulching covering, of top soiling to encourage re-vegetation and prevent erosion while the vegetation becomes established as well as protect any stockpile slope areas.*
- *BMP C 220 Inlet Protection is provided to prevent coarse sediment from entering drainage systems prior to permanent stabilization of the disturbed area.*

Grading would occur only during favorable (dry) weather conditions. Grading during the wet season 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 7 units proposed for the subdivision would generate 67 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 reconnaissance report was completed on August 16, 1995 by Hydro Terra Biological Services and no wetlands were identified on this parcel. A copy of that report is attached. A wetland reconnaissance report was completed on July 17, 2008 by Wetlands, Inc. A wetland was identified on adjacent property to the west.

- 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.

Yes, a portion of the buffer for the identified wetland to the west encroaches on this property. An existing roadway is located in the majority of the encroaching buffer. A 750 square foot area will be planted as mitigation for buffer impacts.

- 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.

No waters have been identified.

- 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.

No. The project is located in Zone X.

- 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 flow from the pervious and impervious areas within the development into an underground infiltration chamber. Discussion of the

proposed drainage facilities is included in the attached drainage study.

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.

Domestic water for the site will be provided by P.U.D. No. 1. No groundwater will be withdrawn.

- 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 project will be served by City of Sedro-Woolley sanitary sewer.

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 attached. The study includes a discussion of existing and developed conditions; upstream and downstream analysis; and additional details regarding the stormwater management 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 facilities for the proposal. A discussion of the stormwater management facilities is included in the attached drainage study. A 750

square foot area will be planted as mitigation for buffer impacts.

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other: cottonwoods, fruit trees
- evergreen tree: fir, cedar, pine, other
- shrubs: blackberry
- grass: reed canary grass, soft rush
- 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: cottonwoods, blackberries, fruit trees, reed canary grass, soft rush, phalaris.

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 60 and 75 percent of the existing vegetation would be removed. A majority of the area would be revegetated with lawns and ornamental landscaping. Only 46 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. See proposed landscaping plan for additional detail.

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:

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. 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?

There is currently one single family residential unit located on the site. The remainder of the site is used as pasture. Adjacent properties include a mix of single family residential uses and pastures and fields.

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

Only to the extent that it was previously used as horse pasture area.

c. Describe any structures on the site.

There is a single family residential home 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?

Residential 7 (R-7).

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

Residential 7 (R-7)

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

N/A

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

No.

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

Sedro-Woolley uses a factor of 2.7 people per household for single family houses in the City. Based on this factor, the proposed 7 lots could be expected to house 19 people

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

None.

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

None are proposed.

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

The proposed lots are sized for single family residential homes which is consistent with the surrounding land uses, as well as the projected land use for the area. Furthermore, the lots will be served by sanitary sewer which is consistent with the 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 6 new single family residential 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.

None are proposed to be eliminated.

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

The proposal would provide homes in a developing area of the City of Sedro-Woolley, consistent with the Comprehensive Plan.

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 City of 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 pasture land to a residential neighborhood, similar to the surrounding area.

- 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?

None.

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

Lighting along public streets will comply with Puget Sound Energy requirements and City of Sedro-Woolley standards.

12. RECREATION

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

The proposal is located on private property. Any recreational activities that may be occurring would be considered trespass.

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

No legitimate recreational uses would be displaced. If trespass is occurring it will and should be displaced.

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

The project would contribute Parks Impact Fees on a per lot basis and would be collected prior to issuance of building permits

13. HISTORIC AND CULTURAL PRESERVATION

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

None are known.

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

None are known.

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

In the event that historical and/or archeological material were discovered during construction, work near the site would be discontinued and the proper authorities would be notified.

14. TRANSPORTATION

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

The site is currently served by a private street (Debbie Lane) from Garden of Eden Road. Debbie Lane will be upgraded and dedicated to the City of Sedro-Woolley as part of this process.

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

No. The nearest transit stop is approximately 2 to 3 blocks away at State Route 20.

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

The project will provide a minimum of 2 parking spaces per residence.

- 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 that the existing Debbie Lane be upgraded to meet City street standards for a long subdivision. Debbie Lane will be dedicated to the City upon improvement.

- 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 for the new lots only. These numbers were calculated using the Institute of Transportation Engineers (ITE) Trip Generation (7th edition) manual.

	Trip Generation		
	AM Peak Hour	PM Peak Hour	Average Daily Trips
Trips In	1	5	
Trips Out	4	3	
Total Trips	5	7	67

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

Debbie Lane will be improved to meet City street standards. The plat will contribute traffic impact fees at the time of building permit issuance.

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

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

Upon construction and occupancy, the proposed subdivision would result in 7 homes and 19 residents. This neighborhood would require fire protection and emergency medical services typical of any newly constructed subdivision.

Police Protection

Police protection is provided by the City of Sedro-Woolley Police Department. As with fire protection the residents of the new 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 3 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	Students
K-6	2
7-8	0
9-12	1
Total	3

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 paved public streets, constructed to City Road Standards.

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

The applicant will contribute fire impact fees at the time of building permit issuance.

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

The applicant will contribute school impact fees at the time of building permit issuance.

Other

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

16. UTILITIES

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water

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

Storm Drainage

The site is undeveloped and stormwater currently makes its way off site through a number of natural drainage courses. Stormwater runoff would be increased as a result of construction of homes and roadways. A storm drainage system has been designed to collect the runoff resulting from newly created impervious surfaces. The stormwater would

be treated and/or detained as discussed in the attached drainage report.

Sewage Disposal

Sewage disposal for the proposal will be provided by the City of Sedro-Woolley.

Solid Waste

Solid waste services will be provided by the City of Sedro-Woolley. The City also provides recycling services.

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: 7-29-08



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Bellingham Field Office • 1440 10th Street, Ste 102 • Bellingham, WA 98225
(360) 715-5200 • FAX (360) 715-5225

August 29, 2008



Your address is in the Nooksack watershed

John Coleman
City of Sedro Woolley
325 Metcalf St
Sedro Woolley, WA 98284

RE: LA File# LP-6-08
DOE file# 200806240
Applicant Skagit Surveyors & Engineering Marianne Manville-Ailles

Dear Mr. Coleman:

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

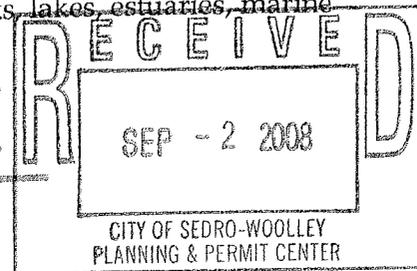
Stormwater runoff from construction activities can have a significant impact on water quality, introducing sediment and other construction site pollutants into waters of the state. Such pollutants can impair or eliminate aquatic habitat and prevent such waters from having multiple beneficial uses (e.g.,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

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

Permit coverage is necessary if the project meets the following criteria:

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

EXHIBIT E
TO STAFF REPORT



- Projects that include clearing forested areas, IF THE CLEARING is preparation for construction activities (e.g., homes/buildings) and the project meets the criteria listed above.
- Phased Construction: The total land area disturbed must be considered when the project is "part of larger common plan of development or sale." This term means an area where multiple separate and distinct construction activities may be taking place on different schedules under one plan. In a larger common plan, the disturbed area of the entire plan is used to determine if a permit is required.

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

- Industrial facilities already covered by the Industrial Baseline General Permit for their industrial activity, and which are planning construction which will disturb one or more acres of total land area, must apply for permit coverage.
- Change in ownership: When a construction site with permit coverage is sold to a new owner or owners, modifying or transferring permit coverage to the new owner(s) is necessary. You may also transfer a portion of permit coverage of a site, via a partial transfer, to new owner(s).

Exemptions to the permit

- Construction activity for routine maintenance of an original line and grade, hydraulic capacity, or the facilities original purpose.
- Sites that retain all stormwater on site. For example, if all stormwater is discharged to the ground through infiltration basins, dry wells, drain fields, or other means of discharge to the ground.
- Construction sites on federal land or Indian Reservations.
- Forestry activities such as nurseries, reforestation, thinning, prescribed burning, or timber harvesting that is NOT part of preparation for construction activity.
- Sites covered by an existing NPDES individual permit for stormwater discharges.
- Sites covered by an erosivity waiver (see below).

Low Rainfall Erosivity Waiver

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

- The erosivity factor during the project is less than five according to a calculator found online at: <http://ci.tamu.edu/>.
- Construction disturbance **starts and finishes** within the following timeline:
West of the Cascade Crest: June 15 - September 15 of the *same year*.

East of the Cascade Crest, except the Central Basin: June 15- October 15 of the *same year*.

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

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

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

PLEASE NOTE: The low rainfall erosivity waiver:

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

Applying for the permit

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

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

NOTICE:

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

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

A SWPPP needs to ensure the following:

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

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

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

Thank you for considering these comments from the Department of Ecology. If you have questions please call me at (360) 715-5209.

Sincerely,



Andrew Craig
Water Quality Specialist

AC:la

cc: Skagit Surveyors & Engineering; Marianne Manville-Ailles
BFO SEPA File

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

Description of proposal/application: The proposal is to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a City Street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation. The project will require the construction of stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on August 11, 2008. File #LP-6-08.

Proponent: Dave and Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284

Contact: 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 includes 504, 505 and 508 Debbie Lane, 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, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 5:00 PM. Environmental documents available include a soils report, 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. September 3, 2008** and should be submitted to the City of Sedro-Woolley Planning Department, 325 Metcalf 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 Hearing Examiner will be scheduled for the Examiner 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

Published in Courier-Times on August 20, 2008.

EXHIBIT F
TO STAFF REPORT

Comments regarding the development directly south of 316 Garden of Eden Road. ^{2ND} September 2nd, 2008

My main concerns are drainage, fencing and lighting.

- 1) As with the north side of my property, the south side also has drainage problems. I am concerned that there is no plan for where the water will be directed to, as there was with the development to my north. I realize it would make more sense if the city would take care of the drainage problem in our area as a whole, rather than with each development having their own retention pond, but as that is not yet happening I think this still needs to be addressed by each individual development. I understand that there is already some sort of drainage plan being considered, but unless it is superior to the plan on the north side I would ask that this be upgraded.
- 2) Again, fencing is a concern. Piecemeal fencing is an eyesore, and it sounds like I may have four to five houses along my south property line when this is completed. Although it is my understanding that three of these lots have already been sold, they were all once part of the original piece. I would like the person who has been and continues to be developing that adjoining property to take responsibility for a continuous 6 ft. solid cedar fence along this property line as both the owners to the north and west have already agreed to it.
- 3) My property will now be immediately adjoined by up to eight additional homes, whereas when I moved there seventeen years ago, there were two. I do not know how this can be resolved, but outdoor lighting can greatly reduce the level of enjoyment of one's own backyard. If there is some way to direct any street lights away from my property I would appreciate it being included in the plan.

Thank-you for considering my input,
Dorothy de Fremery,
Owner, 316 Garden of Eden Road
856-1727

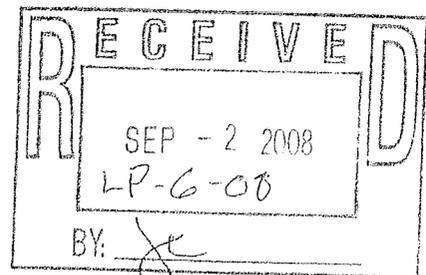


EXHIBIT **G**
TO STAFF REPORT

From: DAVE & C. E. WIEDENHOFT 312 Garden St Eden Rd.

CITY OF SEDRO-WOOLLEY (360) 856-4235
NOTICE OF APPLICATION AND SEPA COMMENT PERIOD

Description of proposal/application: The proposal is to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a City Street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation. The project will require the construction of stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on August 11, 2008. File #LP-6-08.

Proponent: Dave and Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284

Contact: 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 includes 504, 505 and 508 Debbie Lane, Sedro-Woolley, WA.

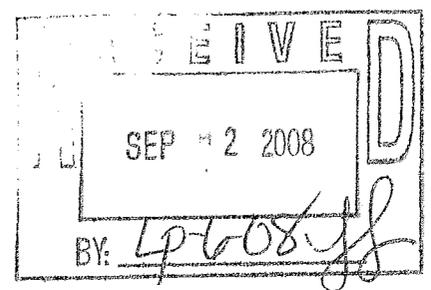
Environmental Review: The City of Sedro-Woolley has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Agencies, tribes, and the 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, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 5:00 PM. Environmental documents available include a soils report, 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. September 3, 2008** and should be submitted to the City of Sedro-Woolley Planning Department, 325 Metcalf 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 Hearing Examiner will be scheduled for the Examiner 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.

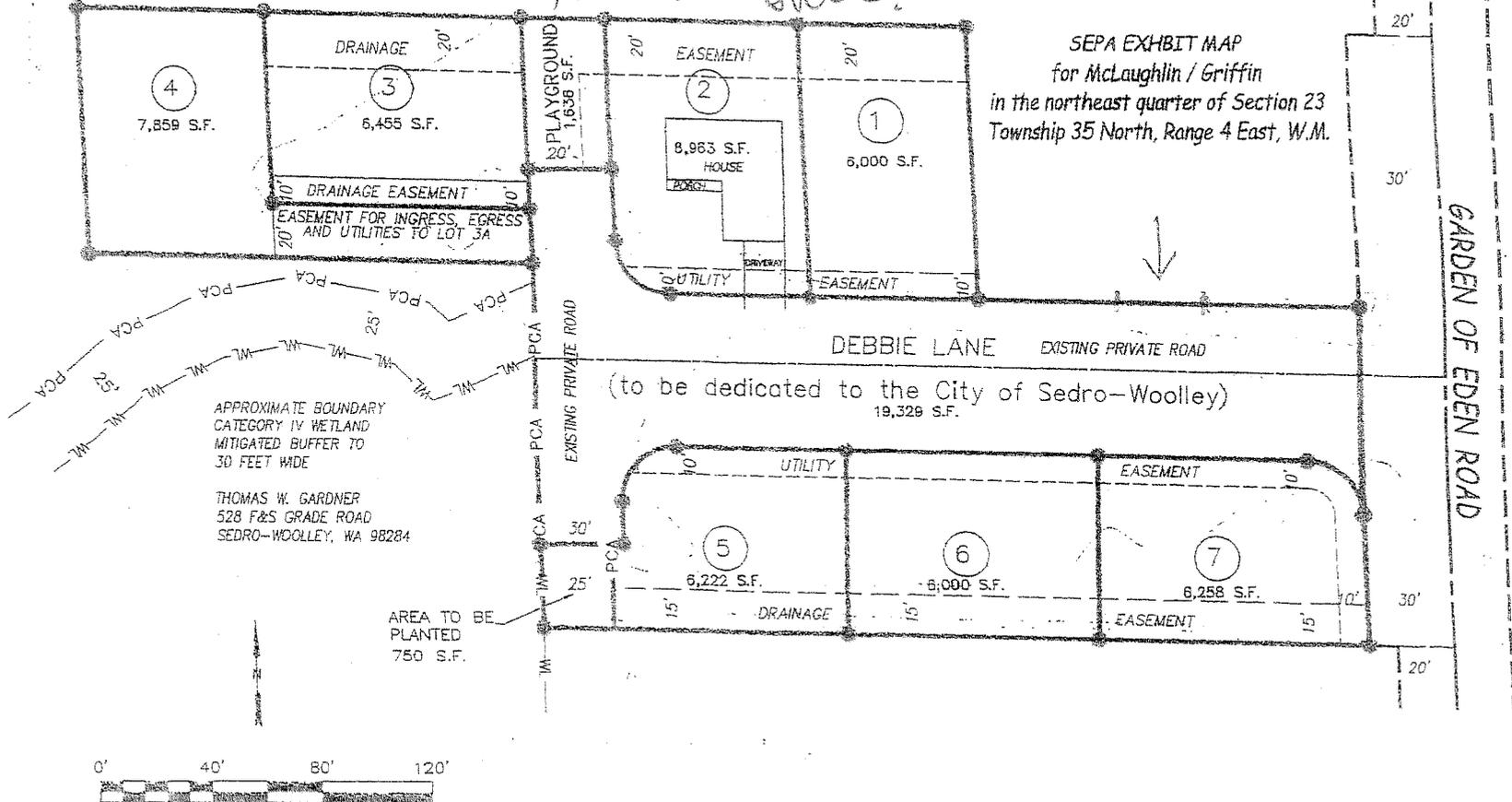
John Coleman, Associate Planner
City of Sedro-Woolley Planning Department

Published in Courier-Times on August 20, 2008.



Please note: RE driveway width at entrance

Existing entry is presently in excess of 16ft. Please ensure minimum of 16ft entrance upon completion of said project.
 Thanks DW.



SEPA EXHIBIT MAP
 for McLaughlin / Griffin
 in the northeast quarter of Section 23
 Township 35 North, Range 4 East, W.M.

APPROXIMATE BOUNDARY
 CATEGORY IV WETLAND
 MITIGATED BUFFER TO
 30 FEET WIDE

THOMAS W. GARDNER
 528 F&S GRADE ROAD
 SEDRO-WOOLLEY, WA 98284

AREA TO BE
 PLANTED
 750 S.F.



THOMAS W. GARDNER & ENGINEERS

806 Marcell Street Sedro-Woolley, WA 98284
 (360) 855-2121 Fax (360) 955-1659

JN1741 11AUG08

Also property (312 G/E) has existing trees planted in yard.

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

Project Description: The proposal is to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a city street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation. The project will require the construction of stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined to be complete on August 11, 2008. File #LP-6-08.

Proponent: David and Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284

Contact: 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 includes 504, 505 and 508 Debbie Lane as well as the private roadway named Debbie Lane, 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. Locate and install fire hydrants as approved by the Fire Chief;
9. Coordinate public transportation improvements, as may be required, with Skagit Transit (SKAT);

EXHIBIT H
TO STAFF REPORT

10. Coordinate installation of public water infrastructure improvements with Skagit Public Utility Dist. No. 1;
11. Comply with the Sedro-Woolley Critical Areas Ordinance (Chapter 17.65 SWMC) requirements for wetland buffer mitigation;
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; and
13. Locate and install mailboxes as approved by the Postmaster.

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, October 1, 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, September 17, 2008

Publication: Wednesday, September 17, 2008

Signature:



Jack Moore, Planning Director

PROJECT BACKGROUND

On May 12, 2008, David McLaughlin, acting as representative for himself and Andrew and Darcy Griffin, submitted an application to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a City Street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation. The project will require the construction of stormwater, sewer and other infrastructure necessary to serve the proposed lots. The Sedro-Woolley Design Review Committee (DRC) reviewed the project, file #LP-6-08 on September 16, 2008.

FINDINGS OF FACT

The Design Review Committee, having reviewed the application materials and all submitted documents, makes the following Findings of Fact:

1. On May 12, 2008, David McLaughlin, acting as representative for himself and Andrew and Darcy Griffin, submitted an application to subdivide four existing parcels (including a private road tract) into seven (7) parcels.
2. On August 11, 2008 the application was determined to be administratively complete.
3. Landscaping and design features for long plats are subject to design review to encourage better design and site planning; encourage development which features amenities designated to strengthen a sense of community; minimize potential incompatible uses; and increase community property values.
4. The general requirements for design review are found in SWMC 15.44.025:
 - A. All applications for building permits or approvals required by this chapter shall be accompanied by ten (10) complete set of plans and blueprints clearly defining the construction, changes, alterations or remodeling and stating the proposed location, dimensions, and all colors accurately portrayed and type of construction and design. Said plans and blueprints shall be drawn to scale and shall clearly define the roofing materials and siding materials to be used together with the finish, paint or other procedure to be used or applied on all exterior walls and trims.
 - B. The application and plans shall state a contemplated date of commencement and completion of such construction, change, alteration or remodeling. Such plans shall become the property of the city upon submission of the application.
 - C. Additional information may be required such as a vicinity map, legal description, topographic survey showing contours, existing structures and environmental conditions, photographs identifying existing characteristics of the site, grading plan,

building plans, landscaping plans, parking and access plans, special studies, or SEPA checklist as required by the Director.

5. Pursuant to SWMC 15.44.030 all applications subject to design review shall comply with the *City of Sedro-Woolley Design Standards and Guidelines* adopted in November of 2005. The first chapter of the manual, "Standards and Guidelines for All Development" applies to this project. No buildings are proposed as part of the plat, so building and architectural guidelines and standards do not apply. Lot layout is not subject to review for a standard plat.
6. Pursuant to SWMC 15.44.060, the Design Review Committee shall have authority to approve, approve with conditions, or deny an application made pursuant to the provisions of this chapter.
7. Pursuant to SWMC 15.44.065, the decision of the design review authority shall be documented and incorporated into the accompanying approvals, if any, for the permit, land use action, or other approval, and shall be binding on the applicant and his successors in interest. The city may reduce the approval to a document or plan which shall be incorporated into the approved plans for the project. For example, specific conditions for the location of open space pursuant to a requirement of the design manual may be incorporated into a subdivision approval.
8. SWMC 15.44.070 states: Waivers to the required elements of design standards manual may be allowed by the design review authority if the applicant demonstrates that the overall project meets the intent of the design manual and other adopted standards, through the incorporation of "encouraged" design elements from the city of Sedro-Woolley design standards and guidelines or other significant design elements which accomplish the same purpose. In evaluating alternative design elements, the design review authority may consider the testimony of an architect or other design professional in making its decision.
9. Pursuant to SWMC 17.50.020, the requirements of the landscaping chapter (Ch.17.50 SWMC) "shall be imposed at the time of land use permit review, including: land alteration or land development such as subdivisions, short subdivisions, a change in lot coverage, a change in area devoted to parking and circulation, and projects requiring design review."
10. The same street lighting used in the Plat of Sapp Place has been proposed for the Plat of Eden's Acres.
11. The DRC reviewed the proposed landscaping/design elements associated with application # LP-6-08 on September 16, 2008.
12. DRC reviewed the staff report dated September 9, 2008 and the staff recommendations therein.

13. Dorothy deFremery, neighbor to the north expressed her concern for the fencing used between the project and her property. The DRC, Ms. deFremery and the applicant came to a consensus that the use of a woven-wire fence between the properties would be appropriate to help contain farm animals on the deFremery property. Ms. deFremery also expressed concern that, because of the location of the play area at the end of the road surface, vehicles could drive into the play area.
14. The DRC discussed at length the fencing proposed in the Planting Plan. The exact location of and extent of the proposed fence is not clearly depicted on the Landscape Plan. This DRC clarified fencing requirements as a condition of approval.
15. The DRC discussed the play area and concluded that the alternate Playground and the play equipment in Exhibit A, which includes a concrete sport court is appropriate for the project. The landscaping in the remainder of the plat is shown in Exhibit C.
16. The proposed street lights and protected critical area signage and fencing were also discussed by the DRC.

CONCLUSIONS

The Design Review Committee, having reviewed the application materials and all submitted documents makes the following conclusions:

1. Sedro-Woolley Municipal Code Chapters 15.44 – **Design Review**, 17.12 – **Residential 7 (R-7) Zone** and 17.50 – **Landscaping** apply to this project.
2. Chapters 15.44 and 17.50 SWMC require the Planning Commission, acting as the Design Review Committee, to review the project for compliance with the *City of Sedro-Woolley Design Standards and Guidelines* adopted in November of 2005 and the landscaping requirements in Chapter 17.50 SWMC.
3. After reviewing the project application materials and the staff report dated September 9, 2008, the *City of Sedro-Woolley Design Standards and Guidelines* manual and hearing testimony from the applicant, the Design Review Committee concludes that with the conditions listed below, the landscaping and design elements associated with file #LP-6-08 appear to meet the minimum requirements of the *City of Sedro-Woolley Design Standards and Guidelines* manual and Chapter 17.50 SWMC.
4. The DRC concludes that the alternate playground and the play equipment in Exhibit A, which includes a concrete sport court is appropriate for the project and the lighting in Exhibit B was approved. The DRC concludes that the remainder of the landscaping in Exhibit C complies with the Landscaping chapter of the SWMC.

EXHIBITS

- A. Alternate Playground layout and play equipment detail
- B. Street lighting details (2 sheets)
- C. Planting Plan

DECISION

Based upon the foregoing, the Design Review Committee **approves** the Landscape Plan and design plans, as proposed for the Plat of Eden's Acres in File # LP-6-08 with the following conditions:

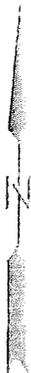
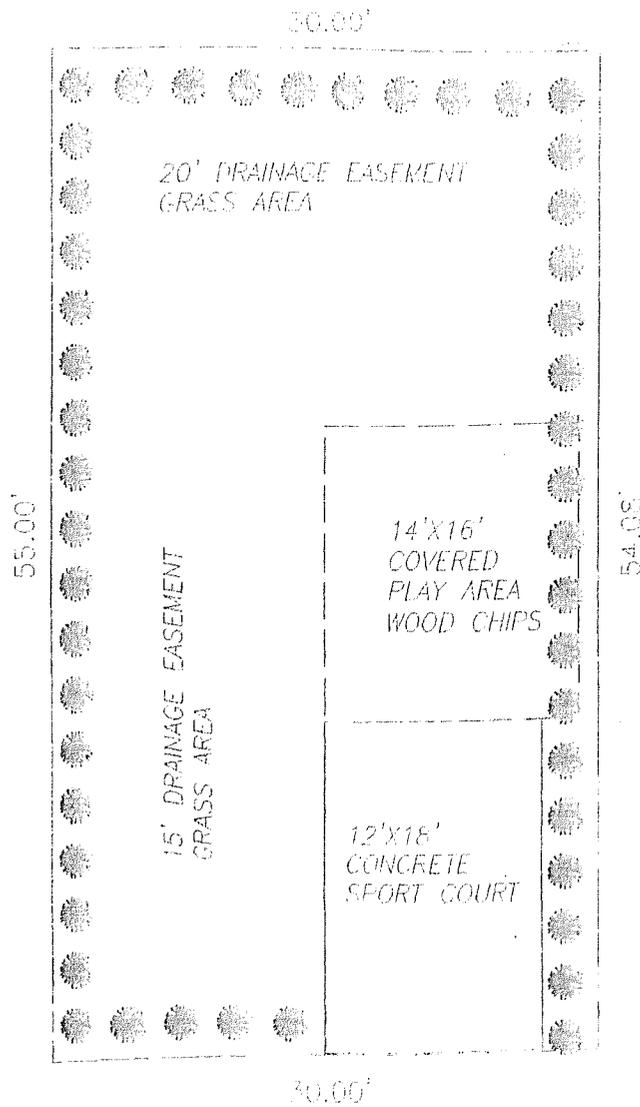
- A. Landscaping in the Play area not interfere with the function of the underlying drainage utility easement;
- B. A basketball hoop be erected on the sports court;
- C. The conflict between the covered play area and the landscaping in Exhibit A be resolved;
- D. A woven-wire fence be used along the north perimeter of Lots 1 through 4;
- E. Two bollards be placed at the south end of the play area; and
- F. Protected critical area signage and/or a woven wire fence be installed along the west side of the hammer-head and south of Lots 3 and 4.



Rick Judd, Design Review Committee Chairperson (pro-tem)

Date: 10/17/08

Per SWMC 15.44.075, any applicant who is not satisfied with the decision of the Planning Commission may appeal the decision as part of an appeal of the underlying permit, following the procedures set forth in Chapter 2.90 of the municipal code to the extent applicable. Such request for a hearing must be made in writing within 14 days of the action of the Design Review Committee.



● DWARF EVERGREEN TREES
MINIMUM 3' TALL

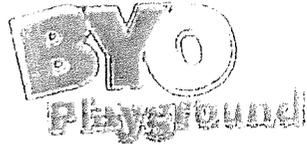
ALTERNATE PLAYGROUND
FOR EDEN'S ACRES

PLAYGROUND
1,636 S.F.

RECEIVED
SEP 3 2008

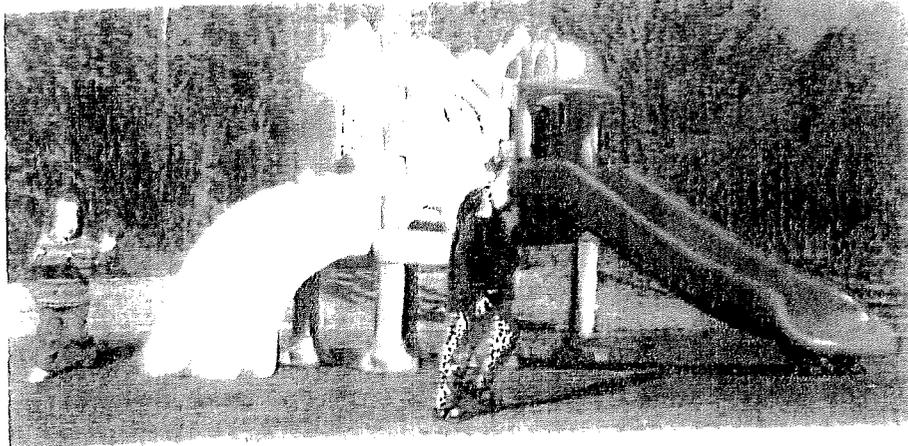
BY: *[Signature]*

Kid Center 3 #155-PL

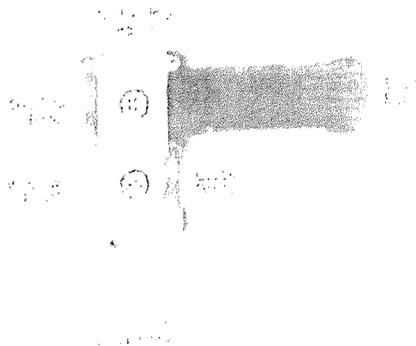


Beyond Your Ordinary
1-800-853-5511

- Home
- Playground
- Swing Sets & Parts
- Free-standing Fun
- Sports & Fitness Equipment
- Spring Riders
- Sand & Water
- Art & Nature
- Outdoor Music
- Accessible Equipment
- Site Amenities
- Surfacing and Timbers
- Shade & Shelters
- Indoor Playgrounds
- Indoor Softplay and Fountains
- Indoor Climbing Walls
- Funding
- Financing
- About Us
- Request Quotation
- Order FREE Catalog
- Show Order
- Search



Kid Center 3 #155-PL



Capacity: Up to 10
Size: 31' x 11'
Weight: 69 lbs.
Does not meet ADA

\$2593.00

To Be
Placed in
the center
play area
with a
picnic table

Playground Play systems - Swing Sets & Parts - Sports & Fitness Equipment - Spring Riders -
Free-standing Fun - Sand & Water - Art & Nature - Outdoor Music - Accessible Equipment -
Surfacing & Timbers - Shade & Shelters - Site Amenities - Soft Play - Information

FOR BACKYARD SWING SETS, PLEASE VISIT:
BYO SWINGSET - Residential Backyard Swing Sets
email us at info@byoplayground.com
or call us toll free at: 1-800-853-5316 (M-F 9:00-5:00 EST)

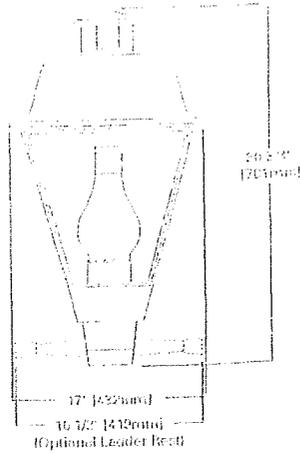
Copyright © 2003-2008 B.Y.O. Playground, Inc. All rights reserved.

Handwritten signature and date: 9/2/2008

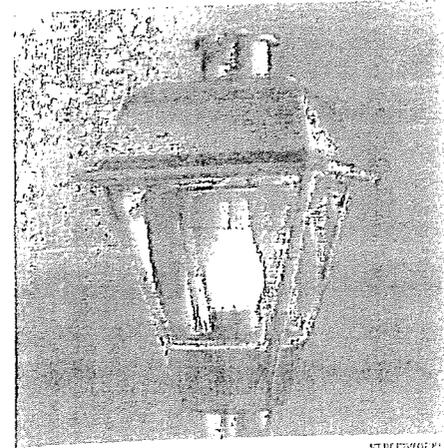
UTD DAYFORM TRADITIONAIRE

POST-107 / LIA LUMINAIRE

1/2" (12.7mm)



DARK SKY COMPLIANT CO
Outdoor



STREETWORKS

ORDERING INFORMATION

SAMPLE NUM FR 010505K2554

PRODUCT	LAMP VOLTAGE	LAMP TYPE	ALLAST TYPE	VOLTAGE	DISTRIBUTION	OPTIONS ACCESSORIES
FAMILY	50W	S High Pressure Sodium	H 1600 HPS	120V	Type II	See Below
UTD Dayform Traditionaire	70W	M Metal Halide	M 14 Run HPS	208V	Type III	
	100W		P 18 Run HPS	240V	Type V	
	150W		P 18 Run HPS	277V		
	175W		P 18 Run HPS	480V		
			P 18 Run HPS	347V		
				W Multi-Tap wired 120V		
				H Multi-Tap wired 277V		

OPTIONS ACCESSORIES

- OPTIONAL: add to order
- Factory Installed Capable with Cast Aluminum Light
- WH White
- Z Bronze
- AP Grey
- Factory Installed Capable with Cast Aluminum Light

- B Ring in Mount Footcandle
- Factory Installed Ladder Rest
- S Spring Latches for Toolless Lamp Replacement
- U UL USA Listed
- V 20' 30' Leads Included

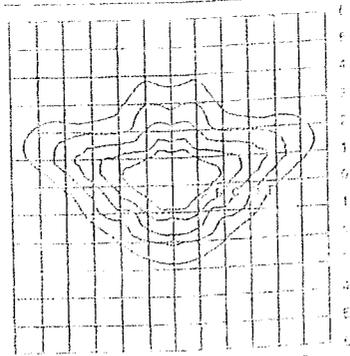
ACCESSORIES order separately

- 1A E Derivative Ladder For The Foot Installation

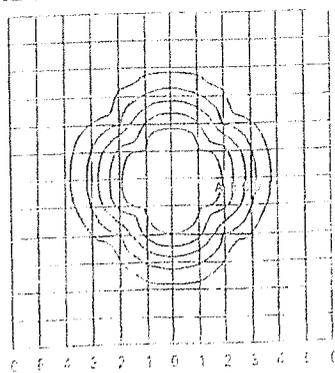
OPTIONAL COLORS



PHOTOMETRICS



UTD S HPS
150-Watt HPS
16,000-Lumen Lamp
Type III



UTD S HPS
175-Watt HPS
11,000-Lumen Lamp
Type V

FOOTCANDLE TABLE

Select mounting height and read across for footcandle values of each isocandela line. Distance in UNITS of mounting height.

Mounting Height	Footcandle Values for Isocandela Lines			
	A	C	D	E
UTD S HPS				
12	3.54	1.77	0.88	0.44
20	1.28	0.64	0.32	0.16
UTD S HPS				
12	3.54	1.77	0.88	0.44
20	1.28	0.64	0.32	0.16

NOTE: 150W and 175W lamps have a maximum beam angle of 120 degrees. Mounting height provided is based on a standard 10-foot mounting height.

Description of proposed Variance / Zoning Waiver

The applicant is requesting a reduction of the 8 foot side setback to 7.19 feet for one existing house on property that is under application for a seven-lot long plat (associated file LP-6-08). After the lines are re-drawn as part of the long plat the house will be situated 7.19 feet from the new property line. The applicant also seeks a reduction from the 25-foot parking apron requirement in front of all garages.

FINDINGS OF FACT

1. On October 31, 2008 an Administrative Zoning Waiver application (ZW-5-08) was submitted by the project proponent to request a reduction of the standard side yard setback as required by SWMC 17.12.020(A)(2) and parking apron requirement per SWMC 17.12.020(A)(4).
2. The standard side yard setback in the R-7 Zone is 5 feet to the property edge for single story dwellings and 8 feet for two story dwellings. The existing home is two stories tall.
3. The applicants seek to reduce the setback to the property line to 7.19 feet.
4. The existing home has a 20-foot parking apron.
5. A Waiver to reduce the side building setback is subject to the review criteria found in SWMC 17.60.060 Criteria – Zoning Waivers.
 - a. . . the criteria for approving the zoning exception shall be as follows:
 - a. No detriment will result to the neighbors or the public in general;
 - b. Special circumstances exist that make compliance with the bulk restrictions impractical or unreasonable;
 - c. Provisions are made so that the purpose and intent of the bulk restrictions are still maintained, such as privacy, access and street layout.”
6. Pursuant to SWMC 17.60.060 (A) the applicant is required to document that no detriment will result to the neighbors or the public in general. The applicant stated in the application that no detriment would result to the neighbors or public in general, stating that egress windows are not located on the side of the buildings, therefore the smaller side setback will not interfere with fire rescue operations. Also, the additional 5 feet of garage apron will be compensated for on public right-of way between the end of the street and the existing parking apron. There is no sidewalk on this side of the street so parked cars in that area will not interfere with pedestrian traffic.

7. Pursuant to SWMC 17.60.060 (B) the applicant is required to document any special circumstances that would make compliance with the bulk restrictions impractical or unreasonable. The applicant states that the side setback is impractical because providing the full 8-foot setback would take land away from the proposed lot to the east making it fall below the 6,000 square foot minimum. The 25-foot garage apron is impractical because it would require that the entire road be aligned five feet farther south, which would make the proposed lots on the other side of the road too narrow.
8. Pursuant to SWMC 17.60.060 (C) provisions are to be made so that the purpose and intent of the bulk restrictions are still maintained, such as privacy, access and street layout. The applicant states that intent of the fire access on the side of the house (side setback rules) are met because the fire access windows to the second floor are in the front and rear of the building. Because there is room to extend the parking apron into the right-of-way without interfering with pedestrian or vehicle traffic, the intent of the garage apron rules are also met.

CONCLUSIONS

The Planning Director, having reviewed the application, all submitted documents by the applicant and after conducting a site visit, makes the following conclusions:

1. Chapter 17 of the Sedro-Woolley Municipal Code (SWMC) applies to this project and the application has been reviewed in accordance with SWMC 17.60.060 Criteria – Zoning Waivers.
2. The application was determined administratively complete on October 31, 2008 and is considered vested under the rules and regulations in effect on that date.
3. A variance to reduce the side building setback and garage apron requirements is subject to the review criteria found in SWMC 17.60.060.
4. SWMC 17.60.060 (A) requires the applicant to document that no detriment will result to the neighbors or the public in general. Staff finds that the applicant has demonstrated there will be no detriment to the neighbors or the public in general being that adequate fire access is available to the existing house. Also, a full 25-foot parking apron is achievable without interfering with vehicle or pedestrian traffic.
5. SWMC 17.60.060 (B) requires the applicant to document any special circumstances that would make compliance with the bulk restrictions impractical or unreasonable. Staff finds that the bulk restriction would be impractical and/or unreasonable because at least one lot would be lost from the proposed long plat if both of these bulk restrictions were enforced without the requested reductions.

6. SWMC 17.60.060 (C) requires the applicant to identify what provisions are to be made so that the purpose and intent of the bulk restrictions are still maintained, such as privacy, access and street layout. Staff finds that adequate fire access is available to the existing house and the side setback reduction will not affect fire access. Also, a full 25-foot parking apron is achievable without interfering with vehicle or pedestrian traffic.
7. Staff concludes that the applicant has shown that this waiver request meets the minimum requirements of SWMC 17.60.060.

ADMINISTRATIVE DECISION

Based upon the foregoing, the request for an administrative zoning waiver to reduce the side building setback from 8 feet to 7.19 feet and reduce the required 25-foot parking apron in front of a garage to 20-foot is hereby approved.



John Coleman, Associate Planner
for Jack Moore, Planning Director

Date: 11-10-08

Pursuant to SWMC 2.90.010(D)1 any party with standing may request a public hearing before the planning commission by filing a written request with the planning department within fourteen (14) days of the notice of decision of other formal notice of the action. A fee equal to the actual cost of publishing a Notice of Hearing will be charged for any legal notices that may be required to be published.

NOTICE OF PUBLIC HEARING
Wednesday November 19, 2008 at 10:00AM
Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: LP-6-08, Preliminary Plat of Eden's Acres

Applicant: Dave McLaughlin, 4558 State Route 9, Sedro-Woolley, WA 98284

Contact: Skagit Surveyors and Engineers, ATTN: Dave McLaughlin
826 Metcalf Street, Sedro-Woolley, WA 98284

Address: 504, 505 and 508 Debbie Lane as well as the private roadway named Debbie Lane, Sedro-Woolley

Project: The proposal is to subdivide four existing parcels (including a private road tract) into seven (7) parcels. There is an existing home on one of the parcels. The private road will be improved and dedicated as a city street. The site is approximately 1.52 acres in size and is zoned Residential-7. There is a Category IV wetland on the neighboring parcel. The project will affect a portion of the wetland buffer that falls on the project site. The applicant has proposed to enhance the on-site buffer as mitigation. The project will require the construction of stormwater, sewer and other infrastructure necessary to serve the proposed lots. The application was determined complete on August 11, 2008. File #LP-6-08.

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.

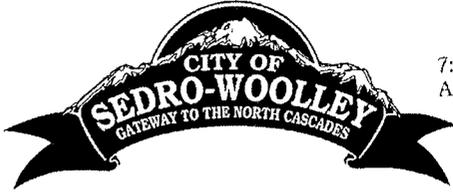
Hearing Examiner: The Sedro-Woolley Hearing Examiner will hold an open record public hearing on the Preliminary Plat of Eden's Acres at 10:00AM, **Wednesday, November 19, 2008** at the Sedro-Woolley Municipal Courtroom, 325 Metcalf Street. Based on the information presented to the Hearing Examiner and 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 Eden's Acres.

Notice Published: Wednesday, November 5, 2008

EXHIBIT **K**
TO STAFF REPORT

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009



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

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

Eron M. Berg
City Supervisor/City Attorney

MEMO TO: City Council
FROM: Eron Berg
RE: Vacancy on City Council
DATE: January 14, 2009

ISSUE: How should the Council fill the vacancy created by Louie Requa's resignation from the City Council?

BACKGROUND: Councilman Requa resigned his seat by letter dated January 7, 2009. His letter of resignation is attached. RCW 42.12.070 indicates that the City Council fills the vacant position with a qualified person.

Because Mr. Requa represented Ward 3, qualifications for appointment include:

1. Registered voter in Sedro-Woolley; and
2. Resident of Ward 3.

The appointee will serve until the November 2009 general election is certified and the councilmember-elect from that election will then be sworn into office (somewhere around November 23rd). The appointee would be able to stand for election this fall if he or she is interested.

RECOMMENDATION: Request letters of interest from interested candidates between now and January 23rd. Schedule interviews for the meeting on January 28th (similar format to what was done last time). Council vote to appoint new member following interviews and discussion on January 28th.

Louis H. Requa
310 West Bennett Street
Sedro-Woolley, WA 98284
360/856-0902

January 7, 2009

To: Mayor Mike Anderson; City Council Members, City Staff, and fellow citizens of Sedro-Woolley.

It is with the utmost regret to have to submit to you this letter of resignation as City Councilman, Ward 3 for the City of Sedro-Woolley. I recommend this action to be effective January 1, 2009.

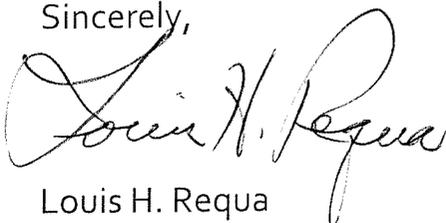
Due to the recent and rather sudden downturn in our economy, and the almost complete collapse of the new housing market, I am forced to make this move so as to concentrate my time and efforts to insure our business of over 29 years here in Sedro-Woolley continues to be a part of this City's economic foundation.

I firmly believe that the City of Sedro-Woolley is in good hands, and that a strong nucleus of administrative leaders and City staff members will continue to carry out the duties of serving the citizens of Sedro-Woolley in an exemplary manner.

Sedro-Woolley is poised to become the leading growth center in Skagit County over the next 20 to 30 years or more. Our city will continue to improve on methods to positively and environmentally address future growth.

I and our company have been and will continue to not only support this community but will also be a strong advocate for smart growth for the City of Sedro-Woolley.

Sincerely,

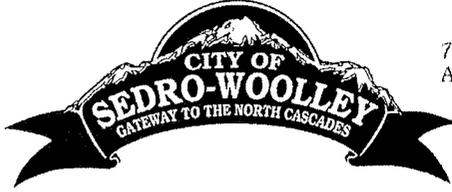
A handwritten signature in black ink that reads "Louis H. Requa". The signature is fluid and cursive, with the first name "Louis" being particularly prominent.

Louis H. Requa

ORIGINAL

CITY COUNCIL AGENDA
REGULAR MEETING

JAN 14 2009



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

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-9922
Fax (360) 855-9923

Mike Anderson
Mayor

MEMO TO: City Council
FROM: Mike Anderson
RE: Appointment of Mayor Pro Tem
DATE: January 14, 2009

ISSUE: The Council is required to appoint a mayor pro tem.

BACKGROUND: RCW 35A.12.065 requires the Council to select a mayor pro tem biennially or periodically for a stated term of service.¹ The Council last appointed a mayor pro tem in 2007. According to the statute, the Council should have appointed a mayor pro tem in January of 2008.

Because the appointment was not made in January of 2008, the Council should take action to appoint a mayor pro tem for 2009 and will again appoint a mayor pro tem in January of 2010 to serve for 2010 and 2011 or such other term as the Council may desire.

RECOMMENDATION: Motion to appoint Councilman _____ to serve as mayor pro tem until the first meeting in 2010.

¹ RCW 35A.12.065: Biennially at the first meeting of a new council, or periodically, the members thereof, by majority vote, may designate one of their number as mayor pro tempore or deputy mayor for such period as the council may specify, to serve in the absence or temporary disability of the mayor; or, in lieu thereof, the council may, as the need may arise, appoint any qualified person to serve as mayor pro tempore in the absence or temporary disability of the mayor.