

Next Ord: 1795-14
Next Res: 900-14

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

June 25, 2014

7:00 PM

Sedro-Woolley Municipal Building

Council Chambers

325 Metcalf Street

1. Call to Order
2. Pledge of Allegiance
3. Consent Calendar1-23

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. Approval of Agenda
- b. Minutes from Previous Meeting
- c. Finance
 - Claim Checks #179442 to #179544 plus EFT's in the amount of \$715,582.15
 - Payroll Checks #58178 to #58192 plus EFT's in the amount of \$181,960.93
- d. Possible Contract Award – Contract 2014-PW-18, 2014 Bingham Park Sidewalk Project – Backstrom Curb & Sidewalk, Inc.
4. Special Presentation – Retirement of Sergeant Melissa Dougher
5. Swearing-in of Sergeant Dave Pierce
6. Swearing-in of Officer Christopher Rogers
7. Public Comment.....25

UNFINISHED BUSINESS

8. Preliminary Approval of the Amended Plat of Arbor Glen (File #06-SD-02) (2nd reading).....27-97
9. Proposed Modification to the Municipal Code Regarding Sidewalk Dining in the Central Business District (2nd reading).....99-105

NEW BUSINESS

10. Skagit River GI Study Presentation (Update)
11. Resolution authorizing an Interlocal Agreement with other Municipalities in Skagit, Whatcom and Island County to participate as a Member of a HOME Consortium (1st reading).....107-117

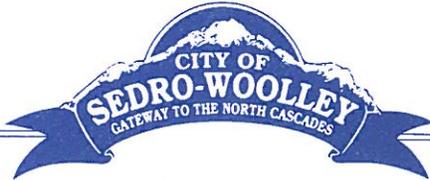
COMMITTEE REPORTS AND REPORTS FROM OFFICERS

EXECUTIVE SESSION

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

JUN 25 2014

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



DATE: June 25, 2014
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 June 25, 2014 Regular Meeting to Order. The Finance Director will note those in attendance and those absent.

 ___ Ward 1 Councilmember Kevin Loy
 ___ Ward 2 Councilmember Germaine Kornegay
 ___ Ward 3 Councilmember Brenda Kinzer
 ___ Ward 4 Councilmember Keith Wagoner
 ___ Ward 5 Councilmember Hugh Galbraith
 ___ Ward 6 Councilmember Rick Lemley
 ___ At-Large Councilmember Brett Sandström
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.

JUN 25 2014

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

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
June 11, 2014 – 7:00 P.M. – Council Chambers

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Kevin Loy, Brenda Kinzer, Germaine Kornegay, Keith Wagoner, Hugh Galbraith, Rick Lemley and Brett Sandström. Staff: Recorder Brue, Finance Director Nelson, City Supervisor/Attorney Berg, Planning Director Coleman, Fire Chief Klinger and Police Chief Tucker.

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

Pledge of Allegiance

Consent Calendar

- Approval of Agenda
- Minutes from Previous Meeting
- Finance
 - Claim Checks #179365 – 179441 in the amount of 832,015.27
 - Payroll Checks #58158 to #58177 plus EFT's in the amount of \$282,847.44
- Proposed Skagit County Public Works Reimbursable Job Number Request Approval – Job RD97-124 – 2014 Chip Seal Project
- Proposed Amendment 1 to the Interlocal Agreement with PUD No. 1 of Skagit County RE 2014 Third Street Sidewalk and Pavement Improvement Project

Councilmember Galbraith moved to approve the consent calendar Items A through E. Seconded by Councilmember Wagoner. Motion carried (7-0)

Public Comment

KB Johnson – 889 Carriage Court, addressed the Council regarding the increase in the utility bill and expressed his objection to the flat rate billing system.

Dylan Norris – 915 Curtis St., addressed the Council regarding a proposed recreational marijuana retail outlet going in within her neighborhood. She expressed concern over having it in a residential area, the number of children within the neighborhood and the loss of home values. She stated this type of business should go somewhere in an industrial setting and requested to have a zoning change placed on the agenda. Norris also pointed out that selling marijuana is against federal law.

Debra Masseth – 1105 Curtis, expressed concern that there should be a more appropriate location. She also addressed traffic and questioned what ordinances there are regarding this type of retail business and noted there are approximately 35 kids within the block.

Linda Murrell – 309 West State Street, addressed the Council and stated her property is next to the proposed location. She expressed concern of the location and the fact that the Council has had no knowledge of the location. She also expressed concerns of the children and the possibility of people cutting through her property to get to the location. She spoke of a meeting with the business owner and the opportunity to address concerns regarding the business. She also noted that it is not the business owner's fault that the City has decided to allow this type of business in this area.

Lisa Forst – 1100 Curtis St. said she was very concerned and spoke of the past history of a drug house at the mobile home park nearby. She spoke of the wonderful neighborhood and expressed concern over the effect of the traffic.

Some discussion was held regarding the Mayor not being involved in the business license application process as to not have an influence in any way. Planning Director Coleman indicated the preliminary proposal from Public Works was the preference of traffic to come off of Curtis.

Jessica Sedgwick – 1108 Curtis St., stated she has 4 small children and is a licensed foster care provider. She addressed the speed and amount of traffic and requested the City require them to put in sidewalks.

Grant Simons -- 925 Curtis St. addressed the Council noting that two houses away from the proposed site there are six children. He questioned why they were not informed.

Planning Director Coleman explained the process and stated there is no formal application at this time. The owners came in for a pre-app meeting today and it is viewed as a store going in an allowed use therefore no public notification process is required. Coleman stated this is a new use and issue for everyone.

Mike Shay – 412 Lilac Dr, Mt. Vernon, owner of a commercial building at 410 W. State St. He stated he is not against commercial businesses and addressed the length of time it will take to change the area to commercial from its residential status. He spoke of the allowance in zoning to allow this type of business is to the detriment of a residential community that does not make sense. He addressed deliberations by the council over medical marijuana and now being liberalized and to allow recreational marijuana. The voters as tax payers expect to be protected by the Council. He also addressed the safety of children and devaluation of property.

Some discussion took place regarding the initiative passing within all precincts of the City and the process, proximity of Tesarik Ball Field and not being recognized as a park by the state.

Shay further spoke about the need to look at other alternatives and requested to be given additional time to address this as a group.

City Supervisor/Attorney Berg reviewed the legislative history and presented a timeline of Council action, public hearings and liquor control board actions.

Pam Farrar – 910 Curtis – addressed the Council regarding all the beautiful children and her grandbabies in the neighborhood. She questioned how councilmembers would feel if this type of business would be locating next to them. She also questioned traffic control and expressed concern of the aroma, hours of operation and why this is being allowed when there are empty spaces downtown. Farrar wished only good things to happen with this town. She also spoke of Sedro-Woolley having the highest heroin use in the community.

An unidentified audience member made comments with their comments not audible on the recording.

City Supervisor/Attorney Berg again spoke of the process and getting information from the Liquor Control Board, their rules and changes in the process. He encouraged the residents to address their concerns to the Liquor Control Board.

Billy Farrar – 910 Curtis St., questioned why Tesarik Field does not count as a park. He also spoke of having to follow the process of hooking up to sewer before being able to purchase a house and not being informed that his property was zoned commercial. He stated the process doesn't always work as in his case and needs to be revisited.

Councilmember Kinzer – stated the people have spoken and questioned what can be done to address their issues.

City Supervisor/Attorney Berg addressed the status of Tesarik field with relocation plans and the city purchase and use restriction of the area for the current road project. Timing will allow play through the 2015 season.

Jeff Krause – 29148 Outlook Ln., business owner of the proposed business addressed the Council and audience members. He stated his goal is to be a good neighbor as seen by people who live there. He touched on the historical perspective with alcohol prohibition. He also noted that commercial property is more valuable than residential property and reviewed some of the rules that he will have to follow. He offered to meet with any of the concerned residents.

Councilmember Sandström -- questioned whether there are certain setbacks for security.

City Supervisor/Attorney Berg – touched on the differences between producers, processors and retail. He also demonstrated how to use the city web site to search for information but noted that the liquor control board has the final decision. .

Mike Shay – again to the podium, spoke regarding the districts voting on the marijuana law, he believes it was to decriminalize marijuana in order to free up the courts. He also addressed commercial values as well as consumption with no controls after the customer leaves. Shay also addressed parking requirements with some discussion following. He again requested the group be given time to discuss further to see what options can be taken and until the ball field discontinues use.

Councilmember Kornegay – addressed Tesarik Ball Field being a park and encouraged the audience to contact the liquor control board.

UNFINISHED BUSINESS

Unpaid Holidays for Reasons of Faith or Conscience

City Supervisor/Attorney Berg noted he added the actual legislative bill that requires the adoption of an unpaid holiday policy for reasons of faith or conscience.

Councilmember Wagoner moved to adopt the attached personnel policy establishing process and procedures for allowing unpaid holidays for reasons of faith or conscience to the Council packets. Seconded by Councilmember Galbraith.

Councilmember Loy questioned the penalty if not compliant.

Motion carried (7-0).

Proposed WSDOT Property Transfer – Contract 2013-PW-01 SR20/Cook Road Realignment and Extension Project (Includes Claim Checks #179423 & #179428)

City Supervisor/Attorney Berg reviewed the SR20 realignment and the City's request to WSDOT to provide right of way for the realignment of Cook Road and for construction of the new Edward R. Murrow Street. It has been agreed to and the State has been working on the deeds. An error has been found in the paperwork and therefore no action will be requested tonight. Berg explained the geographical area. He did note that the deeds include restrictions related to gas tax. Once the paperwork is revised it will be placed on the consent agenda.

Discussion ensued regarding future use of the land.

SCOG Agreement & Bylaws

City Supervisor/Attorney Berg reviewed the background of the proposed SCOG Agreement and Bylaws. He noted this topic has been discussed at several meetings with the earlier version being rejected due to the primary concern of the voting structure, sub-committee meetings and revised transportation policy board. The updated agreement modifies and reduces the number of voters to those who build transportation projects. Berg noted the Council concerns had been addressed and recommends approval.

Councilmember Wagoner moved to authorize the Mayor to sign the attached agreement for the formation and operation of the Skagit Council of Governments. Seconded by Councilmember Sandström. Motion carried (6-1 Councilmember Loy opposed).

NEW BUSINESS

Preliminary Approval of the Amended Plat of Arbor Glen (File #06-SD-02)

Planning Director Coleman reviewed the plat of Arbor Glen which is a 23 lot subdivision located in the southeast corner of Cook and Trail Road. Coleman presented a history of the plat noting it was vested under the original application in 2006. He also addressed a

zoning change since the plat was vested and a possible request by the property owner for a zoning change sometime in the future.

Discussion ensued regarding action tonight will not affect the future of the plat, non-conforming use, configuration of the plat, size of lots, play area, Home Owners Association, parking with no parking on the road and property setbacks.

Bob Ruby – entertained questions from the Council regarding square footage of the proposed homes, addressed the 23rd lot and noted he acquired the property in a time of different economics and market conditions.

Planning Director Coleman noted this is a first read and the plat has been recommended approval by the hearing examiner.

Proposed Modification to the Municipal Code Regarding Sidewalk Dining in the Central Business District

Planning Director Coleman reviewed the pilot parking and over street dining (Parklets) that has been tried for the past couple of years. He noted the project did not gain traction and the ordinance has since sunsetted. Included within the ordinance was rules to allow sidewalk dining on the public sidewalk. Several restaurants would like to be able to allow sidewalk dining with a 5 foot clear area.

Discussion ensued regarding the fence at the Woolley Market, adding vitality to the community, doing something different, equal playing field for other types of businesses and width of sidewalks.

Code Enforcement

City Supervisor Berg introduced Laura Carr, Code Enforcement Officer. He presented a slide presentation of various nuisance properties and property issues to obtain a consensus of the types of nusciances that Council would like to be addressed and their priority.

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

City Supervisor/Attorney Berg – reported that AWC has amended their health insurance policy for elected officials. He reviewed some of the details of the policy.

Finance Director Nelson – reported that the 2013 Annual Report has been completed. It is necessary to have it reviewed by others than the Finance Department. She requested Councilmembers review it and email her that they have reviewed the annual report.

Councilmember Kinzer – questioned what steps can be taken for the concerns expressed tonight in the public comments.

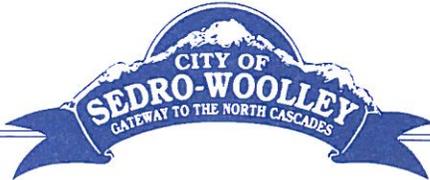
Councilmember Lemley – reported on the Blast from the Past held this past weekend. He noted a lot of people in town and great weather.

EXECUTIVE SESSION

The meeting adjourned to executive session at 10:07 P.M. for approximately 15 minutes for the purpose of collective bargaining under RCW 42.30.140(4) with no decision anticipated.

JUN 25 2014

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



DATE: June 25, 2014
TO: Mayor Anderson and City Council
FROM: Patsy Nelson, Finance Director
SUBJECT: FINANCE - CLAIMS

Attached you will find the Claim Checks register proposed for payment for the period ending June 25, 2014.

Motion to approve Claim Checks #179442 to #179544 plus EFT's in the amount of \$715,582.15.

Motion to approve Payroll Checks #58178 to #58192 plus EFT'S in the amount of \$181,960.93.

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.

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4649	06/25/2014	Claims	2	EFT	US Bank -- Purchase Cards	3,748.97	
					001 - 517 90 43 001 - Employee Recognition	184.30	
					001 - 518 80 42 010 - Postage	13.30	
					001 - 518 80 42 021 - Internet Services	96.00	
					001 - 521 10 31 000 - Office Supplies	9.87	
					001 - 521 10 41 000 - Professional Services	17.36	
					001 - 521 20 31 010 - Printing/publications	23.74	
					001 - 521 20 32 000 - Auto Fuel	26.51	
					001 - 521 40 43 000 - Travel	37.37	
					001 - 521 40 43 000 - Travel	685.44	
					001 - 522 45 31 000 - Supplies & Books	272.05	
					401 - 535 80 32 000 - Auto Fuel/diesel	38.55	
					401 - 535 80 43 000 - Meals/travel	505.69	
					401 - 535 80 49 030 - Misc-tuition/registration	105.00	
					401 - 535 80 49 030 - Misc-tuition/registration	265.00	
					412 - 537 80 43 000 - Meals/travel	27.88	
					105 - 572 20 31 010 - Supplies	91.41	
					105 - 572 20 34 000 - Summer Reading Program	162.50	
					105 - 572 20 43 000 - Travel	48.00	
					105 - 572 20 49 010 - Tuition/registration	235.00	
					001 - 594 18 64 001 - Network Hardware	43.07	
					001 - 594 21 64 001 - SWPD Repeater Tower	210.00	
					105 - 594 72 64 000 - Books & Materials	99.40	
					105 - 594 72 64 000 - Books & Materials	492.91	
					001 - 595 10 49 011 - Safety Meetings	58.62	
4650	06/25/2014	Claims	2	EFT	WA State Dept Of Revenue	11,512.54	
					001 - 522 20 31 000 - Operating Supplies	7.03	
					001 - 522 45 31 000 - Supplies & Books	22.14	
					401 - 535 50 48 000 - Maintenance Contracts	46.75	
					401 - 535 80 35 000 - Small Tools & Minor Equip	14.09	
					401 - 535 80 44 010 - Taxes & Assessments	5,186.76	
					102 - 536 20 44 010 - Taxes And Assessments	240.35	
					412 - 537 80 31 000 - Operating Supplies	53.52	
					412 - 537 80 44 001 - Taxes & Assessments	5,801.61	
					103 - 542 64 31 000 - Operating Supplies	38.83	
					105 - 572 20 44 010 - Taxes & Assessments	7.43	
					101 - 576 80 44 010 - Taxes And Assessments	75.22	
					105 - 594 72 64 000 - Books & Materials	18.81	
4651	06/25/2014	Claims	2	179442	A WorkSAFE Service, Inc.	156.00	
					001 - 521 20 41 001 - Professional Services	52.00	
					001 - 522 20 41 010 - Prof Service-medical Exams	52.00	
					101 - 576 80 49 020 - Misc-dues/CDL/background	52.00	
4652	06/25/2014	Claims	2	179443	ALLCERT, LLC	475.00	
					103 - 542 30 48 010 - Repair/maintenance-equip	475.00	
4653	06/25/2014	Claims	2	179444	Academic Entertainment	250.00	
					105 - 572 20 34 000 - Summer Reading Program	250.00	
4654	06/25/2014	Claims	2	179445	All-Phase Electric	2,071.96	
					103 - 542 30 31 000 - Operating Supplies	97.26	
					101 - 576 80 48 020 - Resource Conservation	1,974.70	
4655	06/25/2014	Claims	2	179446	Alpine Fire & Safety	86.36	
					001 - 524 20 31 000 - Off/oper Supps & Books	28.79	
					001 - 558 60 31 000 - Supplies/books	28.79	
					001 - 595 10 31 000 - Supplies	28.78	
4656	06/25/2014	Claims	2	179447	Applied Industrial Tech	724.14	
					103 - 542 30 48 010 - Repair/maintenance-equip	724.14	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4657	06/25/2014	Claims	2	179448	Aramark Uniform Services	25.68	
					401 - 535 80 49 000 - Laundry	8.23	
					401 - 535 80 49 000 - Laundry	8.23	
					103 - 542 30 48 000 - Repair/maint-streets	4.61	
					103 - 542 30 49 000 - Misc-laundry	4.61	
4658	06/25/2014	Claims	2	179449	Assoc Petroleum Products	10,263.77	
					001 - 518 20 32 000 - Auto Fuel	75.74	
					001 - 521 20 32 000 - Auto Fuel	1,766.28	
					001 - 522 20 32 000 - Auto Fuel/diesel	813.12	
					001 - 523 20 32 000 - Auto Fuel	70.03	
					425 - 531 50 32 000 - Vehicle Fuel	103.82	
					425 - 531 50 32 000 - Vehicle Fuel	210.45	
					401 - 535 80 32 000 - Auto Fuel/diesel	200.85	
					102 - 536 20 32 000 - Auto Fuel/diesel	302.50	
					102 - 536 20 32 000 - Auto Fuel/diesel	141.58	
					412 - 537 80 32 000 - Auto Fuel/diesel	2,031.60	
					412 - 537 80 32 000 - Auto Fuel/diesel	165.02	
					412 - 537 80 32 000 - Auto Fuel/diesel	331.82	
					412 - 537 80 32 000 - Auto Fuel/diesel	41.39	
					412 - 537 80 32 000 - Auto Fuel/diesel	1,572.78	
					103 - 542 30 32 000 - Auto Fuel/diesel	267.85	
					103 - 542 30 32 000 - Auto Fuel/diesel	201.92	
					103 - 542 30 32 000 - Auto Fuel/diesel	438.09	
					103 - 542 30 32 000 - Auto Fuel/diesel	100.53	
					103 - 542 30 32 000 - Auto Fuel/diesel	173.63	
					101 - 576 80 32 000 - Auto Fuel/diesel	301.36	
					101 - 576 80 32 000 - Auto Fuel/diesel	762.53	
					101 - 576 80 32 000 - Auto Fuel/diesel	190.88	
4659	06/25/2014	Claims	2	179450	Association Of WA Cities	3,592.68	
					001 - 521 20 27 000 - Retired Medical	3,592.68	
4660	06/25/2014	Claims	2	179451	Bay City Supply	101.99	
					101 - 576 80 31 006 - Operating Sup - City Hall	101.99	
4661	06/25/2014	Claims	2	179452	Berg Vault Company	1,755.00	
					102 - 536 20 34 000 - Liners	1,755.00	
4662	06/25/2014	Claims	2	179453	Bioscience Inc	1,725.00	
					401 - 535 50 48 010 - Maintenance Of Lines	1,725.00	
4663	06/25/2014	Claims	2	179454	Blumenthal Uniform & Equip	404.47	
					001 - 521 20 26 000 - Uniforms/accessories	24.04	
					001 - 521 20 26 000 - Uniforms/accessories	380.43	
4664	06/25/2014	Claims	2	179455	Boulder Park Inc	6,329.20	
					401 - 535 80 35 020 - Solids Handling	6,329.20	
4665	06/25/2014	Claims	2	179456	Brim Tractor Company Inc	18,857.61	
					401 - 535 50 48 040 - Maintenance Of Vehicles	16,235.86	
					101 - 576 80 48 021 - Equipment	2,621.75	
4666	06/25/2014	Claims	2	179457	Capital Industries Metal Fabricators	893.66	
					412 - 537 80 34 000 - Containers	893.66	
4667	06/25/2014	Claims	2	179458	Cascade Natural Gas Corp	521.85	
					001 - 521 20 47 000 - Public Utilities	13.45	
					001 - 522 50 47 000 - Public Utilities	66.56	
					401 - 535 80 47 000 - Public Utilities	41.12	
					101 - 576 80 47 052 - Bingham Caretaker	34.31	
					101 - 576 80 47 070 - City Hall	366.41	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 3

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4668	06/25/2014	Claims	2	179459	Community Action Of Sk County	661.17	
					001 - 562 00 51 030 - Skagit Comm Action Agency	661.17	
4669	06/25/2014	Claims	2	179460	Crystal Springs	24.97	
					401 - 535 80 31 010 - Operating Supplies	24.97	
4670	06/25/2014	Claims	2	179461	Databar	3,139.97	
					425 - 531 50 42 010 - Postage	89.85	
					401 - 535 80 42 015 - Postage	1,460.18	
					401 - 535 80 42 015 - Postage	893.54	
					412 - 537 80 42 010 - Postage	696.40	
4671	06/25/2014	Claims	2	179462	David Evans & Assoc Inc	50,727.18	
					104 - 595 30 63 080 - Const-SR20 Cook Realign TI	41,016.03	
					104 - 595 30 63 081 - Const-SR20 Cook Realign PU	342.00	
					104 - 595 61 63 050 - Const SR20/Cook Sidewalks '	4,694.82	
					104 - 595 65 63 000 - Const Park & Ride SR20/Coc	4,674.33	
4672	06/25/2014	Claims	2	179463	Denbow	4,600.00	
					101 - 594 76 61 001 - Bingham Park	4,600.00	
4673	06/25/2014	Claims	2	179464	Dwayne Lane's North Cascade Ford	534.05	
					001 - 521 20 48 010 - Repair & Maint - Auto	146.48	
					001 - 521 20 48 010 - Repair & Maint - Auto	215.95	
					001 - 521 20 48 010 - Repair & Maint - Auto	45.11	
					001 - 521 20 48 010 - Repair & Maint - Auto	80.98	
					001 - 594 21 64 010 - Vehicles	45.53	
4674	06/25/2014	Claims	2	179465	Dykstra Farms LLC	360.00	
					412 - 537 60 47 020 - Recycling - Yard Waste	360.00	
4675	06/25/2014	Claims	2	179466	E & E Lumber	543.59	
					401 - 535 50 48 010 - Maintenance Of Lines	34.93	
					401 - 535 80 31 010 - Operating Supplies	14.27	
					401 - 535 80 31 010 - Operating Supplies	3.05	
					102 - 536 20 48 030 - Repair/maintenance-land	141.86	
					102 - 536 20 48 040 - Repair/maint-equip & Bldg	13.56	
					412 - 537 50 48 000 - Repairs/maint-equip	4.77	
					412 - 537 80 31 000 - Operating Supplies	16.93	
					412 - 537 80 31 000 - Operating Supplies	19.86	
					103 - 542 30 31 000 - Operating Supplies	15.26	
					103 - 542 30 31 000 - Operating Supplies	9.02	
					101 - 576 80 31 001 - Operating Sup - Riverfront	9.17	
					101 - 576 80 31 001 - Operating Sup - Riverfront	46.22	
					101 - 576 80 31 001 - Operating Sup - Riverfront	75.93	
					101 - 576 80 31 002 - Operating Sup - Rv Park	75.54	
					101 - 576 80 31 009 - Operating Sup - Bingham Par	15.45	
					101 - 576 80 31 009 - Operating Sup - Bingham Par	28.18	
					101 - 576 80 48 002 - RV Park	7.87	
					101 - 594 76 61 001 - Bingham Park	11.72	
4676	06/25/2014	Claims	2	179467	EDASC	2,000.00	
					001 - 558 70 41 000 - EDASC	2,000.00	
4677	06/25/2014	Claims	2	179468	Edge Analytical Inc	47.00	
					401 - 535 80 41 000 - Professional Services	47.00	
4678	06/25/2014	Claims	2	179469	Emergency Medical Products Inc	1,179.50	
					001 - 522 20 31 000 - Operating Supplies	203.39	
					001 - 522 20 35 000 - Small Tools & Minor Equip	976.11	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 4

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4679	06/25/2014	Claims	2	179470	Emergency Reporting	1,939.98	
					001 - 522 20 41 000 - Professional Services	1,939.98	
4680	06/25/2014	Claims	2	179471	Enterprise Office Systems	667.44	
					001 - 512 50 31 000 - Supplies	113.87	
					001 - 514 23 31 000 - Supplies	417.84	
					001 - 521 20 48 000 - Repairs & Maintenance	135.73	
4681	06/25/2014	Claims	2	179472	Fastenal Company	541.70	
					412 - 537 80 31 000 - Operating Supplies	13.73	
					103 - 542 30 35 000 - Small Tools/minor Equip	484.03	
					501 - 548 30 31 000 - Operating Supplies	43.94	
4682	06/25/2014	Claims	2	179473	Feller Heating & Air Cond	458.96	
					401 - 535 50 48 000 - Maintenance Contracts	458.96	
4683	06/25/2014	Claims	2	179474	Brent Frisbee	195.00	
					412 - 537 80 28 000 - Employee Wellness	50.00	
					412 - 537 80 31 000 - Operating Supplies	145.00	
4684	06/25/2014	Claims	2	179475	Frontier	900.74	
					001 - 512 50 42 020 - Telephone	38.22	
					001 - 513 10 42 020 - Telephone	57.33	
					001 - 514 23 42 020 - Telephone	57.33	
					001 - 515 30 42 001 - Telephone	25.48	
					001 - 518 80 42 020 - Telephone	19.11	
					001 - 521 20 42 020 - Telephone	191.19	
					001 - 522 20 42 020 - Telephone	70.07	
					001 - 522 20 42 020 - Telephone	141.83	
					001 - 524 20 42 020 - Telephone	19.11	
					401 - 535 80 42 020 - Telephone	50.96	
					412 - 537 80 42 020 - Telephone	25.48	
					103 - 542 30 42 020 - Telephone	6.37	
					001 - 558 60 42 020 - Telephone	19.11	
					105 - 572 20 42 020 - Telephone	31.85	
					101 - 576 80 42 020 - Telephone	12.74	
					101 - 576 80 47 010 - Community Ctr	89.97	
					001 - 595 10 42 020 - Telephone	44.59	
4685	06/25/2014	Claims	2	179476	General Fire Apparatus	455.70	
					001 - 522 20 35 000 - Small Tools & Minor Equip	455.70	
4686	06/25/2014	Claims	2	179477	Generator Services NW	4,607.85	
					001 - 522 20 48 000 - Repairs/maint-equip	354.45	
					001 - 522 50 48 030 - Repair/maint-station	354.45	
					425 - 531 50 48 000 - Repairs/maintenance	354.45	
					401 - 535 50 48 000 - Maintenance Contracts	3,544.50	
4687	06/25/2014	Claims	2	179478	Guardian Security	165.00	
					101 - 576 80 48 015 - Library	165.00	
4688	06/25/2014	Claims	2	179479	Honey Bucket	75.00	
					101 - 576 80 47 090 - Portable Toilets	75.00	
4689	06/25/2014	Claims	2	179480	Hypres	38.88	
					001 - 522 20 48 000 - Repairs/maint-equip	38.88	
4690	06/25/2014	Claims	2	179481	Ingram Library Services	224.50	
					105 - 594 72 64 000 - Books & Materials	195.03	
					105 - 594 72 64 000 - Books & Materials	29.47	
4691	06/25/2014	Claims	2	179482	Interwest Construction Inc	6,151.31	
					103 - 542 30 48 000 - Repair/maint-streets	3,556.09	
					401 - 594 35 63 010 - Other Improvements	643.48	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 5

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			401 - 594 35 63 010		- Other Improvements	1,951.74	
4692	06/25/2014	Claims	2	179483	Iworq Systems	500.00	
			103 - 542 30 49 010		- Misc-dues/subscriptions	500.00	
4693	06/25/2014	Claims	2	179484	KCDA Purchasing Cooperative	261.05	
			001 - 514 23 31 000		- Supplies	261.05	
4694	06/25/2014	Claims	2	179485	Teresa Keene	2,500.00	
			001 - 515 30 41 001		- Prosecuting Attorney	2,500.00	
4695	06/25/2014	Claims	2	179486	L N Curtis & Sons	377.56	
			001 - 522 20 31 000		- Operating Supplies	377.56	
4696	06/25/2014	Claims	2	179487	Law Office of Scott G. Thomas	407.00	
			001 - 558 60 41 001		- Professional Svcs-reimb	407.00	
4697	06/25/2014	Claims	2	179488	Legend Data Systems Inc	70.40	
			001 - 522 20 31 000		- Operating Supplies	70.40	
4698	06/25/2014	Claims	2	179489	Library Corporation (The)	7,966.77	
			105 - 572 20 41 001		- Catalogue Subscriptions	7,966.77	
4699	06/25/2014	Claims	2	179490	Loggers And Contractors	304.07	
			103 - 542 30 31 000		- Operating Supplies	115.28	
			103 - 542 30 31 000		- Operating Supplies	188.79	
4700	06/25/2014	Claims	2	179491	MAILFINANCE	800.99	
			001 - 514 23 45 000		- Operating Rentals/leases	133.50	
			001 - 521 20 42 010		- Postage	133.50	
			001 - 522 20 42 010		- Postage	133.50	
			001 - 524 20 42 000		- Postage	133.49	
			001 - 558 60 42 010		- Postage	133.50	
			001 - 595 10 42 000		- Postage	133.50	
4701	06/25/2014	Claims	2	179492	William R McCann	3,000.00	
			001 - 515 93 41 000		- Indigent Defender	3,000.00	
4702	06/25/2014	Claims	2	179493	Meredith Books	36.79	
			105 - 594 72 64 000		- Books & Materials	36.79	
4703	06/25/2014	Claims	2	179494	Mid-American Research Chem	301.58	
			401 - 535 80 31 010		- Operating Supplies	301.58	
4704	06/25/2014	Claims	2	179495	Jack R Moore	245.31	
			001 - 524 20 41 000		- Professional Services	245.31	
4705	06/25/2014	Claims	2	179496	NW Communications Inc.	203.77	
			001 - 521 20 48 000		- Repairs & Maintenance	203.77	
4706	06/25/2014	Claims	2	179497	North Hill Resources Inc	540.00	
			412 - 537 60 47 020		- Recycling - Yard Waste	540.00	
4707	06/25/2014	Claims	2	179498	Northstar Chemical Inc	1,727.56	
			401 - 535 80 31 020		- Op Supplies-chemicals	1,727.56	
4708	06/25/2014	Claims	2	179499	Old-House Journal	27.00	
			105 - 594 72 64 000		- Books & Materials	27.00	
4709	06/25/2014	Claims	2	179500	Partner Construction Products	920.03	
			103 - 595 30 63 020		- Contracted Overlay	920.03	
4710	06/25/2014	Claims	2	179501	Protech Automotive	1,338.45	
			401 - 535 50 48 040		- Maintenance Of Vehicles	569.90	
			412 - 537 50 48 000		- Repairs/maint-equip	540.22	
			101 - 576 80 48 021		- Equipment	228.33	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 6

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4711	06/25/2014	Claims	2	179502	Puget Sound Energy	3,253.74	
					103 - 542 63 47 000 - Public Utilities	3,253.74	
4712	06/25/2014	Claims	2	179503	Quiring Monuments Inc	100.00	
					102 - 536 20 34 000 - Liners	100.00	
4713	06/25/2014	Claims	2	179504	Wayne Ramsey	64.97	
					101 - 576 80 31 001 - Operating Sup - Riverfront	64.97	
4714	06/25/2014	Claims	2	179505	Scientific Supply	653.41	
					401 - 535 80 31 010 - Operating Supplies	482.63	
					401 - 535 80 31 010 - Operating Supplies	60.89	
					401 - 535 80 31 010 - Operating Supplies	109.89	
4715	06/25/2014	Claims	2	179506	Seawestern Fire Fighting Equip	421.14	
					001 - 522 20 31 000 - Operating Supplies	421.14	
4716	06/25/2014	Claims	2	179507	Secretary Of State	7.75	
					105 - 572 20 42 025 - Internet	7.75	
4717	06/25/2014	Claims	2	179508	Sedro-Woolley Auto Parts	166.35	
					001 - 518 20 48 000 - Repair & Maintenance	23.63	
					401 - 535 50 48 000 - Maintenance Contracts	56.46	
					401 - 535 80 31 010 - Operating Supplies	20.17	
					102 - 536 20 31 010 - Operating Supplies	20.86	
					102 - 536 20 31 010 - Operating Supplies	12.34	
					102 - 536 20 31 010 - Operating Supplies	12.34	
					102 - 536 20 48 040 - Repair/maint-equip & Bldg	12.41	
					412 - 537 50 48 000 - Repairs/maint-equip	350.26	
					412 - 537 50 48 000 - Repairs/maint-equip	86.47	
					412 - 537 50 48 000 - Repairs/maint-equip	206.38	
					412 - 537 50 48 000 - Repairs/maint-equip	143.88	
					412 - 537 50 48 000 - Repairs/maint-equip	8.70	
					412 - 537 50 48 000 - Repairs/maint-equip	-985.22	
					103 - 542 30 35 000 - Small Tools/minor Equip	82.17	
					103 - 542 30 48 010 - Repair/maintenance-equip	10.16	
					103 - 542 30 48 010 - Repair/maintenance-equip	1.09	
					501 - 548 30 31 000 - Operating Supplies	104.25	
4718	06/25/2014	Claims	2	179509	Sedro-Woolley Farmers Mkt	1,691.53	
					108 - 557 30 41 014 - S-W Farmers Market	1,691.53	
4719	06/25/2014	Claims	2	179510	Sirchie Finger Print	224.06	
					001 - 521 20 31 002 - Office/operating Supplies	224.06	
4720	06/25/2014	Claims	2	179511	Skagit CD	94.27	
					425 - 531 50 41 002 - Contracted Services	94.27	
4721	06/25/2014	Claims	2	179512	Skagit County Sheriff Office	42,260.94	
					412 - 537 60 47 000 - Solid Waste Disposal	42,260.94	
4722	06/25/2014	Claims	2	179513	Skagit Co Public Works	18.00	
					401 - 535 80 51 010 - Skagit Co Solid Waste	18.00	
4723	06/25/2014	Claims	2	179514	Skagit County Government	5,120.13	
					001 - 518 80 41 000 - Professional Services	775.83	
					001 - 521 20 51 020 - Spillman System	4,344.30	
4724	06/25/2014	Claims	2	179515	Skagit Farmers Supply	525.04	
					111 - 521 20 31 111 - Supplies - Kennel	5.97	
					111 - 521 20 31 111 - Supplies - Kennel	57.65	
					412 - 537 80 32 000 - Auto Fuel/diesel	174.00	
					103 - 542 30 35 000 - Small Tools/minor Equip	22.77	
					101 - 594 76 61 001 - Bingham Park	264.65	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 7

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4725	06/25/2014	Claims	2	179516	Skagit Hydraulics Inc	8.97	
					412 - 537 80 31 000 - Operating Supplies	8.97	
4726	06/25/2014	Claims	2	179517	Skagit Law Group, PLLC	100.00	
					425 - 531 50 31 000 - Operating Supplies	4.00	
					401 - 535 80 49 040 - Misc-filing Fees/lien Exp	65.00	
					412 - 537 80 49 020 - Misc-filing Fees/lien Exp	31.00	
4727	06/25/2014	Claims	2	179518	Skagit Publishing	251.13	
					001 - 558 60 41 010 - Advertising	66.63	
					001 - 558 60 41 010 - Advertising	71.75	
					001 - 558 60 41 011 - Advertising Reimbuseable	112.75	
4728	06/25/2014	Claims	2	179519	Skagit Regional Clinics	780.00	
					001 - 522 20 41 010 - Prof Service-medical Exams	780.00	
4729	06/25/2014	Claims	2	179520	Skagit Regional Health	2,168.88	
					104 - 595 10 63 010 - Eng-SR20/Cook Realign Sid	2,168.88	
4730	06/25/2014	Claims	2	179521	Skagit River Steel	398.93	
					412 - 537 80 31 000 - Operating Supplies	245.12	
					412 - 537 80 31 000 - Operating Supplies	153.81	
4731	06/25/2014	Claims	2	179522	Sound Ocean Metal Fab	5,239.47	
					401 - 594 35 64 401 - Machinery & Equip	5,239.47	
4732	06/25/2014	Claims	2	179523	Sparkle Shop Laundries	5.97	
					001 - 522 20 49 030 - Misc-laundry	5.97	
4733	06/25/2014	Claims	2	179524	Staples Business Advantage	311.39	
					001 - 521 20 31 002 - Office/operating Supplies	16.16	
					001 - 521 20 31 002 - Office/operating Supplies	34.86	
					425 - 531 50 31 000 - Operating Supplies	86.79	
					401 - 535 80 31 000 - Office Supplies	86.79	
					103 - 542 30 31 000 - Operating Supplies	86.79	
4734	06/25/2014	Claims	2	179525	Stiles & Stiles	2,864.00	
					001 - 512 50 41 010 - Municipal Court Judge	2,864.00	
4735	06/25/2014	Claims	2	179526	Strider Const Co Inc	429,440.23	
					101 - 594 76 61 001 - Bingham Park	21,183.33	
					104 - 595 30 63 080 - Const-SR20 Cook Realign TI	250,722.77	
					104 - 595 30 63 081 - Const-SR20 Cook Realign PL	59,593.73	
					104 - 595 61 63 050 - Const SR20/Cook Sidewalks '	28,779.65	
					104 - 595 65 63 000 - Const Park & Ride SR20/Coc	69,160.75	
4736	06/25/2014	Claims	2	179527	Summit Law Group	378.00	
					001 - 513 10 41 000 - Negotiations	378.00	
4737	06/25/2014	Claims	2	179528	Swissphone LLC	61.93	
					001 - 522 20 48 000 - Repairs/maint-equip	61.93	
4738	06/25/2014	Claims	2	179529	Thompson's Greenhouse	3,000.00	
					101 - 594 76 64 001 - Holiday Displays	3,000.00	
4739	06/25/2014	Claims	2	179530	Payment Center Thomson Reuters -- West	249.60	
					001 - 515 30 41 002 - Westlaw Services	249.60	
4740	06/25/2014	Claims	2	179531	True Value	490.24	
					001 - 514 23 31 000 - Supplies	66.69	
					001 - 521 20 48 000 - Repairs & Maintenance	10.30	
					102 - 536 20 48 040 - Repair/maint-equip & Bldg	35.16	
					412 - 537 50 48 000 - Repairs/maint-equip	3.18	
					412 - 537 80 31 000 - Operating Supplies	9.77	

CHECK REGISTER

City Of Sedro-Woolley
MCAG #: 0647

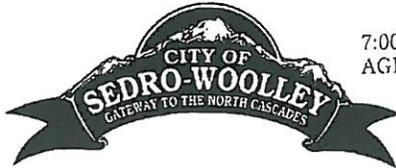
06/25/2014 To: 06/25/2014

Time: 10:49:03 Date: 06/20/2014
Page: 8

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			412 - 537 80 31 000		Operating Supplies	9.54	
			103 - 542 30 31 000		Operating Supplies	5.96	
			103 - 542 30 31 000		Operating Supplies	22.77	
			101 - 576 80 31 001		Operating Sup - Riverfront	49.89	
			101 - 576 80 31 001		Operating Sup - Riverfront	52.07	
			101 - 576 80 31 004		Operating Sup - Comm Cente	13.64	
			101 - 576 80 31 006		Operating Sup - City Hall	15.17	
			101 - 576 80 31 006		Operating Sup - City Hall	143.09	
			101 - 576 80 31 007		Operating Sup - Library	13.00	
			101 - 576 80 31 012		Operating Sup - Hammer	10.30	
			101 - 576 80 31 012		Operating Sup - Hammer	-88.41	
			101 - 576 80 31 012		Operating Sup - Hammer	73.67	
			101 - 576 80 35 000		Small Tools & Minor Equip	23.86	
			101 - 576 80 48 004		Community Center	20.59	
4741	06/25/2014	Claims	2	179532	USA Blue Book		359.20
					401 - 535 50 48 010 - Maintenance Of Lines	359.20	
4742	06/25/2014	Claims	2	179533	Util Underground Loc Ctr		58.52
					401 - 535 80 31 010 - Operating Supplies	58.52	
4743	06/25/2014	Claims	2	179534	Valley Freightliner Inc		710.11
					412 - 537 50 48 000 - Repairs/maint-equip	710.11	
4744	06/25/2014	Claims	2	179535	Van's Equipment Rent Inc		1,585.35
					103 - 542 30 45 000 - Rental-equipment	746.86	
					101 - 594 76 61 001 - Bingham Park	838.49	
4745	06/25/2014	Claims	2	179536	WA St Dept Of Prof Licen		279.00
					001 - 521 20 51 000 - Intergov Svc-gun Permits	279.00	
4746	06/25/2014	Claims	2	179537	WA St Dept Of Transport		7,447.95
					104 - 595 30 63 080 - Const-SR20 Cook Realign TI	7,447.95	
4747	06/25/2014	Claims	2	179538	WM H Reilly & Co		4,448.50
					401 - 535 50 48 050 - Maint Of General Equip	4,448.50	
4748	06/25/2014	Claims	2	179539	Wapato Police Department		1,550.00
					001 - 523 60 51 000 - Prisoners	1,550.00	
4749	06/25/2014	Claims	2	179540	Washington Federal		22,344.53
					101 - 594 76 61 001 - Bingham Park	1,114.91	
					104 - 595 30 63 080 - Const-SR20 Cook Realign TI	13,195.94	
					104 - 595 30 63 081 - Const-SR20 Cook Realign PL	2,878.92	
					104 - 595 61 63 050 - Const SR20/Cook Sidewalks '	1,514.72	
					104 - 595 65 63 000 - Const Park & Ride SR20/Coc	3,640.04	
4750	06/25/2014	Claims	2	179541	Washington State Patrol		152.00
					001 - 521 20 51 000 - Intergov Svc-gun Permits	132.00	
					101 - 576 80 41 000 - Professional Services	10.00	
					001 - 595 10 41 000 - Professional Services	10.00	
4751	06/25/2014	Claims	2	179542	Washington Tractor		533.28
					102 - 536 20 48 040 - Repair/maint-equip & Bldg	76.82	
					101 - 576 80 48 021 - Equipment	260.11	
					101 - 576 80 48 021 - Equipment	196.35	
4752	06/25/2014	Claims	2	179543	Waste Management Of Skgt		10,379.18
					412 - 537 60 47 010 - Recycling - Household	10,379.18	
4753	06/25/2014	Claims	2	179544	Wood's Logging Supply Inc		120.76
					102 - 536 20 31 010 - Operating Supplies	13.01	
					102 - 536 20 35 000 - Small Tools/minor Equip	55.29	
					101 - 576 80 31 001 - Operating Sup - Riverfront	26.02	
					101 - 576 80 48 021 - Equipment	26.44	

CITY COUNCIL AGENDA
REGULAR MEETING

JUN 25 2014



7:00 P.M. COUNCIL CHAMBER,
AGENDA NO. 3d

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

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

MEMO TO: City Council and Mayor Anderson
FROM: Mark A. Freiberger, PE
RE: **Possible Contract Award**
Contract 2014-PW-18, 2014 Bingham Park Sidewalk Project
Backstrom Curb & Sidewalk, Inc.
DATE: June 18, 2014 (for Council action June 25, 2014)

ISSUE:

Shall council move to authorize Mayor Anderson to execute Contract 2014-PW-18 for the 2014 Bingham Park Sidewalk Project with Backstrom Curb & Sidewalk, Inc., of Arlington, WA in the amount of \$30,528.75 (including sales tax)?

BACKGROUND/ DISCUSSION:

Council previously authorized the Public Works Director to issue a change order to Strider Construction Inc. up to \$30,000 for construction of the sidewalks for Bingham Park. Staff was not able to successfully negotiate the proposed change order using existing bid prices, and elected to issue a call for bids instead.

Bids were advertised for this project on June 6, 2014 under the Limited Small Works Roster process, with four local concrete contractors invited to bid. Three had indicated intention to bid the project. Bids closed on June 17, 2014 with one bid received. The bid tabulation is attached. The low and only bid was from Backstrom Curb & Sidewalk, Inc. of Arlington, WA with a total bid of \$30,528.75 for the complete scope of work. The low bid was 11.9% over engineer's estimate for this project. For reference the price proposed by Strider for the proposed change order was comparable and slightly higher than the Backstrom bid (Strider quoted \$31,136 for slightly less sidewalk).

The project specifications require completion of the work by July 31, 2014. Assuming council approval on June 25, the contract work should start in early July and complete as required.

The city will complete all grading and preparation work for the sidewalks.

Other expected expenses to complete the Bingham Park work are final asphalt paving, extruded curbs, striping, topsoil, hydroseeding, playground bark chips, drainage improvements for the shelter area, and demolition of the old Food Bank structure. Most of this work is complete and the costs known. The estimated costs below include a 10% contingency.

FINANCIAL:

REVENUE

594.76.61.001.101 – Improvements – Bingham Park \$65,000

ESTIMATED COST

2014 Bingham Park – final paving, curbs, topsoil, etc.	\$30,650
2014 Bingham Park Sidewalks – this contract	\$30,529
Contingency	\$ 3,819
TOTAL	\$65,000

ANALYSIS:

The 2013 expenses for the Bingham Park improvements started in 2013 were paid from a variety of sources, including Account 103 Contracted Overlay, Account 101 Parks for the playground equipment purchase, Account 401 for sanitary sewer work, and a budget amendment to Account 103 of \$80,000 from REET. Of the REET funds, \$20,739 were expended in 2013, leaving \$51,789 for the remaining work. The carryover was not included in the original 2014 Budget. Council approved Budget Amendment 2 at the May 28, 2014 council meeting funding Account 101 Improvements – Bingham Park in the amount of \$65,000 to provide funding for the completion of the work at Bingham Park.

RECOMMENDATION:

The low bid has been checked for accuracy and found to be complete and acceptable. The low bidder is a well known area contractor and has capacity and the experience to complete the work. The Public Works Director recommends award of the bid to Backstrom Curb and Sidewalk, Inc. of Arlington, WA at the bid price.

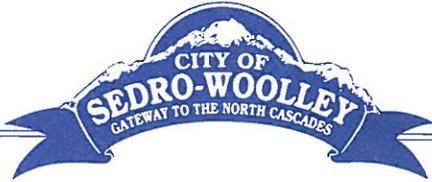
MOTION:

Move to authorize Mayor Anderson to execute Contract 2014-PW-18 for the 2014 Bingham Park Sidewalk Project with Backstrom Curb & Sidewalk, Inc., of Arlington, WA in the amount of \$30,528.75 (including sales tax).

 2014 BINGHAM PARK SIDEWALKS PRELIMINARY BID COMPARISON											
Bid Date: June 17, 2014, 2:00PM By: Mark Freiberger, PE, Director of Public Works		ENGINEER'S EST				Backstrom Curb & Sidewalk		BIDDER		BIDDER	
	QUANT	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
Mobilization/Demobilization	1.00	LS	1,500.00	1,500.00	1,000.00	1,000.00					
Cement Conc. Sidewalk	565.00	SY	35.00	19,775.00	35.75	20,198.75					
Cement Conc. Sidewalk Ramp Single Direction (1)	6.00	EA	900.00	5,400.00	1,235.00	7,410.00					
Detectible Warning Pattern (2)	4.00	EA	150.00	600.00	480.00	1,920.00					
TOTAL				27,275.00		30,528.75					
						11.9%					
NOTES											
1. Ramp including Detectible Warning Pattern											
2. For locations were Ramp is not required.											

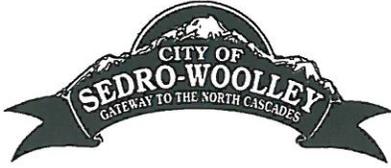
JUN 25 2014

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



SUBJECT: PUBLIC COMMENT

Name:
Address:
Narrative:



CITY COUNCIL AGENDA
REGULAR MEETING

JUN 25 2014

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 8

Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

**2ND READING
OLD BUSINESS**

To: Sedro-Woolley City Council
Mayor Anderson

From: John Coleman, AICP 
Planning Director

Date: June 25, 2014

Subject: Preliminary approval of the amended Plat of Arbor Glen (file #06-SD-02) – **2nd Read**

ISSUE

Should the Council grant preliminary plat approval for the amended Plat of Arbor Glen?

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.

EXHIBITS

Resolution ____-14 to approve the amended preliminary Plat of Arbor Glen subject to the conditions contained in the *Hearing Examiner's Findings of Fact, Conclusions & Recommendation*.

RECOMMENDATION

Make a motion to adopt Resolution ____-14 to approve the amended preliminary Plat of Arbor Glen subject to the conditions contained in the *Hearing Examiner's Findings of Fact, Conclusions & Recommendation*.

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR A MODIFICATION OF THE "PLAT OF ARBOR GLEN," A 23-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HIS DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Rubicon Development, LLC., property owner of 755 Cook Road and 605 Trail Road, has applied for a modification of a previously approved 22-lot preliminary plat plan for Arbor Glen, now proposed as a 23-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 modification application on Tuesday, May 13, 2014 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 to the City Council that the proposed modification of the proposed preliminary plat of Arbor Glen be approved subject to conditions. The Hearing Examiner's *Findings, Conclusions and Recommendation* is attached hereto as Attachment A. Attachment B to this Resolution is the staff report, which contains the plat maps and supporting documentation referenced in the Examiner's *Findings, Conclusions and Recommendation*.

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 # 06-SD-02, modified Preliminary Plat of Arbor Glen, 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 which includes modifications to the conditions of the SEPA Mitigated Determination of Non-significance issued April 14, 2006.

Mike Anderson, Mayor

ATTEST:

APPROVED AS TO FORM:

Patsy Nelson, City Clerk/Treasurer

Eron Berg, City Attorney

Resolution _____-14

Attachment A

Findings, Conclusions and Recommendation of the Hearing Examiner

ATTACHMENT A

Site Address 755 Cook Road and 605 Trail Road TO RESOLUTION
Assessor's Parcel Nos: P76918 and P76919
Property Owner: Granite Holdings, LLC
Applicant: Rubicon Development, LLC
Hearing Examiner #: SW 2014-1
Planning # 06-SD-02
Hearing Date: May 13, 2014
Decision Date: May 27, 2014
Recommendation Summary: Approve with Conditions

This matter came before the Sedro-Woolley Hearing Examiner for hearing on the 13th day of May, 2014 on the application of Rubicon Development, for application of an alteration of a previously approved subdivision, consisting of the addition of one lot.

Testimony was received from John Coleman, Sedro-Woolley Planning Director; and Bob Ruby, Applicant's Representative. In addition to the Sedro-Woolley Municipal Code and Comprehensive Plan, those documents identified in the attached Exhibit List were considered by the Hearing Examiner.

Based upon the foregoing, the hearing Examiner makes the following,

FINDINGS OF FACT

1. The proposed Plat of Arbor Glen was submitted to the City on April 11, 2006. Granite Holdings, LLC, is the owner of the property on which the proposed plat is to be constructed. Rubicon Development, LLC, is the proponent of the plat. Unless the context clearly indicates otherwise, Rubicon and their successors and assigns, may be referred to in these Findings of Fact, Conclusions of Law and Order as "Applicant" and/or "Developer".
2. The subject property is located on the ~~northwest~~ ^{SOUTHEAST} corner of the intersection of Cook Road and Trail Road. The applicant proposes to subdivide 2.47 acres into 23 lots, tracts to serve future ROW needs, and street ROW.
3. The Sedro-Woolley Comprehensive Plan and Zoning Code designation for the property at issue is Residential 15 (R-15). The northerly 120 feet of Parcel P76918 was zoned Mixed Commercial (MC) subsequent to the date the Plat of Arbor Glen was submitted to the City.

3. In the R-15 zone, the minimum net density is four units per acre and the maximum gross density is fifteen units per acre. SWMC 17.16.040.
4. The two parcels comprising the Arbor Glen plat consist of 2.4 acres. A boundary line adjustment, approved by the City, was filed on February 20, 2014 under Skagit County Auditor's Fee No. 201402200027. The boundary line adjustment was re-recorded to correct the legal description on April 8, 2014, under Skagit County Auditor's Fee No. 201404080024; the corrected legal description was not approved by the City.
5. The preliminary plat of Arbor Glen, a 22 lot subdivision, was approved by the City on June 14, 2006, pursuant to Resolution No. 727-06. The approval included a variance, allowing 5 foot side yard setbacks for two-story structures.
6. The subject property was reviewed under the City's critical areas ordinance at the time of original plat application. No wetlands or other critical areas were identified on the property.
7. The subject property is bordered on the north by Cook Road, and on the ~~east~~^{NEST} by Trail Road; Cook Road is a Principal Arterial and Trail Road is a Secondary Arterial under the Sedro-Woolley Comprehensive Plan.
8. Neighboring properties to the west, south, and most of the east are zoned R-15. The northern 120 feet of the neighboring property to the east is zoned MC. The neighboring property to the north is zoned Public.
9. SEPA review was conducted on the original plat application, and an MDNS was issued on April 14, 2006. The original SEPA checklist identified the action as being for the subdivision of 23 lots – the same that is now proposed. An addendum to the MDNS was issued March 7, 2014, to amend the scope of the project. The addendum did not alter the conditions of the MDNS; however, the Department of Public Works has concluded that a 10 foot ROW dedication for expansion of Trail Road and an increase in sidewalk widths is not required.
10. On October 9, 2013, the proponent submitted, pursuant to RCW 58.17.215, an application to alter the subdivision. The revised configuration is for 23 lots. The side yard setback variance would still apply.
11. A Notice of Application for the revised project was published in the legal newspaper for the City, posted on the project site, and mailed to property owners and residents within 500 feet of the subject parcel. A Notice of Public Hearing was published in the legal newspaper for the City, and posted on the project site, and mailed to property owners and residents within 500 feet of the subject parcel.
12. Pursuant to SWMC § 15.44.020, the proposed subdivision must comply with the City's design review standards. The Planning Department is charged, pursuant to

SWMC § 15.44.060, is charged with conducting design review. The Planning Department has done so, and recommends that the conditions of approval incorporate the following elements:

- A. That the front of the homes constructed on lots 12 – 16 be oriented towards Cook Road;
 - B. That the front of the homes constructed on lots 19 – 21 be oriented towards Trial Road;
 - C. That a maximum four foot tall, uniform fence be constructed along the frontage of Cook and Trial Roads, with walkways and gates as depicted on Sheet 5 of the preliminary plat map be constructed for each lot.
13. Pursuant to SWMC § 17.16.050, 3 parking spaces are required for each dwelling with 3 bedrooms, and 1 additional space is required for each 8 dwelling units. The plat will contain 23 residences, and each lot is depicted to show 3 parking spaces. An additional 3 spaces are shown on tract 995.
14. Stormwater infrastructure is proposed to be constructed within the ROW, as approved by the City Engineer.
15. Notice of a public hearing on the plat was published on April 25, 2014. The subject property was identified by address, pursuant to RCW 58.17.092.
16. An open record hearing was held on May 13, 2014, at 10:00 a.m. before the Hearing Examiner.

Based upon the foregoing Findings of Fact, the Hearing Examiner makes the following,

CONCLUSIONS OF LAW

1. A subdivision of land into five or more lots is characterized as a “subdivision” in accordance with RCW 58.17.020 (1). A preliminary approval for a subdivision utilizes a Type IV procedure under SWMC § 2.90.070 (G). In Type IV procedures, the hearing examiner conducts an open record hearing, and makes a recommendation to the city council.
2. The Plat of Arbor Glen was vested on the date the application was deemed complete, on April 11, 2006. On that date, the parcel was zoned R-15, and no portion of the property was zoned MC. Therefore, R-15 zoning is applicable to the plat.
3. Pursuant to RCW 58.17.140, a final plat meeting all of the requirements of Chapter 58.17 RCW must be submitted within 10 years of the date of preliminary plat

approval. Because the preliminary plat of Arbor Glen was approved by the City on June 14, 2006, final plat approval must be submitted on or before June 14, 2016.

4. Washington law requires an analysis of whether applicable laws adequately address a project's specific SEPA impacts. This analysis is conducted by the SEPA Responsible Official. Pursuant to SWMC § 2.90.060 (F)(3), appeals of the SEPA responsible official are to be heard by the Hearing Examiner. No appeal of the MDNS has been lodged. The Hearing Examiner concludes the determination by the SEPA Responsible Official was lawful and supported in the record. The conditions set forth in the original MDNS, dated April 14, 2006, remain applicable.

5. Proper notice was given pursuant to RCW 58.17.090.

6. Subject to the conditions set forth below, the proposed plat satisfies the requirements of RCW 58.17 and Chapter 17.16 SWMC. In particular, the Hearing Examiner finds that (a) appropriate provisions have been made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of the subdivision and dedication.

Based upon the foregoing Findings of Fact and Conclusions of Law, the Hearing Examiner makes the following Recommendation:

RECOMMENDATION

The Hearing Examiner recommends that the alteration to the plat of Arbor Glen be approved by the Sedro-Woolley City Council, subject to the following conditions:

1. The plat shall be developed generally as shown in the preliminary plat drawings, except as modifications are required to comply with Sedro-Woolley Municipal Code requirements.

2. Impact fees and General Facilities charges shall be assessed and collected in accordance with applicable requirements of the Sedro-Woolley municipal code and at the rate adopted by ordinance at the time of building permit issuance;

2. Developer shall submit a lighting plan to the City showing the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties.

3. Developer shall locate and install fire hydrants as approved by the Fire Chief.

4. Developer shall contribute voluntary police impact fees of \$202.96 per dwelling unit in accordance with the Sedro-Woolley Comprehensive Plan Capital Facilities Element;
5. Developer shall coordinate with Skagit Transit (SKAT) any Transportation Improvements as may be lawfully required;
6. Developer shall locate and install mailbox(es) as approved by the Postmaster;
7. Developer shall coordinate the installation of public water infrastructure improvements with Skagit Public Utility District No. 1.;
8. Developer shall provide playground equipment for the designated play area suitable for a variety of age groups as approved by the Planning Director;
9. Developer shall install 10 foot wide street landscaping in accordance with SWMC § 17.50.050, along Cook and Trail Roads;
10. Developer shall re-channelize lanes on Trial Road pursuant to SWMC § 16.08.052 as approved by the City Engineer;
11. Developer shall dedicate an additional 3 feet for ROW purposes along the property's Cook Road frontage;
12. 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 in accordance with SWMC § 9.46.020;
13. All construction traffic shall use as approved temporary construction access with a 100 foot geotextile and quarry spall construction entrance;
14. Developer shall comply with Northwest Clean Air Agency regulations during construction activities;
15. Developer shall comply with all applicable local, state, and federal regulations, including SWMC Title 13.36 – Stormwater Management Standards; SWMC Title 13.40 – Stormwater Facilities Maintenance; SWMC Title 15.40 – Public Works Construction Standards; SWMC Title 16 – Subdivisions; SWMC Title 17 – Zoning; Sedro-Woolley Public works Design Standards; and the Sedro-Woolley Comprehensive Plan;
16. Construction of all required infrastructure improvements shall be completed prior to final plat application, or such improvements shall be bonded by a surety licensed by the state of Washington, with a bond approved by the City and in an amount approved by the City Engineer;
17. In accordance with SWMC § 16.08.052, Developer shall create a homeowner's association for the purpose of providing for the maintenance of the shared play area,

overflow parking spaces, tracts of land owned in common by the Association, and stormwater infrastructure within the Plat of Arbor Glen. The Homeowner's Association shall be responsible for all maintenance of the above facilities. The documents creating such Association shall be approved by the Planning Director, and once approved, shall be recorded with the Skagit County Auditor as covenants running with the land. Maintenance of the stormwater facilities shall be defined in the operation maintenance manual recorded with the covenants and referenced on the plat.

18. The fronts of the houses on lots 12 – 16 shall be oriented towards Cook Road. The fronts of the houses on lots 19 – 21 shall be oriented towards Trial Road. A maximum four foot high uniform fence shall be approved by the Planning Director and installed along the frontage of both Cook and Trial Roads. A walkway and gate through the fence for each house shall be installed in accordance with the details shown on sheet 5 of the plat drawings.

19. Construction of all landscaping and design elements shall be in accordance with Chapter 17.50 SWMC and the planting plan as approved by the Planning Director.

20. All required easements for the final plat shall appear on the final plat and shall be subject to the review and approval of the City Engineer.

21. If tracts 994 and/or 995 are converted to street ROW to access adjacent property in the future, then the three overflow parking spaces to be installed on Tract 995 shall be relocated elsewhere. Such spaces may be relocated to the north side of the road built to access the east (adjacent to the south boundary to Tract 996) or as otherwise approved by the Planning Director.

22. Preliminary Plat approval shall expire as provided in RCW 58.17.

23. The side yard setback variance previously granted by the City through Resolution No. 727-06 shall continue to apply.

RECOMMENDATION MADE this 27th day of May 2014.

Sedro-Woolley Hearing Examiner

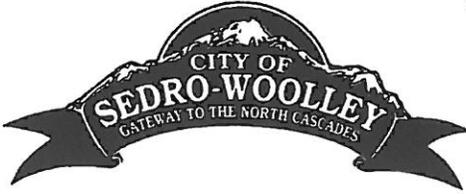


Scott G. Thomas

Resolution _____-14

Attachment B

Staff Report including Exhibits 1-8 (referenced in Hearing Examiner's *Findings, Conclusions and Recommendation*)



ATTACHMENT B

TO RESOLUTION

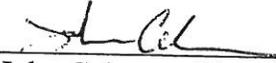
CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

HEARING DATE: May 13, 2014

TO: Sedro-Woolley Hearing Examiner

RE: 06-SD-02 – Preliminary Plat Approval for modifications to the Proposed Plat of **Arbor Glen**

FROM: 
John Coleman, Planning Director

APPLICATION DATE: February 22, 2006

APPLICATION COMPLETE: April 11, 2006

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROPERTY OWNER: Granite Holdings, LLC
901 Metcalf Street PMB 34
Sedro-Woolley, WA 98284

PROJECT PROPONENT: Rubicon Development, LLC
901 Metcalf Street PMB 34
Sedro-Woolley, WA 98284

DESCRIPTION OF PROPOSAL

The proposal is to subdivide two undeveloped properties into 23 residential lots. The proposal is a modification of an approved subdivision design that has yet to be constructed. The original preliminary plat approval was for 22 lots, including a variance to reduce side yard setbacks from 8 feet to 5 feet. The new proposal is for 23 lots; the street configuration is similar and the side yard setback variance will still apply. The complete revised application was received November 27, 2013. The subdivision will require construction of a road, stormwater system and utilities necessary to serve the proposed lots.

Site Address:	755 Cook Rd. & 605 Trail Rd.	Parcel ID Nos.:	P76918 & P76919
----------------------	------------------------------	------------------------	-----------------

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 IV 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 15 (R-15), with the north 120 feet of parcel P76918 zoned Mixed Commercial (MC). The parcel was zoned R-15, without any MZ zoning, when the application was vested. Therefore only the zoning regulations of the R-15 zone are applicable to the plat. Chapter 17.16 SWMC includes the regulations for the R-15 zone and Chapter 17.20 SWMC for MC. In the R-15 zone, fifteen units per acre are allowed.
4. The two underlying parcels total approximately 2.4 acres. A portion of the southern portion of parcel P76919 was given to the adjoining property owner to correct a building encroachment situation. That property was exchanged via boundary line adjustment (Auditor File #201402200027) approved by the city February 14, 2014. That BLA was adjusted (without city review) and re-recorded (AF #201404080024) on April 8, 2014.
5. The Plat of Arbor Glen was Submitted in April 11, 2006 and assigned file #06-SD-02. The Plat of Arbor Glen application is vested under the rules in place on that date.
6. On June 14, 2006 the Sedro-Woolley city Council passed Resolution #727-06 approving the Plat of Arbor Glen, a 22-lot subdivision with a variance to allow 5-foot side setbacks for two- story structures. The resolution (Exhibit 3) and the original *Planning Commission Findings of Fact and Recommendation (Findings)* for the original application (Exhibit 4) are included as exhibits to this report.
7. Per RCW 58.17.140, final plat must be submitted within nine years of preliminary plat approval if the plat was given preliminary plat approval before December 31, 2007. Final Plat approval for the Plat of Arbor Glen must be submitted by June 14, 2015. The preliminary plat approval is still valid and the application may be modified under the vested rules.
8. On October 9, 2013, Bob Ruby, acting as representative for Rubicon Development, LLC, submitted an application to modify the approved Plat of Arbor Glen (Exhibit 1). The remaining application materials necessary for staff to review the proposed plat revisions was received November 27, 2013. The Revised Preliminary Plat map of Arbor Glen date-stamped April 22, 2014 is attached as Exhibit 2.
9. The revised proposal is for 23 lots; the street configuration is similar to the original plat and the side yard setback variance will still apply. The subdivision will require

construction of a road, stormwater system and utilities necessary to serve the proposed lots. The play area must conform to the rules in place at the time of vesting (800 square feet minimum).

10. The plat must meet development regulations in place at the time of vesting. Procedurally, the plat approval process shall be to the currently adopted procedural rules in Chapter 2.90 SWMC.
11. The subject property was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65 at the time of the original plat application. No wetlands or critical areas were found.
12. The project is bordered to the north by Cook Road and the west by Trail Road. Cook Road is classified as a Principal Arterial and Trail Road is classified as a Secondary Arterial in the Transportation Element of the Sedro-Woolley Comprehensive Plan.
13. The neighboring properties to the west, south and most of the east are zoned R-15. The northern 120 feet of the neighboring property to the east is zoned MC. The neighboring properties to the north – across Cook Road – is zoned Public.
14. Long plats are subject to SEPA review (Chapter 2.88 SWMC) and require a SEPA checklist to be submitted along with the application. A SEPA MDNS was issued April 14, 2006. The SEPA checklist for this the original proposal was for 23 lots and did not need to be modified for the revised proposal. An Addendum to the SEPA MDNS was issued March 7, 2014 (Exhibit 6) to amend the scope of the project to include one more unit. The addendum did not change the conditions of the SEPA MDNS issued in April 2006; the conditions of that MDNS are still applicable to the project. The original SEPA is included as Exhibit D to the original *Findings* (Exhibit 4 of this document). The requirement for a 10 foot ROW dedication on Trail Road has been waived by the Engineering Department. Also, requirement to increase sidewalk widths has also been waived by the Engineering Department.
15. A *Notice of Application* for the revised project 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 January 6, 2014. Two written comments (Exhibit 5) were received: a) Larry Jensen (date-stamped December 27, 2013); and b) John Lee (email dated December 26, 2014).
16. Pursuant to SWMC 15.44.060, the Planning Department reviewed the project for compliance with the Design Review standards and Guidelines. The applicant has proposed to orient the front of the houses on proposed lots 12 – 16 towards Cook Road and lots 19 – 21 towards Trail Road. A four-foot (maximum) tall, uniform fence is also proposed along the frontage of both Cook and Trail Roads. Sheet 5 of the plat maps for the proposal (Sheet 5 of Exhibit 2) includes a typical detail of a walkway and gate through said fence to the city sidewalk. The Planning Department recommends that the conditions of approval incorporate the above elements.

17. Parking regulations in the R-15 zone are for three independently mobile parking spots for each 3-bedroom unit and one additional parking space of every eight units. In accordance with this requirement, the plat maps show three independently mobile parking spaces on each lot. The plat includes 23 units; therefore three additional visitors' parking spaces are necessary. Those three spaces are accommodated on Tract 995.
18. Tracts 995 and 994 are reserved for a future road to access the adjacent property to the east. Until such time, tract 994 is used for access to Lots 3, 5 and 5 as well as the three required additional community parking spaces that are located on Tract 995. Should the road be constructed through to the easterly parcel, Tracts 994 and 995 will be part of a dedicated right of way to the City of Sedro-Woolley. Those tree visitors' spaces must be accommodated on the northern side of the right of way (adjacent to Tract 996). The Planning Department recommends that that the conditions of approval incorporate the above three-parking space requirement.
19. The stormwater infrastructure is proposed to be located largely within the city right-of-way as approved by the City Engineer.
20. The Hearing Examiner is scheduled to hold a public hearing on the preliminary Plat of Arbor Glen at 10:00 AM, May 13, 2014. 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 Arbor Glen.
21. On April 25, 2014, in compliance with Chapters 16.04, 16.08 and 2.90 SWMC, *Notice of Public Hearing* (Exhibit 7) for the Preliminary Plat Arbor Glen was sent to all property owners and residents within 500 feet of the subject parcels, posted at the project site and published in the Skagit Valley Herald.

PLANNING DEPARTMENT RECOMENDATION

Based on the above Findings of Fact and Exhibits 1 through 9, the Planning Department recommends **APPROVAL** of the modified Preliminary Plat of Arbor Glen, a request to subdivide two parcels in the R-15 Zone into twenty-three (23) new residential lots, including the previously approved variance to reduce side yard setbacks from 8 feet to 5 feet **subject to the following conditions:**

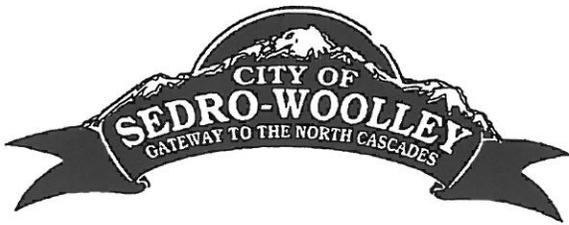
1. Comply with the mitigation measures included in the SEPA mitigated determination of non-significance (MDNS) issued April 14, 2006 and as set forth below. Note, item l) has been waived by the City Engineer and item m) has been modified to only require the 3' of additional right-of-way (ROW) dedication along Cook Road:
 - a) Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
 - b) Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
 - c) Locate and install fire hydrants as approved by the Fire Chief;

- d) Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
 - e) Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
 - f) Locate and install of mailbox(es) as approved by the Postmaster;
 - g) Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
 - h) Coordinate installation of public water infrastructure improvements with Skagit Public Utility District No. 1;
 - i) Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Director;
 - j) Provide 10ft wide street landscaping pursuant to SWMC 17.50.050, along Cook and Trail Roads;
 - k) Re-stripe lanes on Trail Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
 - l) ~~Increase sidewalk width to 11' along Trail Road frontage, and 8' along Cook Road frontage as approved by the City Engineer.~~
 - m) Dedicate and additional 10' ROW ~~along Trail Road frontage and 3' along Cook Road frontage.~~
 - n) 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;
 - o) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
 - p) Comply with Northwest Clean Air Agency Regulations during construction activities.
 - q) Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.
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, 3 overflow parking spaces, tracts owned in common by Association and stormwater infrastructure within the Plat of Arbor Glen 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. Orient the front of the houses on proposed lots 12 – 16 towards Cook Road and lots 19 – 21 towards Trail Road. Plans for a four-foot (maximum) tall, uniform fence as proposed along the frontage of both Cook and Trail Roads shall be subject to design approval by the Planning Department. Sheet 5 of the plat maps (Exhibit 2) includes a typical detail of a walkway and gate through said fence to the city sidewalk.

5. If in the future Tracts 994 and 995 are converted to a street (public right-of-way) to access the property to the east of the Plat of Arbor Glen, then the three overflow parking spaces on Tract 995 shall be provided elsewhere. Those three spaces may be on the north side of the road built to access the east (adjacent to the south boundary to Tract 996) or as otherwise approved by the Planning Department.
6. Construction of all landscaping and design elements shall be in accordance with Chapter 17.50 SWMC and the Planting Plan as approved by the Planning Department.

EXHIBITS

1. Revised Preliminary Plat Application;
2. Revised Preliminary Plat map of Arbor Glen date-stamped April 22, 2014, (5 Sheets);
3. Resolution 727-06 approving preliminary plat June 14, 2006
4. Original Findings of Fact and Decision/Recommendation (including Appendixes A-I);
5. Public comments (2):
 - a. John Lee (email) December 26, 2013
 - b. Larry Jensen December 27, 2013;
6. Addendum to SEPA MDNS issued March 7, 2014; and
7. Notice of Public Hearing published April 25, 2014.
8. Affidavit of Mailing Notice of Public Hearing



Building, Planning and Engineering
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771



LONG PLAT APPLICATION

APPLICATION NUMBER: 06-SD-2 (See Attached "Sali Juelles" plat ap.)

Pre-application File #: _____ Pre-application date: _____
Proposed name of Subdivision: Arbor Glen

Location (cross street names and addresses, if they exist): S.E. corner of Cook Rd. and Trail Road, 755 Cook Road & 605 Trail Rd.

Assessor's Parcel number(s): P76918 and P76919
Section: 23 Township: 35 Range: 4E

Applicant Name: Rubicon Development, LLC, Attn: Bob Ruby

Applicant Address: 901 Metcalf St., #34

Applicant Phone: 360-856-4641 email: manrprop@yahoo.com

Owner: Granite Holdings, LLC

Owner Address: 901 Metcalf St., #34 S-W

Owner Phone: 360-856-4641

I am applying for the following variances or other permits at the same time: Possible future rezone of northern part back to R-15.

I request preliminary approval in accordance with the Sedro-Woolley subdivision ordinance and other applicable city codes. The applicant bears the burden of proving the application should be granted.

SIGNATURE [Signature] For Rubicon Development, LLC DATE RECEIVED _____

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

Name [Signature] For Date Granite Holdings, LLC 9/20/13

Part 2

Zoning and Comprehensive Plan Designation R-15 and, north 120' Mixed Commercial

Total site size in acres 2.486 Critical Areas by type and acres: ∅

Number of lots proposed 23 Number of housing units proposed 23

Flood zone: Zone X

I have submitted 10 copies of the preliminary plat, 1 copy of a SEPA checklist ^{SEPA Complete @ 23 lots} (for review, upon approval 13 copies of the SEPA Checklist will be required), together with the current filing fee and SEPA fee.

Describe existing conditions on and adjacent to site: Bare ground with vegetation

Purpose: The purpose of the Subdivision (Long Plat) 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 school grounds, 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 conveyance by accurate legal description.

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

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

Application Checklist:

- A. Pre-application date: _____
- B. State Environment Policy Act (SEPA). The applicant shall submit a SEPA Checklist or environmental impact statement (EIS), including a site plan and associated fees, with an application for a subdivision. The SEPA Checklist or EIS shall be reviewed by the SEPA official. Upon determination by the Planning Department that the SEPA Checklist is complete and accurate, thirteen (13) copies of the checklist will be required. No public hearing on a subdivision proposal shall be scheduled prior to the issuance of a determination of nonsignificance or mitigated determination of nonsignificance by the SEPA official.
- C. Fees. See current fee schedule. The applicant will also be billed for mailing and publication costs.
- D. Complete Application Required. The planning director notifies applicant when the application is complete.
- E. Application Map. Ten copies of an accurately scaled and dimensioned map of the plat prepared by a land surveyor licensed by the state of Washington and showing the following:

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

- The name of the proposed subdivision;
- North point and scale; the location of existing property lines: streets, building, if any; watercourses and all general features;
- The legal description of the land contained within the subdivision;
- The names and addresses of all persons, firms and corporations holding interest in the lands, including easement rights and interest;
- The proposed names, locations, widths and other dimensions of proposed streets, alleys, easements, parks, lots, building lines, if any, and all other information necessary to interpret the plat, including the location of existing utility and access easements which are to remain;
- The location of streets in adjoining plats and the approximate location of adjoining utilities and proposed extensions into the plat;
- The names of adjoining plats;
- The name, address and telephone number and seal of the registered land surveyor who made the survey or under whose supervision it was made;
- The date of the survey;
- All existing monuments and markers located by the survey;
- The zoning classification applicable to the land within the subdivision;
- The conditions of or the limitations on dedications, if any, including slope rights;
- Contour intervals as required, based upon city datum with intervals of five feet or less utilizing U.S.G.S, or better datum.
- Location of significant physical features such as buildings, bodies of water, power lines, slopes, trees, and section lines within or adjacent to the proposed plat;
- Location and description of existing and proposed drainage, sewer, and water facilities within or adjacent to the proposed plat;
- Location and outline of any sensitive areas, as defined under Section 17.65.040, using the delineation and classification methods and definitions provided for the specific sensitive area under the provisions of Chapter 17.65;

- If a replat, the layout for the original plat in dotted lines, with replat status reflected in the plat name;
- Vicinity map at a smaller scale, to include the location of any natural resource lands within three hundred feet of the edge of the proposed plat.

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

Special Studies:

- Q. Traffic
- R. Stormwater
- S. Critical areas

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

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

- Public health, safety and general welfare: _____

- Open spaces: _____

- Drainage ways: _____

- Streets, alleys, other public ways: _____

- Water supplies: _____

- Sanitary wastes: _____

Fire protection facilities: _____

Parks, playgrounds: _____

Applicable local and state rules which will be used in the review of all subdivision applications:

Applications shall be processed according to the procedures set forth in Chapter 2.90 SWMC, and the additional procedures established in Chapter 16.08 SWMC and state law (Chapter 43.21C RCW, and Chapter 36.70B RCW).

Chapter 16.04 SWMC – General Provisions, Chapter 16.08 SWMC – Subdivisions; Chapter 2.88 SWMC – State Environmental Policy Act; Chapter 15.40 SWMC – Public Works Construction Standards; Chapter 2.90 SWMC – Consolidated Planning Procedures; and Title 17 SWMC – Zoning.

Also applicable to subdivisions are the Public Works Department Standards manual and the Sedro-Woolley Design Standards and Guidelines manual. These documents are adopted by reference in the Sedro-Woolley Municipal Code.

City of Sedro-Woolley Mailing Procedure

SIGNED COPY
IN FILE 2.

1. Obtain a list of names and addresses of **residents and property owners** within 500 feet of the edge of the subject property. In determining the outside edge, include all other adjacent property owned by the applicant. The source of the names and addresses must be the Skagit County Assessor's records.
Obtain a map showing the subject property, the 500 foot radius, and all properties on the mailing list. This is available at the Assessor's office.
3. Prepare 3 sets of postage-paid envelopes using these lists.
4. Prepare additional envelopes for residents of the property if the owner does not live on site. If the name of the resident is unknown, address the envelope to "resident".
Example: Resident, 123 State St., Sedro-Woolley, WA. 98284.
5. Fill out the affidavit below and have it notarized.
6. Bring the list, postage-paid addressed envelopes, map, and notarized affidavit to the city Planning Department.

AFFIDAVIT OF CORRECT NAMES AND ADDRESSES

I, _____, do hereby certify
Affiant

That the attached list of property owners, addresses and parcel numbers for the proposed project, _____,
Name of proposed project

Is a true and correct copy provided for me by the Skagit County Assessor's Office for land within 500 feet of the property lines of P _____.
Site parcel number

Signed: _____

Date: ____/____/____

Subscribed and sworn to before me on this ____ day of _____, 20____.

Print Name: _____

Notary for the State of Washington,

Residing at _____

My Commission expires: _____

NARRATIVE FOR THE PROPOSED PLAT OF ARBOR GLEN

September 26, 2013

The proposed plat of Arbor Glen is a 23 lot Single Family Residential development within the City of Sedro Woolley, WA. The plat will consist of 2.486 acres, located at the southeast corner of the intersection of Cook Road and Trail Road. A Preliminary Plat was completed, approved and vested by the City of Sedro Woolley for this project in 2006. This modification will rely on that earlier vesting and provide for newer review material for the City where required.

The original SEPA was drafted and circulated to include 23 lots and the preliminary plat was originally approved with 22 lots. This modification, with its associated vesting proposes using the information, data and conclusions from that SEPA.

The entry street will meet with City standards and ownership will be turned over to the City. The entry point is toward the south of the plat exiting west onto Trail Road. The entry will turn north and proceed up the middle of the plat and end with a "T" hammer head intersection. We are requesting to retain ownership of Parcel 995.

The domestic water line together with approval from the local PUD, and the sanitary sewer are proposed consistent with the past application or changed consistent with the new detail. This plat proposes using the domestic water supply assurance letter from the original application.

Storm water runoff has been revised compared to the original application. An updated soils report has been utilized. Runoff is being proposed as in the present drawings and includes the possibility of ultimately utilizing the storm water drain parallel to SR 20.

This plat proposes using the variance granted from the original application for minimum side yard setback to be five feet. This plat will make every effort to provide for more parking than minimally required. Many of the proposed residential building structures will be three bedroom units. Construction plans call for two-car garages. Two car garages equates to two parking stalls. Additionally, drive way aprons will be poured at 25 feet in length. Any structure with these features will will have a minimum of four parking spaces without any additional provision for street parking, etc.

Consistent with communication from the City in a letter dated August 30, 2013, the plat is vested and as such structures in the north 120 feet will be conforming. Upon final plat approval, the City will change the zoning to provide a conforming designation.

TO HEARING EXAMINER REPORT 1014
REVISED PRELIM PLAT MAP

EXHIBIT 2

PORTION OF THE NE QUARTER OF THE SE QUARTER, SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.

LEGAL DESCRIPTION
PARCEL A
 THE NORTH 300 FEET OF LOT 3, SEDRO ACRES, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 10 FEET THEREOF, ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 20 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH BOUNDARY, A DISTANCE OF 200 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 27 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE EAST BOUNDARY OF TRAIL ROAD AND THE WEST LINE OF SAID PARCEL; THENCE NORTHERLY ALONG SAID EAST BOUNDARY TO THE POINT OF BEGINNING, SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B
 LOT 3, SEDRO ACRES, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 300 FEET AND THE SOUTH 130 FEET THEREOF, AND EXCEPT THE WEST 10 FEET THEREOF, LESS A PORTION OF LOT 3, "SEDRO ACRES," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 300 FEET AND THE SOUTH 130 FEET THEREOF, AND EXCEPT THE WEST 10 FEET THEREOF, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH EAST CORNER OF THE THAT PORTION OF LOT 3 PREVIOUSLY DESCRIBED ABOVE; THENCE NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF THAT PORTION OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID PORTION OF LOT 3 AND THE EASTERLY RIGHT OF WAY OF TRAIL ROAD 214.11 FEET AND THE POINT OF BEGINNING; THENCE NORTH 0°50'01" EAST ALONG THE EASTERLY RIGHT OF WAY OF TRAIL ROAD 0.30 FEET TO THE INTERSECTION WITH THE PROJECTION OF AN EXISTING FENCE TO THE EAST; THENCE NORTH 89°25'11" EAST ALONG AN EXISTING FENCE 100.29 FEET; THENCE SOUTH 0°48'25" EAST TO THE SOUTH LINE OF THAT PORTION OF SAID LOT 3 A DISTANCE OF 3.37 FEET; THENCE NORTH 89°48'34" WEST 100.36 FEET TO THE POINT OF BEGINNING, CONTAINING 200 SQ.FT. MORE OR LESS;
 SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, (LEGAL PROVIDED BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 124587-PW-A, DATED: APRIL 9, 2007.

- NOTES / RESTRICTIONS**
- THE SIDE SETBACK IS REDUCED FROM 6' TO 5', ONLY GRASS SHALL BE ALLOWED BETWEEN THE STRUCTURES. NO FENCES, SHRUBS, BUSHES OR OTHER PHYSICAL OBSTRUCTIONS SHALL BE ALLOWED TO BE LOCATED WITHIN THE SIDE YARD AREAS.
 - OWNER OF RECORD: GRANITE HOLDINGS, 133 STATE STREET, SEDRO-WOOLLEY, WA 98223
 - PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 - UTILITIES:

SEWAGE DISPOSAL:	CITY OF SEDRO-WOOLLEY
STORM SEWER:	CITY OF SEDRO-WOOLLEY
WATER PURVEYOR:	P.U.D. No.1
POWER SOURCE:	PUJET SOUND ENERGY
COMMUNICATION:	FRONTIER
GAS:	CASCADE NATURAL GAS CORPORATION
 - HOMEOWNER'S ASSOCIATION DOCUMENTS RECORDED UNDER APN _____
 - THE LOTS ADJACENT TO THE TRAIL AND COOK ROAD RIGHTS-OF-WAY SHALL NOT HAVE A FENCE TALLER THAN FOUR FEET, AND ANY FENCE INSTALLED SHALL BE UNIFORM FOR THE ENTIRE LENGTH OF FRONTAGE. LOTS 12-18 AND LOTS 19-21 SHALL HAVE A FRONT DOOR FACING COOK OR TRAIL ROAD, WITH A SIDEWALK TO THE CITY WALK.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

 SKAGIT COUNTY AUDITOR DEPUTY

SKAGIT COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT ALL TAXES HEREIN DUE AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN RECORDED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2014.
 THIS ____ DAY OF _____ 2014.

 SKAGIT COUNTY TREASURER DEPUTY

INDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT GRANITE HOLDINGS, LLC, OWNER IN FEE SIMPLE OF THE LAND HEREIN PLATED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO RESOLVE TO THE USE OF THE PUBLIC THROUGH THE STREETS AND ALLEYS, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY GRADERS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE CONCEPT OF ALL SUCH STREETS AND ALLEYS SHOWN HEREON.
 IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREON SUBSCRIBED AND AFFIXED THIS ____ DAY OF _____ 2014.

GRANITE HOLDINGS, LLC
 BY: _____
PEOPLES BANK
 BY: _____

ACKNOWLEDGMENT
 STATE OF _____
 COUNTY OF _____
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OWN STRAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF GRANITE HOLDINGS, LLC, OF SEDRO-WOOLLEY, WA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 WITNESSED AND DATED: _____ 2014.
 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: _____
 MY APPOINTMENT EXPIRES: _____

CITY FINANCE DIRECTOR
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN DESCRIBED, RECORDED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
 THIS ____ DAY OF _____ 2014

CITY FINANCE DIRECTOR _____

APPROVALS
 EXAMINED AND APPROVED THIS ____ DAY OF _____ 2014

CITY ENGINEER _____

APPROVED BY THE MAYOR OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, THIS ____ DAY OF _____ 2014

MAYOR _____
 ATTEST: CITY CLERK _____
 EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS ____ DAY OF _____ 2014

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR _____

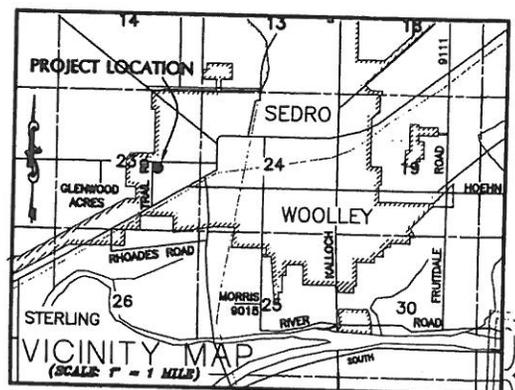


EXHIBIT 2
TO HEX. REPORT

Effective

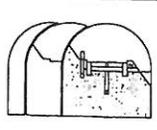
APR 22 2014

SHEET 1 OF 5

06SD-2/2014-103

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND BEARINGS ARE SHOWN CORRECTLY AND THAT IT HAS COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

MICHAEL E. WARE PLS _____ DATE _____
 PLS 30428



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

PLAT FILE NO. 06-SD-02
PLAT OF ARBOR GLEN
 SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 SEDRO-WOOLLEY
 FOR
GRANITE HOLDINGS
 DATE: 09.30.13 PROJECT NO. 13049 13049.DWG BY: TAZ SCALE: 1" = 50' T.B. 03/08

PORTION OF THE NE QUARTER OF THE SE QUARTER, SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.

RESEARCH
 APN 43782 RECORDS OF SKAGIT COUNTY
 APN 8805070071 RECORDS OF SKAGIT COUNTY
 APN 20000480076 RECORDS OF SKAGIT COUNTY
 APN 200008170071 RECORDS OF SKAGIT COUNTY
 APN 200001110022 RECORDS OF SKAGIT COUNTY

BASIS OF BEARING
 THE EAST-WEST QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER MONUMENTS BEARS SOUTH 88° 48' 35" EAST HORIZONTAL DATUM IS NAD 83/91.

INSTRUMENT NOTE
 THIS SURVEY WAS ACCOMPLISHED BY FIELD TRIANGLE WITH A TRIMBLE 56 AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

SITE CONDITIONS NOTE:
 THIS MAP REFLECTS SURVEYED CONDITIONS WITHIN SUBJECT PROPERTY, HISTORICAL CONDITIONS WITHIN THE SURROUNDING AREAS REFLECT OFFICIAL, PUBLIC AND COUNTY RECORDS.

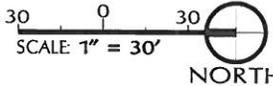
ZONING
 R-15 RESIDENTIAL 15
 MIXED COMMERCIAL

COMPREHENSIVE PLAN
 R-15 RESIDENTIAL 15
 MIXED COMMERCIAL

WETLAND DELINEATION
 NO WETLANDS ON-SITE.

ENGINEER/SURVEYOR:
 SOUND DEVELOPMENT GROUP, LLC
 CONTACT: TAMM ZEMPE
 PAT SEVERIN, P.E./MIKE WARE, P.L.S.
 P.O. BOX 1705
 MOUNT VERNON, WA 98273
 PHONE: (360) 404-2013
 FAX: (360) 404-2013
 EMAIL: tamm@sdg-llc.com

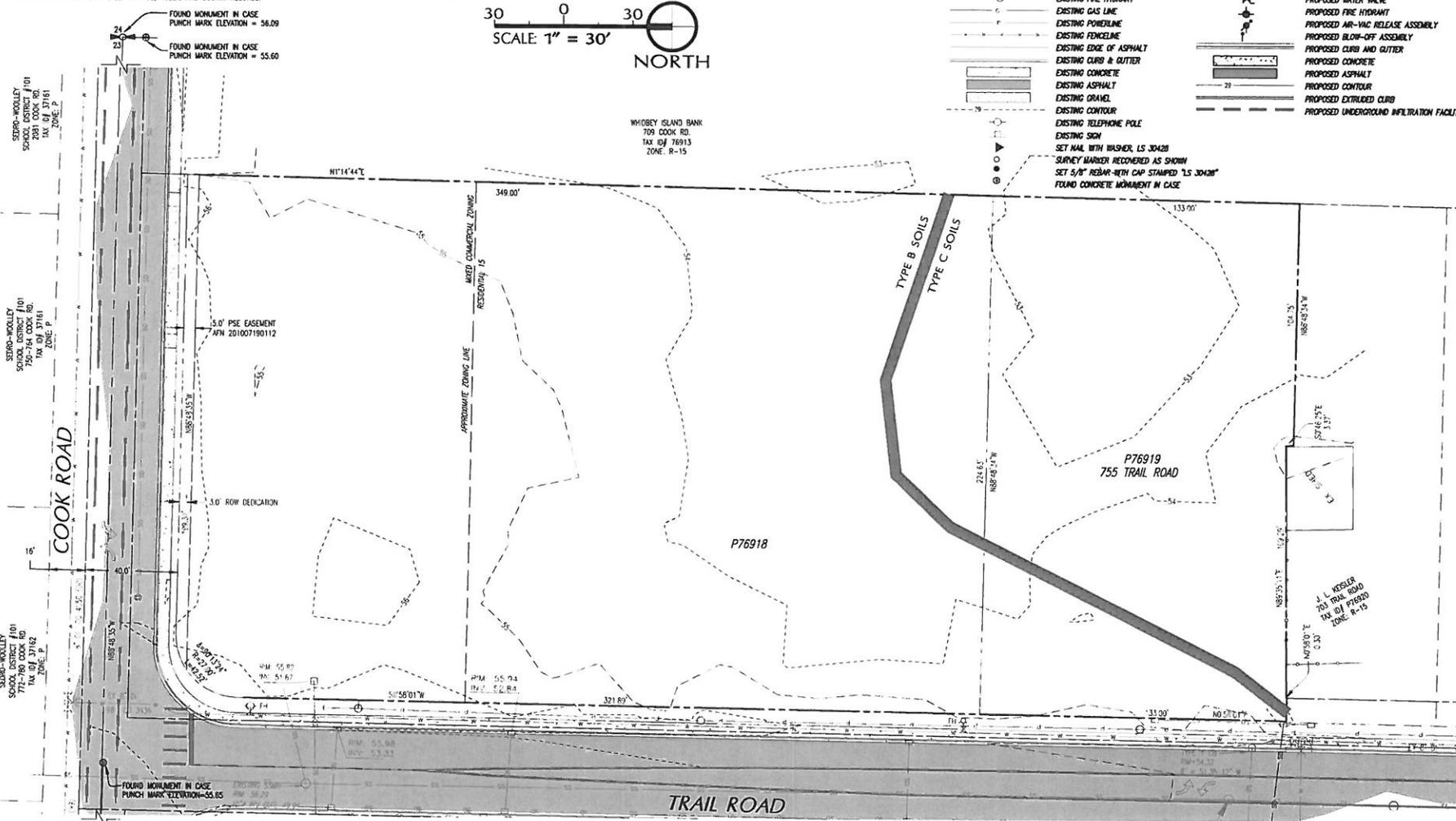
OWNER/DEVELOPER:
 GRANITE HOLDINGS
 133 STATE STREET, 2/F
 SEDRO-WOOLLEY, WA 98284



WHOBLY ISLAND BANK
 709 COOK RD.
 TAX ID# 76913
 ZONE: R-15

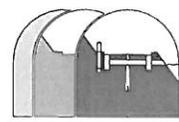
LEGEND

- | | | | |
|-----|--|-----|--|
| --- | EXISTING RIGHT OF WAY LINE | --- | PROPOSED PROPERTY BOUNDARY |
| --- | EXISTING ROAD CENTERLINE | --- | PROPOSED ROAD RIGHT OF WAY |
| --- | EXISTING PROPERTY LINE | --- | PROPOSED ROAD CENTERLINE |
| --- | EXISTING PROPERTY CORNER | --- | PROPOSED SIGN |
| --- | EXISTING STORM DRAIN | --- | PROPOSED STORM DRAIN |
| --- | EXISTING TYPE 1 CB | --- | PROPOSED STORM CATCH BASIN TYPE II |
| --- | EXISTING TYPE 2 CB | --- | PROPOSED STORM CATCH BASIN |
| --- | EXISTING SANITARY SENDER | --- | PROPOSED SANITARY SENDER |
| --- | EXISTING SANITARY MANHOLE | --- | PROPOSED SANITARY MANHOLE |
| --- | EXISTING WATERLINE | --- | PROPOSED SANITARY SENDER CLEWOUT |
| --- | EXISTING WATER VALVE | --- | PROPOSED WATERLINE |
| --- | EXISTING FIRE HYDRANT | --- | PROPOSED WATER VALVE |
| --- | EXISTING GAS LINE | --- | PROPOSED FIRE HYDRANT |
| --- | EXISTING POWERLINE | --- | PROPOSED AIR-VAC RELEASE ASSEMBLY |
| --- | EXISTING FENCELINE | --- | PROPOSED BLOW-OFF ASSEMBLY |
| --- | EXISTING EDGE OF ASPHALT | --- | PROPOSED CURB AND GUTTER |
| --- | EXISTING CURB & GUTTER | --- | PROPOSED CONCRETE |
| --- | EXISTING CONCRETE | --- | PROPOSED ASPHALT |
| --- | EXISTING ASPHALT | --- | PROPOSED CONTOUR |
| --- | EXISTING GRAVEL | --- | PROPOSED EXTRUDED CURB |
| --- | EXISTING CONTOUR | --- | PROPOSED UNDERGROUND INFILTRATION FACILITY |
| --- | EXISTING TELEPHONE POLE | --- | |
| --- | EXISTING SIGN | --- | |
| --- | SET NAIL WITH WASHER, LS 30428 | --- | |
| --- | SURVEY MARKER RECOVERED AS SHOWN | --- | |
| --- | SET 5/8" REBAR-REIN CAP STAMPED "LS 30428" | --- | |
| --- | FOUND CONCRETE MONUMENT IN CASE | --- | |



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WA, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

MICHAEL E. WARE PLS _____ DATE _____
 PLS 30428



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

PLAT FILE NO. 06-SD-02
PLAT OF ARBOR GLEN
 SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 SEDRO-WOOLLEY
 FOR
GRANITE HOLDINGS
 133 STATE STREET, SEDRO-WOOLLEY, WA

DATE: 09.30.13 BY: TAZ SCALE: 1" = 30'
 PROJECT NO. 13049 13049.DWG F.B. xx/xx

PORTION OF THE NE QUARTER OF THE SE QUARTER, SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.

SITE INFORMATION:

SITE AREA AFTER ROW DEDICATION: 107,553 SF (2.47 ACRES)
 AREA OF ROW DEDICATION: 679 SF (0.016 ACRES)

OPEN SPACE LANDSCAPING: 2289 SF (0.05 ACRES)
 ORIGINAL APPROVED PRELIMINARY PLAT LANDSCAPING: 5,967 (0.14 ACRES)

OPEN SPACE ACCESS: 4,834 SF (0.11 ACRES)
 LOT AREA: 71,699 SF (1.65 ACRES)
 TRACT RETAINED BY OWNER: 3,319 SF (0.08 ACRES)

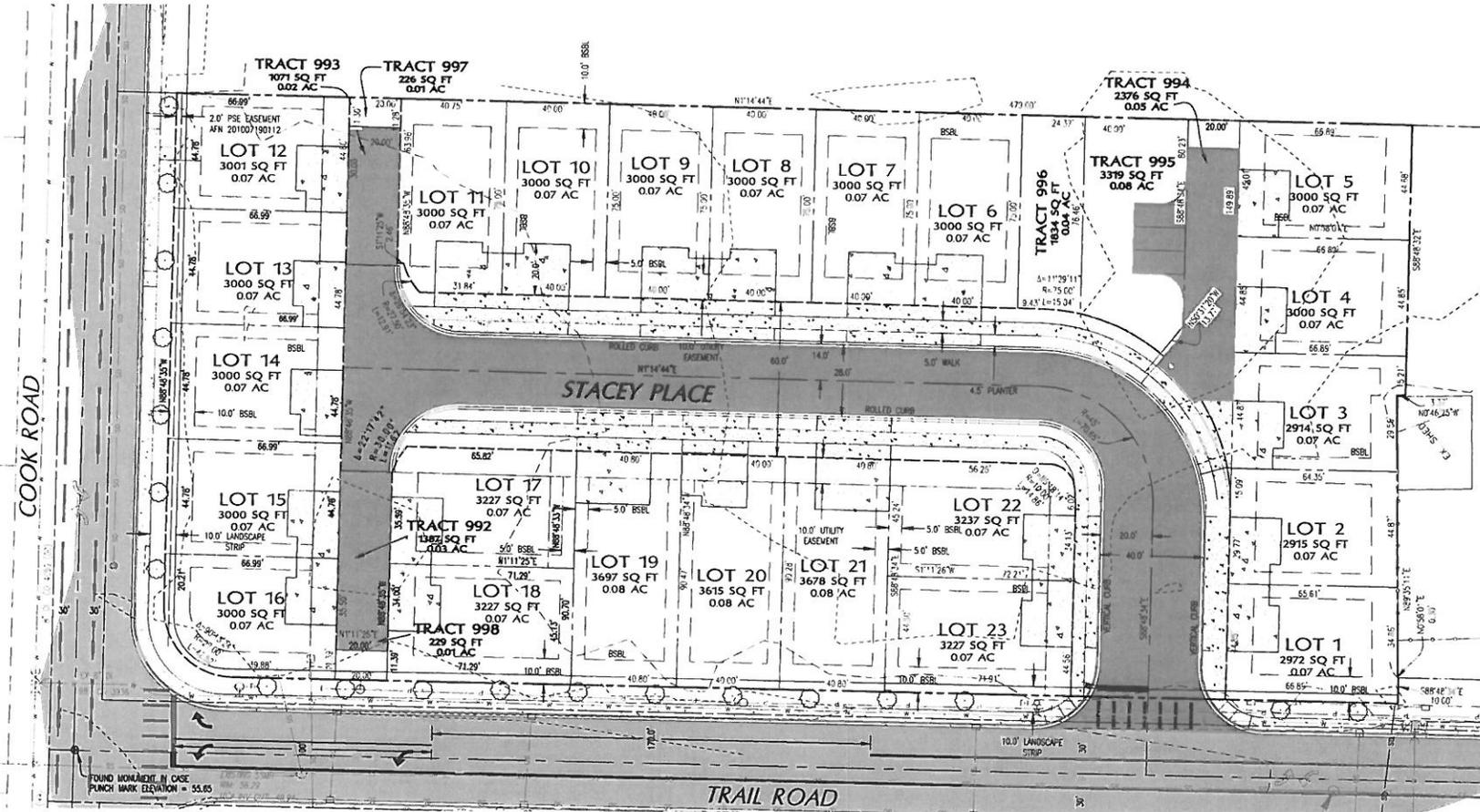
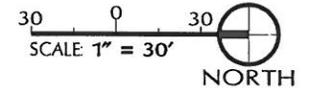
INFILTRATION GALLERY AREA: 5,463 SQUARE FEET X 3' DEEP

ZONING AND SETBACKS:

ZONING: R-15 & MIXED COMMERCIAL
 SETBACKS: SIDE 5', REAR AND FRONT 10'

TRACT TABLE

TRACT TYPE	TRACT NAME	AREA
OPEN SPACE - ACCESS	992	1,387 SF
	993	1,071 SF
	994	2,376 SF
TRACT RETAINED BY OWNER	995	3,319 SF
OPEN SPACE - LANDSCAPING	996	1,834 SF
	997	226 SF
	998	229 SF



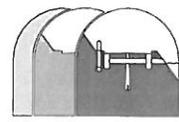
PLAT DIMENSIONAL PLAN

SHEET 3 OF 5

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

MICHAEL E. WARE PLS DATE
 PLS 30428



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

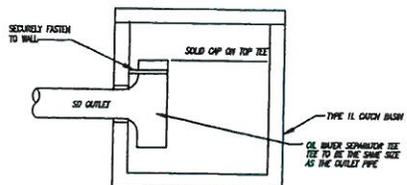
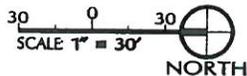
PLAT FILE NO. 06-SD-02
 PLAT OF ARBOR GLEN

SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 SEDRO-WOOLLEY

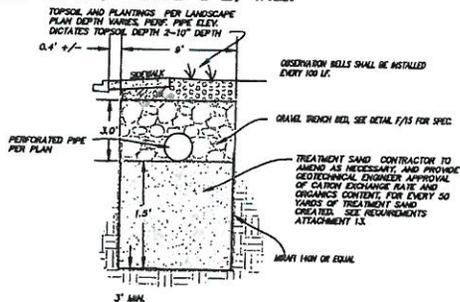
FOR
GRANITE HOLDINGS
 133 STATE STREET, SEDRO-WOOLLEY, WA

DATE: 09.30.13 BY: TAZ SCALE: 1" = 30'
 PROJECT NO. 13049 13049.DWG F.B. XX/XX

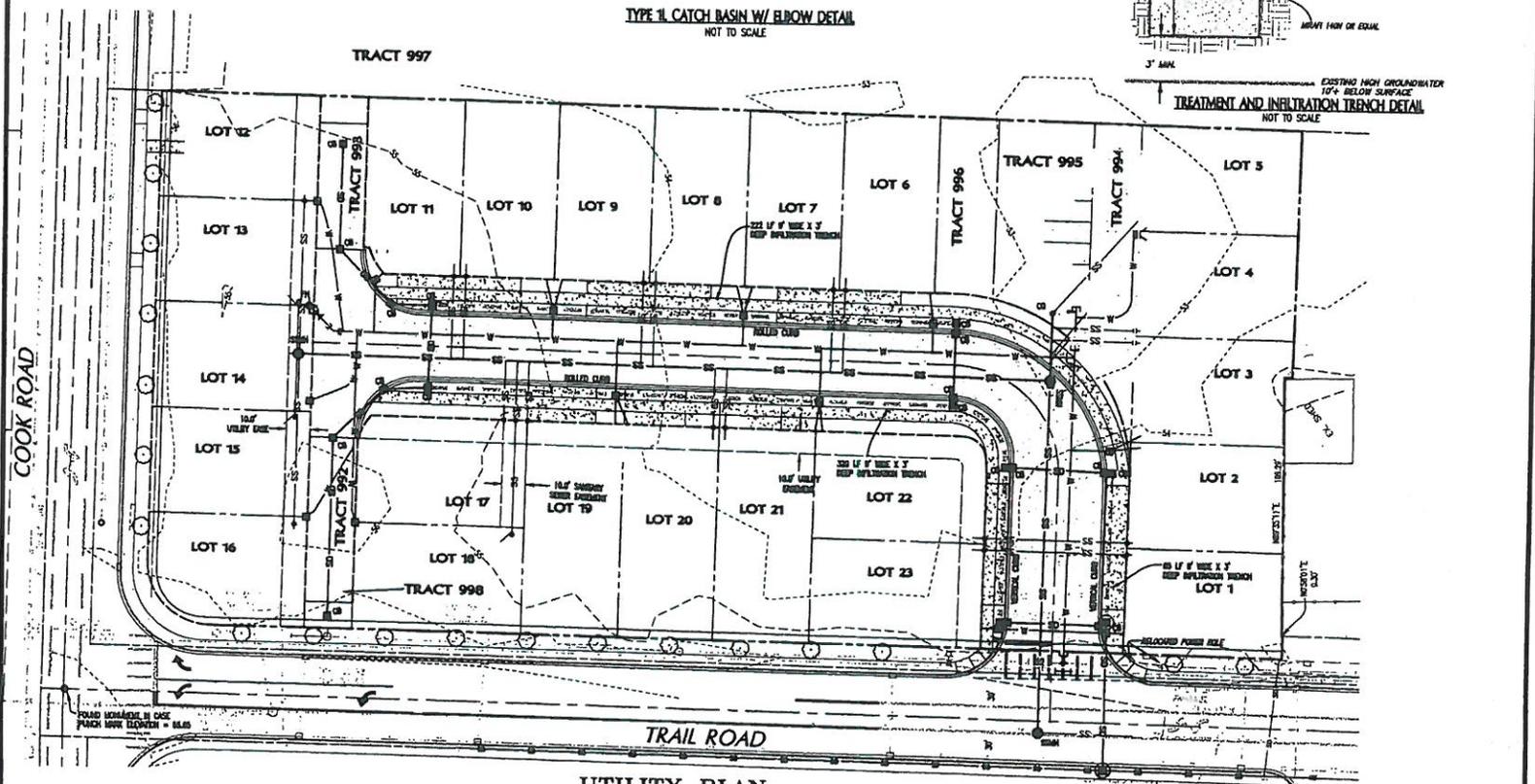
PORTION OF THE NE QUARTER OF THE SE QUARTER, SECTION 23, TOWNSHIP 35 N., RANGE 4 E. W.M.



TYPE II CATCH BASIN W/ ELBOW DETAIL
NOT TO SCALE



TREATMENT AND INFILTRATION TRENCH DETAIL
NOT TO SCALE

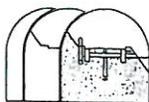


UTILITY PLAN

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBMISSION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WA, AND THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

MICHAEL E. WADE PLS
PLS 30428



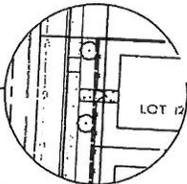
Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

PLAT FILE NO. 08-SD-02
PLAT OF ARBOR GLEN
SECTION 23, TOWNSHIP 35 N., RANGE 4 E. W.M.
SKAGIT COUNTY, STATE OF WASHINGTON
SEDRO-WOOLLEY
FOR
GRANITE HOLDINGS
133 STATE STREET, SEDRO-WOOLLEY, WA

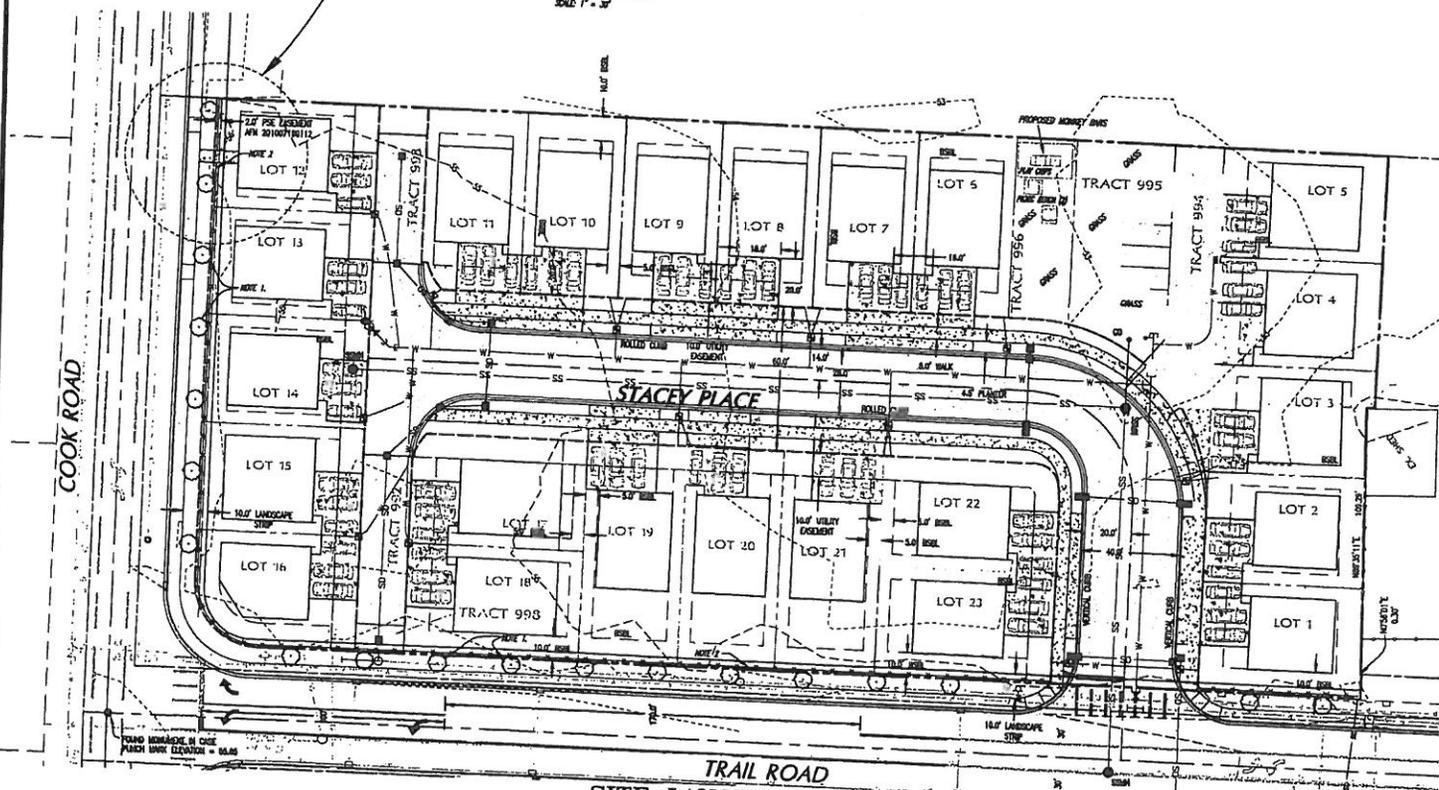
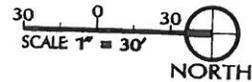
DATE: 09.30.13 BY: TAZ SCALE: 1" = 30'
PROJECT NO. 13049 13048.DWG F.B. XX/XX

PORTION OF THE NE QUARTER OF THE SE QUARTER, SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.

SHEET NOTES
 NOTE 1 - MINOR TREES AT 30' DC PER LANDSCAPE PLAN AND 15' TO 25' DC, LANDSCAPE PLAN TO BE PROVIDED AT THE PROMISER AT THE TIME OF CONSTRUCTION.
 NOTE 2 - FENCE ALONG TRAIL AND COOK ROAD BORDERS-OF-LOT SHALL BE LAMPHOL AND OF A CONSIDERABLE HEIGHT, AND NO TALLER THAN 6' IN HEIGHT.

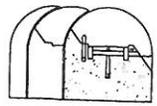


TYPICAL LOT ACCESS FROM STREET FRONTAGE
 LOTS 12-16, AND LOTS 18-21
 SCALE 1" = 30'



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS INSTRUMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, 30A, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

MICHAEL E. WAHLE PLS
 PLS 30428
 DATE _____



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

SHEET 5 OF 5
PLAT FILE NO. 08-SD-02
PLAT OF ARBOR GLEN
 SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 SEDRO-WOOLLEY
 FOR
GRANITE HOLDINGS
 133 STATE STREET, SEDRO-WOOLLEY, WA
 DATE: 08.30.13
 PROJECT NO. 13049 13049.DWG
 BY: TAZ
 SCALE: 1" = 30'
 F.B. KZ/KX

A RESOLUTION GRANTING PRELIMINARY APPROVAL FOR THE "PLAT OF ARBOR GLEN," A 22-LOT SUBDIVISION AND AUTHORIZING THE MAYOR AND HER DESIGNEE(S) TO SIGN ALL PRELIMINARY PLAT APPROVAL DOCUMENTS

WHEREAS, Himalaya Homes Inc., a Washington Corporation, has applied for preliminary plat approval for a 22-lot subdivision, attached hereto as Exhibit A; and

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

WHEREAS, the Sedro-Woolley Planning Commission held an open record public hearing for the application on Tuesday, May 16, 2006 and public testimony was received and considered; and

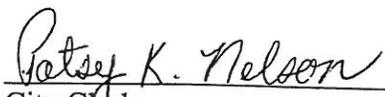
WHEREAS, the Planning Commission determined that the application was technically compliant with SWMC Ch. 16.20 and recommended approval of the proposed preliminary plat with a variance to reduce the side yard setback from 8ft to 5ft to the City Council. A copy of the Planning Commissions Findings of Fact, Conclusions and Decision/Recommendation is attached hereto as Exhibit B.

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

BE IT FURTHER RESOLVED that the City Council finds that preliminary plat application # 06-SD-2, Preliminary Plat of Arbor Glen, meets the requirements of SWMC 16.20 and should be given preliminary plat approval with a variance to reduce the side yard setback from 8ft to 5ft, subject to conditions stated in the Planning Commission's Findings of Fact, Conclusions and Decision/Recommendation and the SEPA Mitigated Determination of Non-significance dated April 19, 2006.


Sharon D. Dillon, Mayor

ATTEST:


Patsy K. Nelson
City Clerk

APPROVED AS TO FORM:


City Attorney

EXHIBIT 3

TO H.E.X. REPORT 2014.
- ORIGINAL RESOLUTION APPROVING
PRELIM PLAT IN 2006

BEFORE THE PLANNING COMMISSION
OF THE CITY OF SEDRO-WOOLLEY

ORIGINAL

In the Matter of:

Preliminary Plat Approval #06-SD-2
Himalaya Homes Inc.
9633 Market Place, Suite 201
Lake Stevens, WA 98258

**FINDINGS OF FACT,
CONCLUSIONS AND DECISION /
RECOMMENDATION**

This matter having come regularly before the City of Sedro-Woolley Planning Commission for a public hearing on Tuesday, May 16, 2006 under an application filed with the City of Sedro-Woolley by the applicant requesting Preliminary Plat Approval for a 22-lot subdivision as described and located in the Planning Department Staff Report hereby attached and made a part of this decision, which property is identified as Parcels P76918 and P76919 .

Notice having been given to all property owners within 500 feet of said property and all matters submitted at the public hearing having been considered together with the testimony, evidence and exhibits in open hearing and made a part of the record in this matter, the Planning Commission makes the following:

FINDINGS OF FACT

1. On February 22, 2006 Himalaya Homes Inc. submitted a subdivision application to divide approximately 2.486 acres zoned Residential 15 (R-15) into 22 residential lots. The application was assigned permit number 06-SD-2. The application also contained a written request to reduce the side yard setback from 8ft for a two story structure to 5ft.
2. Sedro-Woolley Municipal Code (SWMC) Chapters 2, 15, 16 and 17 apply to this project. The application has been reviewed in accordance with the State Environmental Policy Act (WAC 197-11-800(6)(b)) and a Mitigated Determination of Non-Significance (MDNS) was issued on April 14, 2006. No appeal of the determination was filed.

EXHIBIT 4

TO HEARING EXAMINER REPORT 2014.
HEX FINDINGS FROM ORIGINAL APPROVAL IN 2006

3. The subject parcel was reviewed for compliance under the Sedro-Woolley Critical Areas Ordinance as codified under Title 17.65. No critical areas were identified on the subject project site.
4. The Comprehensive Plan and Zoning Code designation for this property is Residential 15 (R-15). R-15 zoning districts allow one single-family residence per lot (SWMC 17.16.010) with no minimum lot size (SWMC 17.16.030).
5. On March 10, 2006 a plan review letter was mailed to Summit Engineering and Surveyors requesting addition information and corrections to be made.
6. On April 11, 2006 a Notice of Complete Application was e-mailed to Himalaya Homes Inc.
7. A Variance to reduce the side yard setback is subject to the review criteria found in SWMC 17.60.060 Criteria – Zoning Waivers.

“ . . . 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.”
8. 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 has provided information that ensures City Staff that fire access in those areas of the proposed plat where the setback is reduced will be maintained and there will be no detriment to the neighbors or the public in general.
 9. 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 has provided information that there are special circumstances which would make compliance with an eight foot side yard setback impractical or unreasonable.

10. 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 has provided information indicating they will not allow fences, shrubs and/or bushes within the reduced setback area so as to maintain fire access to roofs and second stories. The applicant has further stated these restrictions will be included in the proposed development's CCRs and recorded on the face of the plat so as to be disclosed during purchases and sales.
11. On April 14, 2006 a Notice of Application and SEPA MDNS was issued and published in the local paper on April 19, 2006. One comment was received and no appeals of the SEPA determination were filed.
12. On April 24, 2006 a Notice of Public Hearing was mailed to adjacent property owners within 500ft and published in the local paper.
13. On April 25, 2006 the subject property was posted with *Notice of Pending Land Use* signs by the applicant.
14. On May 12, 2006 a written comments were submitted by John Lee, 820 Cook Road, Sedro-Woolley, WA 98284.
15. The following exhibits were provided to the Planning Commission and are hereby made apart of the record.
 - A. Preliminary Plat Application
 - B. Preliminary Plat Map
 - C. SEPA Checklist
 - D. Notice of Application and MDNS
 - E. Notice of Public Hearing
 - F. Affidavit of Mailing
 - G. Affidavit of Posting
 - H. Post Master Comments
 - I. Public Comments
 - a. John Lee, 820 Cook Road, Sedro-Woolley

CONCLUSIONS

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

1. Sedro-Woolley Municipal Code (SWMC) Chapters 2, 15, 16 and 17 apply to this project. The application has been reviewed in accordance with the State Environmental Policy Act (WAC 197-11-800(6)(b)) and a Mitigated Determination of Non-Significance (MDNS) was issued on April 14, 2006. No appeal of the determination was filed.
2. The application was determined complete on April 11, 2006 and is considered vested under the rules and regulations in effect on April 11, 2006.
3. City staff reviewed the application pursuant to the design criteria and technical standards for subdivisions in SWMC Chapters 15, 16 and 17 and found the application to be in conformance.
4. A variance to reduce the side yard setback is subject to the review criteria found in SWMC 17.60.060. Staff reviewed the applicants request to reduce the side yard setback from 8ft to 5ft within portions of the proposed project and has determined that no detriment will result to the neighbors or the public in general; there are special circumstances which would make compliance with an eight foot side yard setback impractical; and provisions are being made so that the purpose and intent of the bulk restrictions will still be maintained.
5. Public notice was property conducted pursuant to SWMC 2.90.
6. Written comments were timely received by John Lee of 820 Cook Road, Sedro-Woolley on May 12, 2006 and are hereby made part of the record.
7. This is an open record hearing authorized pursuant to SWMC 16.08.024 and 2.90.010(3).

DECISION / RECOMMENDATION

BASED UPON THE FOREGOING Findings of Fact and Conclusions, the City of Sedro-Woolley Planning Commission hereby recommends to the City Council **APPROVAL** of the Preliminary Plat of Arbor Glen, a 22-lot subdivision, subject to the following conditions.

1. Comply with the mitigation measures included in the SEPA MDNS issued April 14, 2006 and as set forth below:
 - a) Impact Fees and General Facilities charges shall be assessed and collected at the rate adopted by ordinance at the time of building permit issuance;
 - b) Submit a lighting plan indicating the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties;
 - c) Locate and install fire hydrants as approved by the Fire Chief;
 - d) Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element;
 - e) Coordinate Public Transportation Improvements, as may be required, with Skagit Transit (SKAT);
 - f) Locate and install of mailboxe(s) as approved by the Postmaster;
 - g) Coordinate School District mitigation, as may be required, with the Sedro-Woolley School District;
 - h) Coordinate installation of public water infrastructure improvements with Skagit Public Utility District No. 1;
 - i) Provide playground equipment for the designated play area with equipment suitable for a variety of age groups as approved by the Planning Director;
 - j) Provide 10ft wide street landscaping pursuant to SWMC 17.50.050, along Cook and Trail Roads;
 - k) Re-stripe lanes on Trail Road pursuant to SWMC 16.08.052 and as approved by the City Engineer;
 - l) Increase sidewalk width to 11' along Trail Road frontage, and 8' along Cook Road frontage as approved by City Engineer.
 - m) Dedicate an additional 10' ROW along Trail Road frontage and 3' along Cook Road frontage

- n) 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;
 - o) All construction traffic shall use an approved temporary construction access with a 100' geotextile and quarry spall construction entrance;
 - p) Comply with Northwest Clean Air Agency Regulations during construction activities.
 - q) Comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 16 Subdivisions, Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan.
2. Submit a play area design which includes equipment suitable for a variety of age groups for approval by the City Planning Director prior to final plat approval.
 3. In all locations where the side yard setback is reduced from 8ft to 5ft only grass shall be allowed between the structures. No fences, shrubs, bushes or other physical obstructions shall be allowed to be located within the side yard areas. This restriction shall be recorded on the face of the final plat prior to recording as well as stated in the CCRs.
 4. Locate and Install post office boxes at the corner of Sali Drive and Trail Road pursuant to the Post Master comments received April 17, 2006.
 5. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, gutters, sidewalks, landscaping, street lighting and play areas shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.

DECIDED / RECOMMENDED this 16TH day of MAY, 2006



Dan Lefeber
Planning Commission Chairman

EXHIBIT A

TO ORIGINAL 2006
HEX REPORT FINANCIS.
ORIGINAL PROPOSAL

NARRATIVE FOR THE PROPOSED PLAT OF SALI JUELLES

The proposed Plat of Sali Juelles is a 23-lot Single-Family Residential development within the City of Sedro-Woolley, Washington. The plat will consist of 2.486 acres, located at the southeast corner of the intersection of Cook Road and Trail Road.

An entry street is proposed at the approximate mid-point of the west boundary of the property. The entry street is proposed to joint a "tee" intersection in the interior of the plat. Hammerhead turnarounds are proposed at the north and south ends of the interior street.

A waterline for domestic use and for fire protection is proposed as a dead-end system off of the existing water main in Trail Road. The sanitary sewer is also proposed to connect to the existing 10-inch sanitary sewer in Trail Road. The depth of the existing sanitary sewer fronting the project does not have sufficient depth to properly gravity flow wastewater from the development. A proposed solution is to remove the drop in the existing sanitary sewer manhole just south of the project frontage of Trail Road, and to install a drop manhole where the sanitary sewer is proposed to enter the project. This would provide enough additional depth to gravity service all the proposed lots in the development.

Stormwater runoff is to be collected and detained in underground storage pipes. As required, the lower, more frequent storm events, will be routed through a water quality system, before being discharged into the existing public stormwater collection system. The remaining detained stormwater will be released at the pre-developed discharge rate.

The City of Sedro-Woolley requires building setbacks for side yards to be a minimum of 5 feet for a single-story structure, and 8 feet for a two-story structure. This plat is proposing to file for a variance to allow the 5-foot, side yard, building setback with a 2-story structure. The reason for the request is the International Building Code and International Fire Code allows a 10-foot separation between buildings, provided that there is sufficient fire flow. As a voluntary offer of mitigation to improve access through improved traffic flow along the frontage of the plat, the developer would re-strip the traffic canalization along the frontage and at the intersection of Trail Road and Cook Road. The proposed re-striping would allow for a left-turn only movement and a right-turn only movement, and still allow southbound traffic on Trail Road to have a left turn median lane. With one existing fire hydrant on Trail Road and another propose in the interior of the plat, it should have ample fire protection capability.

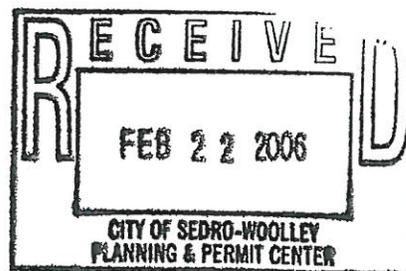


EXHIBIT B
Preliminary Plat Map
TO ORIGINAL FINDINGS 2006
PREVIOUSLY APPROVED PLAT MAP

EXHIBIT B TO FININGS 2006 - PREVIOUSLY APPROVED MAP

PLAT OF ARBOR GLEN
 NE 1/4 OF SE1/4 OF SEC. 23,
 T11P. 35 N. R11G. 4 E., W.M.
 CITY OF SEDRO-WOOLLEY,
 SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH 368 FEET OF LOT 3, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

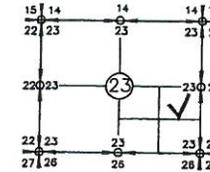
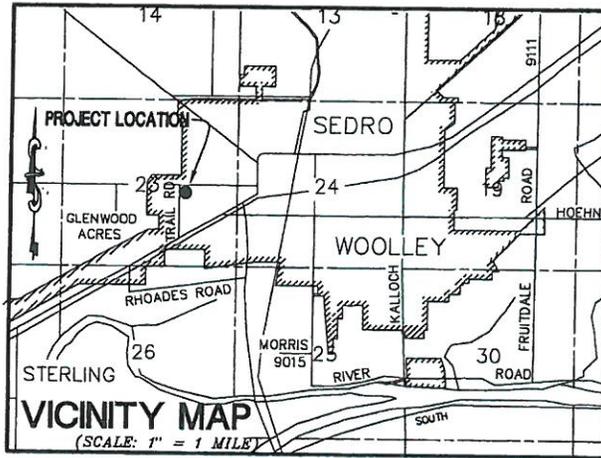
SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPT THE WEST 10 FEET THEREOF.

ALSO EXCEPT A PARCEL OF LAND FOR THE PURPOSE OF STREET RIGHT-OF-WAY ACQUISITION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG THE SOUTH MARGIN OF COOK ROAD AND THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 20 FEET; THENCE WESTERLY, PARALLEL WITH SAID SOUTH MARGIN, A DISTANCE OF 208 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 27 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE EAST MARGIN OF TRAIL ROAD AND THE WEST LINE OF SAID PARCEL; THENCE NORTHERLY ALONG SAID EAST MARGIN AND SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: SEDRO AC, ACRES 0.69, LESS NORTH 368 FEET AND SOUTH 138 FEET OF LOT 3. ALSO EXCEPT THE WEST 10 FEET THEREOF.



SEC. 23, TWP. 35N, R11G. 4E
SECTION LOCATION
 NTS

TRACT/LOT #	LANDSCAPE AREA IN SQUARE FEET	% OF GROSS AREA
TRACT 'A':	1,055	0.99%
TRACT 'B':	871	0.63%
TRACT 'C':	553	0.62%
TRACT 'D':	454	0.43%
TRACT 'E':	3,234	3.05%
TRACT TOTAL:	5,967	5.62%

LOT 1:	1,331	1.25%
LOT 2:	1,324	1.23%
LOT 3:	1,460	1.38%
LOT 4:	1,450	1.37%
LOT 5:	1,450	1.37%
LOT 6:	1,450	1.37%
LOT 7:	1,797	1.69%
LOT 8:	1,470	1.38%
LOT 9:	1,525	1.44%
LOT 10:	1,350	1.27%
LOT 11:	1,350	1.27%
LOT 12:	1,300	1.27%
LOT 13:	1,350	1.27%
LOT 14:	1,390	1.31%
LOT 15:	2,083	1.94%
LOT 16:	1,428	1.35%
LOT 17:	1,428	1.35%
LOT 18:	1,428	1.35%
LOT 19:	2,172	2.05%
LOT 20:	1,350	1.27%
LOT 21:	1,461	1.38%
LOT 22:	1,443	1.36%
LOT TOTAL:	32,820	30.91%

TRACT TOTAL:	5,967	5.62%
LOT TOTAL:	32,820	30.91%
Grand TOTAL:	38,787 S.F.	36.53%

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

COUNTY AUDITOR _____ DEPUTY _____

CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____ 2006.

CITY FINANCE DIRECTOR _____

IMPACT FEE NOTICE

ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT AS OUTLINED IN THE CITY OF SEDRO-WOOLLEY ORDINANCE NO. 2552 AND 2696.

NOTE

1. ALL ROOF AND FOOTING DRAINS SHALL BE TIGHT LINED TO A STORM DRAINAGE SYSTEM. CURB OR SIDEWALK DRAINS MAY BE USED FOR STORMWATER CONVEYANCE WITH APPROVAL BY THE CITY ENGINEER.
2. MAINTENANCE OF THE DRAINAGE FACILITY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
3. TRACTS "A", "B", "C", & "D" ARE RESERVED FOR OPEN SPACE AND LANDSCAPE AREAS. SAID TRACTS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
4. TRACT "E" IS RESERVED FOR ACTIVE OPEN SPACE (PLAY AREA), AS WELL AS FOR A LANDSCAPE AREA.

APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2006.

CITY ENGINEER _____

APPROVED BY THE COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON,
 THIS _____ DAY OF _____ 2006.

MAYOR _____

ATTEST: _____ FINANCE DIRECTOR

TREASURER'S CERTIFICATE

I CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

SKAGIT COUNTY TREASURER _____ DATE _____

SURVEYOR'S CERTIFICATE

I, YOUNG-500 KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF ARBOR GLEN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 35N, RANGE 4E, W.M.; COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

YOUNG-500 KIM, P.L.S. #32169

SHEET 1 OF 2

05303

SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
 PHONE: (360) 416-4999 FAX: (360) 416-4949
 E-MAIL: YSK@SUMMITES.COM



P.U.D. UTILITY EASEMENT PROVISIONS

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC.; CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FIVE (5) FEET OF ALL LOTS AND TRACTS ABUTTING COMMON OPEN SPACE, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNERS ARE PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER IN WRITING.

ADDRESSES

- | | | |
|---------------|---------------|---------------|
| LOT 1: _____ | LOT 5: _____ | LOT 9: _____ |
| LOT 2: _____ | LOT 6: _____ | LOT 10: _____ |
| LOT 3: _____ | LOT 7: _____ | LOT 11: _____ |
| LOT 4: _____ | LOT 8: _____ | LOT 12: _____ |
| LOT 13: _____ | LOT 14: _____ | LOT 15: _____ |
| LOT 16: _____ | LOT 17: _____ | LOT 18: _____ |
| LOT 19: _____ | LOT 20: _____ | LOT 21: _____ |
| LOT 22: _____ | LOT 23: _____ | |

ALL ADDRESS ARE ON SALI DRIVE.

DEVELOPER / OWNER

HIMALAYA HOMES, INC.
 9633 MARKET PLACE, SUITE 201
 LAKE STEVENS, WA 98256
 (425) 377-8600

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION IN FEBRUARY, 2006.

UTILITY PURVEYORS

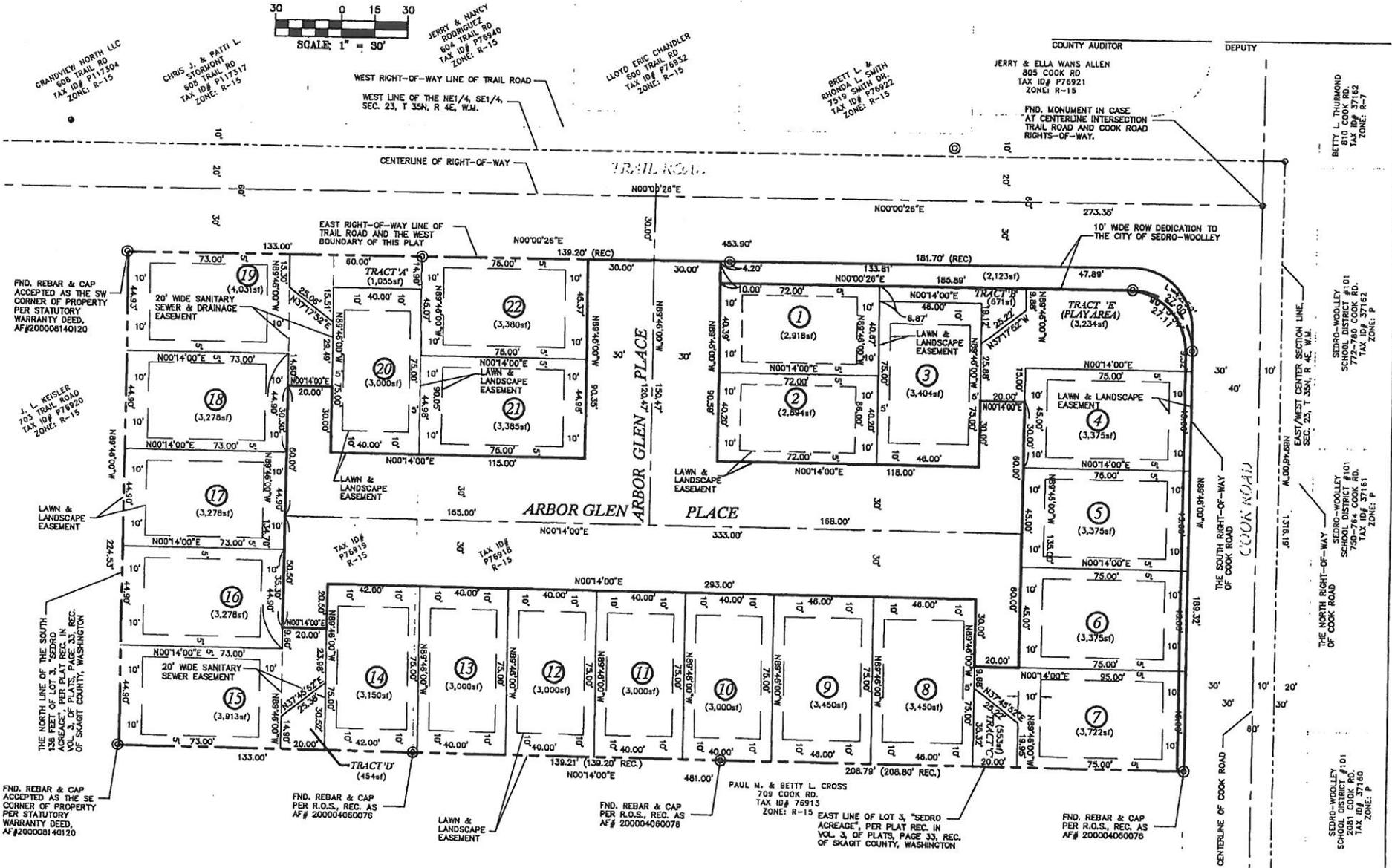
SANITARY SEWER: CITY OF SEDRO-WOOLLEY
 STORM: CITY OF SEDRO-WOOLLEY
 WATER: P.U.D. #1 OF SKAGIT COUNTY
 POWER: PUGET SOUND ENERGY
 PHONE: VERIZON NORTHWEST GAS: CASCADE NATURAL GAS
 CABLE TV: AT&T CABLEVISION OF WA, INC.

ZONING

ZONING: RESIDENTIAL ZONE (R-16)



EXHIBIT B To 2006 Findings - PREVIOUSLY APPROVED PLAT MAPS



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°46'00" WEST EAST AS SHOWN ON THE MAP OF THE RECORD OF SURVEY FOR ALLAN PERKES, RECORDED UNDER AUDITOR'S FILE NUMBER 200004060076, RECORDS OF SKAGIT COUNTY, WASHINGTON. SAID BEARING REPRESENTS THE NORTH LINE OF THE SE1/4 OF SECTION 23, T 35N, R 4E, W.M.

LEGEND

- SET REBAR & CAP #32169
- ◆ FND CONC. MON. IN CASE
- ⊙ FND REBAR & CAP
- CALCULATED POINT

AREA OF PLAT

SQUARE FEET = 108,297
 ACRES = 2.486
 (AREAS TO RIGHT-OF-WAY)

TYPICAL BUILDING SETBACKS

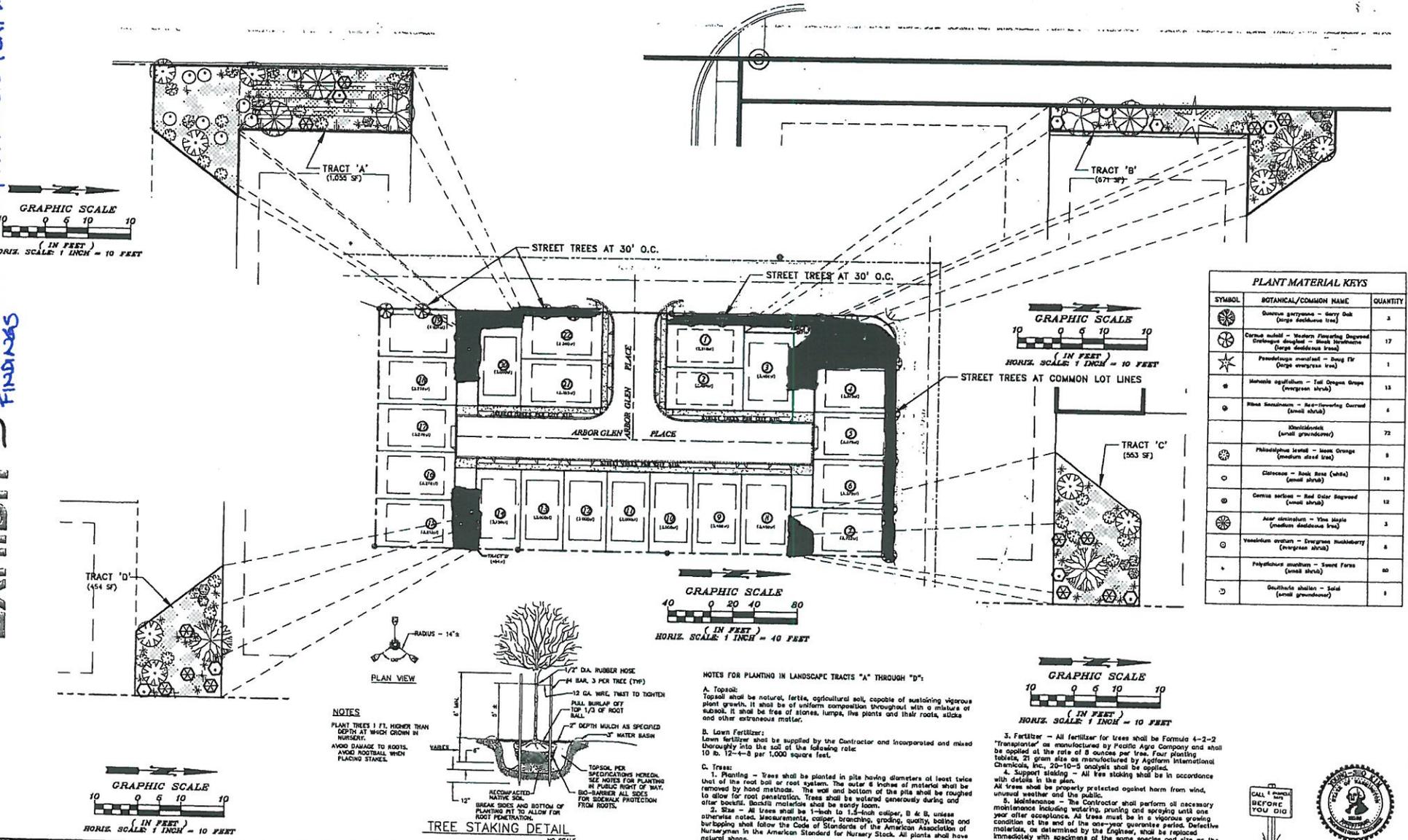
FRONT YARD = 10' MIN.
 REAR YARD = 10' MIN.
 SIDE YARD = 5' MIN.



SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
 PHONE: (360) 416-4999 FAX: (360) 416-4949
 E-MAIL: YSK@SUMMITES.COM

EXHIBIT B TO 2006 PREVIOUSLY APPROVED PLAT MAP FINDINGS

SEC. 23, TWN. 36N, RNG. 4E, W.M., SKAGIT COUNTY
PRELIMINARY PLAT OF ARBOR GLEN
 LANDSCAPE PLAN



PLANT MATERIAL KEYS		
SYMBOL	BOTANICAL/Common NAME	QUANTITY
	<i>Quercus garryana</i> - Garry Oak (large deciduous tree)	3
	<i>Quercus laevis</i> - Western Flowering Dogwood (large deciduous tree)	17
	<i>Pseudotsuga mucronata</i> - Dog Fir (large evergreen tree)	1
	<i>Malvastrum alatum</i> - Tall Oregon Grape (evergreen shrub)	13
	<i>Ribes graciliflorum</i> - Bear-hooping Currant (small shrub)	6
	<i>Chamaenerion</i> (small groundcover)	72
	<i>Philadelphus lewisii</i> - Lewis Orange (medium sized tree)	8
	<i>Claytonia</i> - Rock Rose (white) (small shrub)	18
	<i>Cercis canadensis</i> - Red Cedar Dogwood (small shrub)	12
	<i>Aster multiflorus</i> - Vine Maple (medium deciduous tree)	3
	<i>Vaccinium ovatum</i> - Evergreen Huckleberry (evergreen shrub)	8
	<i>Polystichum acrostichum</i> - Sword Fern (small shrub)	60
	<i>Geothlasia spaldingii</i> - Solid (small groundcover)	1

FILE NAME: 020121/CVL/2006
 PLOT SCALE: 1" = 10'
 LAST REV DATE: 02/02/06

DESIGNED BY: YSK & SDB
 DRAWN BY: YSK & SDB
 CHECKED BY: YSK

REVISIONS: _____ DATE: _____

SUMMIT
 ENGINEERS & SURVEYORS, INC.
 2218 GM Highway 99 So. Mount Vernon WA 98273 Phone: (360) 418-1999 Fax: (360) 418-4548

SHEET DESCRIPTION: LANDSCAPE PLAN

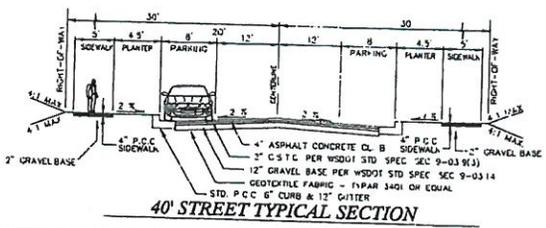
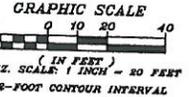
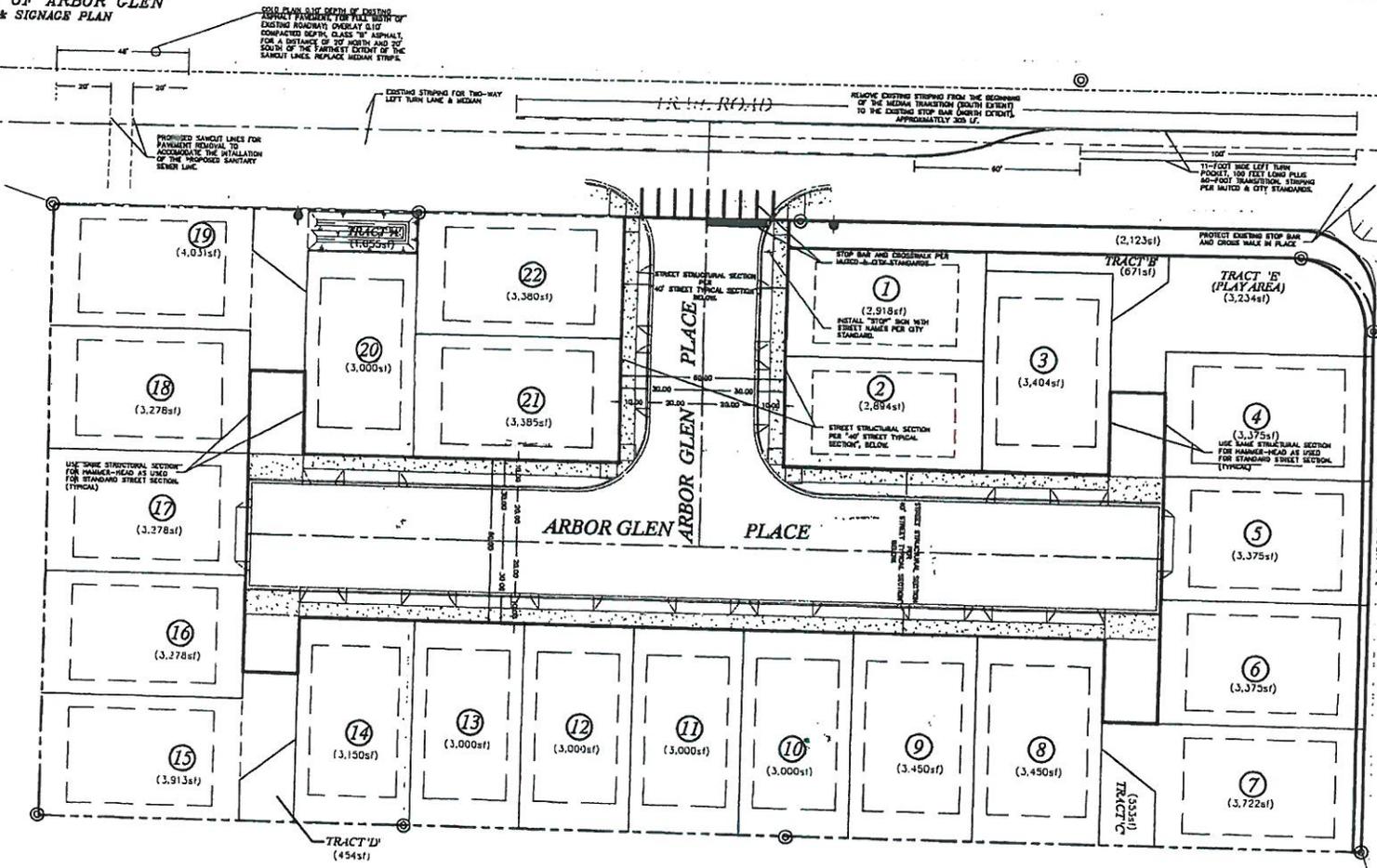
PRELIMINARY PLAT OF ARBOR GLEN
 SEDRO-WOLLEY, WASHINGTON
 DEVELOPER: HIMALAYA HOMES, INC. ATTEN: BOB BURNHAM, 8033 MARKET PLACE, SUITE 201, LAKE STEVENS, WA 98555

1-800-424-5855

EXHIBIT B

TO 2000 FINISHES. PREVIOUSLY APPROVED PLAT MAP

SEC. 23, T14N. 35N, R10E. 4E, W.M., SKAGIT COUNTY
PRELIMINARY PLAT OF ARBOR GLEN
PAVING, STRIPING & SIGNAGE PLAN



FILE NAME: 02093\CVL\DWG
PLOT NO: 111
LAST REV DATE: 02/02/05

DESIGNED BY: YSK & SOB
DRAWN BY: YSK & SOB
CHECKED BY: YSK



SUMMIT Engineers & Surveyors, Inc.
2210 Old Highway 99 So. Mount Vernon WA 98273 Phone: (360) 418-4989 Fax: (360) 418-4949

SHEET DESCRIPTION
PAVING, STRIPING & SIGNAGE PLAN

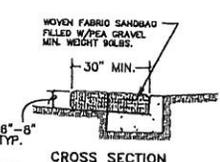
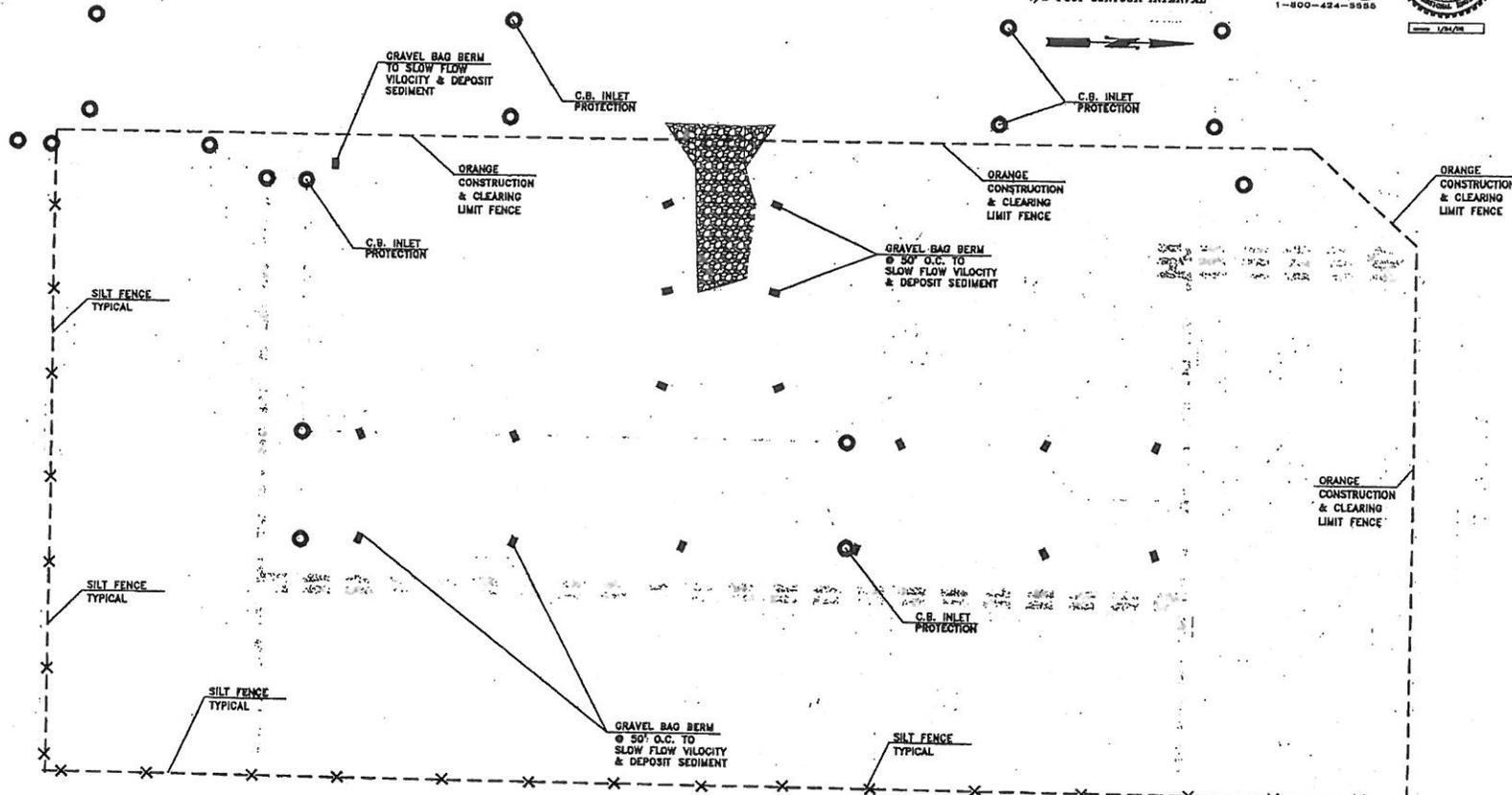
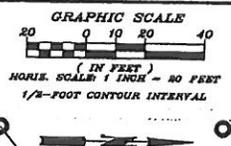
PRELIMINARY PLAT OF ARBOR GLEN
SEDRO-WOOLLEY, WASHINGTON
DEVELOPER: HIMALAYA HOMES, INC., ATTEN: BOB BURMAN, 1833 MARKET PLACE, SUITE 201, LAKE STEVENS, WA 98254

EXHIBIT A To 2006 FUNDING REVIEW BY APPROVED MAP

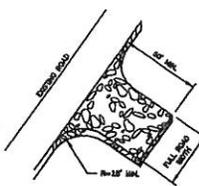
SBC 23, TWN 35N, RNC 4E, W.M., SKAGIT COUNTY
PRELIMINARY PLAT OF ARBOR GLEN
TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN

SITE GRADING AND T.E.S.C. NOTES:

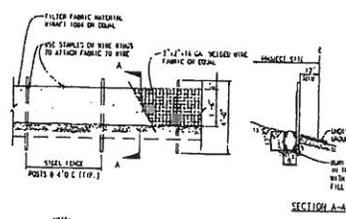
1. ALL SITE WORK SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION 2004 EDITION.
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED PRIOR TO ANY SITE WORK.
3. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING CONSTRUCTION AND FULL OPERATIONS. MATERIAL SHALL BE REMOVED FROM THE STREETS BY SWEEPING.
4. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. THESE FACILITIES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AND LANDSCAPING IS COMPLETED. PERMANENT VEGETATIVE COVER IS ESTABLISHED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
5. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PERMITS, FURTHER PLAN APPROVAL AND BOARD RECONSIDERATION.
6. CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GRASSING COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS.
7. ALL AREAS TO BE GRADED SHALL BE GRADDED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY GRADING, RAMMING, HANDING OR OTHER ACCEPTABLE MEANS. FORMS OR OTHER METHODS OPERATING ABOVE OR AT RIGHT ANGLES TO THE SLOPE, IF NECESSARY, SURFACE RUNOFF CONTROL MEASURES SUCH AS GRASSING TERRACES, INTERCEPTION DITCHES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO GRADING.
8. ALL DISTURBED AREAS SUCH AS DETENTION FACILITIES, WASHOFF BASIN-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GRASSING COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE UNDER AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF SEDRO-WOOLLEY.
9. IMMEDIATELY FOLLOWING PAVING GRADING, PERMANENT VEGETATION WILL BE APPLIED (SEEDING FOR PER ACRE), THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID SITE GRASSING AND ONE (1) YEAR CLOVER. THE COVERED AREA SHALL BE APPLIED AT 4000 PER ACRE OF 10-20-20 (10 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT NUTRIENT ADJUSTMENT TO WATER BODIES SHALL USE NON-PHOSPHOROUS FERTILIZER.
10. INSTALLATION: THE PLANS PROVIDE THE LOCATION AND DIMENSIONS OF THE CONSTRUCTION ENTRANCE. THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBSTRUCTIVE MATERIAL. WHEN A GRAVEL OR OTHER FILTER FABRIC, SUCH AS WOVEN FABRIC, IS PLACED AT OR GRADDED BALLAST ROCK IS REQUIRED FOR WASH BASINS BE CONSIDERED ACCORDING TO SPECIFICATIONS IN RELATED TO THE WATER REMOVED CONTAINED WITH NO RELEASE OF SITE.
11. GRAVEL BAG BERM: THE GRAVEL BAG BERM CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED TO THE APPROPRIATE LAYER MUST BE AT LEAST 6 INCHES THICK. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 30 FEET.
12. WHEEL WASH: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE WASH TRUCK MUST BE INSTALLED PRIOR TO THE CONSTRUCTION. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETBACK AREA TO REMOVE SEDIMENT. A WASH TRUCK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
13. MAINTENANCE: THE PERFORMANCE STANDARD IS THAT THE CONSTRUCTION ENTRANCE MUST PREVENT TRACKING OF SEDIMENT, MUD OR DIRT OFF OF THE SITE. IT SHALL BE MAINTAINED AS NECESSARY TO MEET THIS STANDARD. THE WASH TRUCK PERSONNEL TOP DRESSING WITHIN TOP DEPTH OF TIRE 2-INCH STONE, OR CONDITIONS DURING AND REPAIR AND/OR CLEAN UP TO THE WASH TRUCK. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM WHEELS ONTO ROADWAY OR WITH STREETS MUST BE REMOVED IMMEDIATELY.
14. SILT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THE BARRIERS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER A RAINFALL IS NO LONGER ALLOWED. SLOPES SHALL BE DRESSED TO CONFORM TO THE EXISTING GRAD, PREPARED AND SLOPED.
15. TOPOGRAPHY ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED TO PREVENT EROSION, UNCONTROLLED TRACKING.
16. PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND PROTECT THE SITE GRADING AREA: ALL AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION AND OBSTRUCTIVE MATERIAL.
17. ALL MATERIALS USED SHALL BE FREE OF VEGETATION AND NELETEROUS MATERIAL AND SHALL NOT CONTAIN ROCKS GREATER THAN 4 INCHES IN DIAMETER.
18. STRUCTURAL FILL SHALL BE PLACED IN 6" TO 12" THICK LAYERS HORIZONTAL LAYS AND SPREAD UNIFORM.
19. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557-70). ALL TEST RESULTS SHALL BE DELIVERED TO THE OWNER WITH FUTURE REFERENCE. THE DATA NEEDS TO BE SUBMITTED TOGETHER WITH THE FUTURE BUILDING PERMIT APPLICATION.
20. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-RUNNING THE BACK OF A ROLLER OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FILL LIFT IS BUILT. PLACES, ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
21. DISTURBED AREAS TO BE STABILIZED WITH HYDROSEED OR STRAW MULCH WITHIN 14 DAYS OF COMPLETION OF FINAL GRADING DURING WET WEATHER. ANY EXPOSED AREA NOT TO BE STABILIZED FOR PERIOD OF 7 DAYS SHALL BE COVERED WITH HEAVY DUTY PLASTIC SHEETING.
22. THE DRAINAGE RUNOFF TO THE METALS SHALL BE MONITORED AND THE WATER QUALITY SHALL MEET TURBIDITY AND PH STANDARD. (TURBIDITY NOT TO EXCEED 5 NTU, 4.0 pH).
23. GRADING FROM OCTOBER 1 TO MARCH 31 IS NOT PERMITTED WITHOUT SPECIFIC APPROVAL.



GRAVEL BAG BERM DETAIL
 TO BE USED DURING ROUGH GRADING, FINE GRADING, AND AFTER THE SUBSTRUCTURE HAS BEEN INSTALLED AND LOT GRADING/CONSTRUCTION IS TAKING PLACE. OPEN DITCH BASINS HAVE BEEN SET PLACE. GRAVEL BAGS DOWNSTREAM OF THE CATCH BASIN TO ACT AS A FILTER/DAM. MONITOR FILTER FABRIC OVER CATCH BASIN GRATE AND REMOVE SILT AS NEEDED.

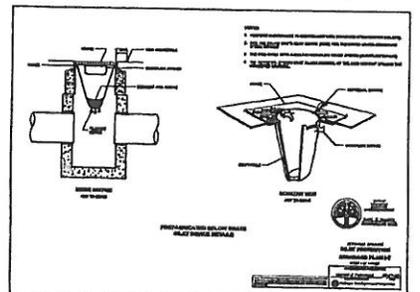


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBSTRUCTIVE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DAMAGE FACILITIES REQUIRED BEHIND DIMENSIONS OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH BASINS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. ADJUSTMENT: 4" TO 6" GRADDED BALLAST ROCK.
 3. ENTRANCE GRADING: THE ADJACENT LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE ENTRANCE MUST BE AT LEAST 6 FEET.
 4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TRUCK MUST BE INSTALLED PRIOR TO THE CONSTRUCTION. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETBACK AREA TO REMOVE SEDIMENT. A WASH TRUCK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
 5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF MUD OR DIRT OFF OF THE SITE. IT SHALL BE MAINTAINED AS NECESSARY TO MEET THIS STANDARD. THE WASH TRUCK PERSONNEL TOP DRESSING WITHIN TOP DEPTH OF TIRE 2-INCH STONE, OR CONDITIONS DURING AND REPAIR AND/OR CLEAN UP TO THE WASH TRUCK. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM WHEELS ONTO ROADWAY OR WITH STREETS MUST BE REMOVED IMMEDIATELY.



SECTION A-A
 1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBSTRUCTIVE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DAMAGE FACILITIES REQUIRED BEHIND DIMENSIONS OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH BASINS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. ADJUSTMENT: 4" TO 6" GRADDED BALLAST ROCK.
 3. ENTRANCE GRADING: THE ADJACENT LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE ENTRANCE MUST BE AT LEAST 6 FEET.
 4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TRUCK MUST BE INSTALLED PRIOR TO THE CONSTRUCTION. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETBACK AREA TO REMOVE SEDIMENT. A WASH TRUCK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
 5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF MUD OR DIRT OFF OF THE SITE. IT SHALL BE MAINTAINED AS NECESSARY TO MEET THIS STANDARD. THE WASH TRUCK PERSONNEL TOP DRESSING WITHIN TOP DEPTH OF TIRE 2-INCH STONE, OR CONDITIONS DURING AND REPAIR AND/OR CLEAN UP TO THE WASH TRUCK. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM WHEELS ONTO ROADWAY OR WITH STREETS MUST BE REMOVED IMMEDIATELY.

- CONSTRUCTION REQUIREMENT FABRIC CONSTRUCTION:**
1. ATTEND PRE-CONSTRUCTION CONFERENCE.
 2. INSTALL FILTER FABRIC FENCE AS SHOWN ON PLAN.
 3. INSTALL QUANTITY SHALL CONSTRUCTION ENTRANCE OVER FILTER FABRIC.
 4. CLEAN AND SEAL.
 5. CLEAR AS NECESSARY FOR CONSTRUCTION AND COMMENCE GRADING OPERATIONS.
 6. INSTALL HANDBY SEWER AND WATER LINES. CAUTION INSTALL SEWER AND WATER TO EXISTING COMPATIBLE WITH THE PROGRAM SYSTEM.
 7. INSTALL STORMDRAIN SYSTEM.
 8. INSTALL TEMPORARY SOLAR GRATES ON ALL CATCH BASINS. PLACE SILENT PROTECTORS BETWEEN THE GRATE AND THE FRAME.
 9. CLEAN AND REMOVE ALL SILT AND DEBRIS FROM THE SITE. ALL EXPOSED SOIL UNWORKED FOR MORE THAN 3 DAYS, SHALL BE COVERED WITH PLASTIC COVERING.
 10. WHEN ACCESS UNNECESSARY HAVE BEEN PAVED WITH ASPHALT, THE SOLID GRATES ON ALL CATCH BASINS SHALL BE REMOVED AND REPLACED WITH STAINLESS STEEL GRATES. CONTINUE USE OF SILENT PROTECTORS UNTIL SITE IS STABILIZED.
 11. AFTER THE SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.



FILE NAME: 02021/CVAL/3WD	DESIGNED BY: YSK & SCS	REVISIONS:	DATE:
PLAT SCALE: 1:1	DRAWN BY: YSK & SCS		
LAST REV DATE: 02/02/06	CHECKED BY: YSK		



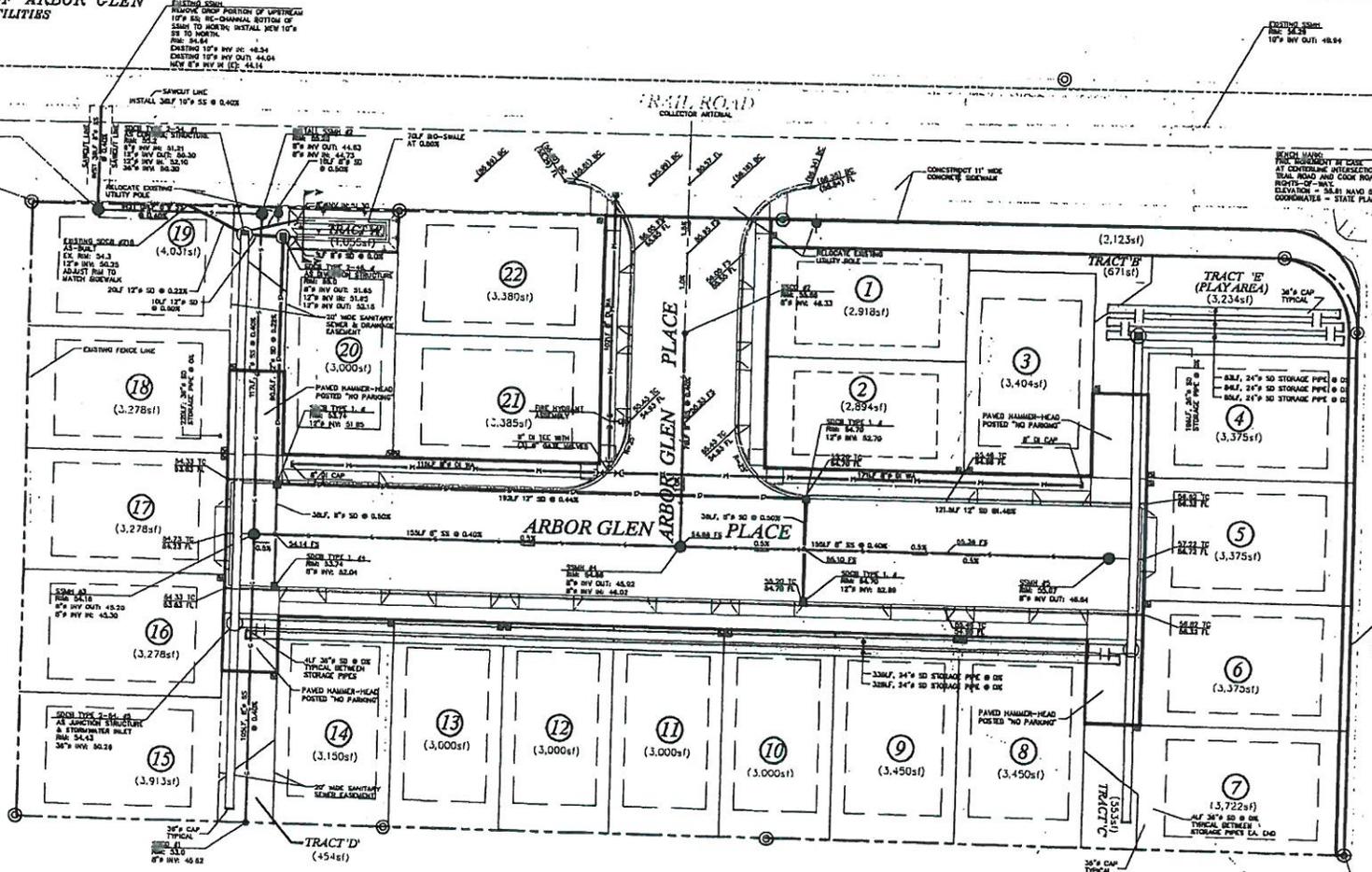
SUMMIT Engineers & Surveyors, Inc.
 2216 Old Highway 90 So. Mount Vernon WA, 98273 Phone: (360) 416-4999 Fax: (360) 416-4949

SHEET DESCRIPTION
TEMP. EROSION & SEDIMENTATION CONTROL PLAN

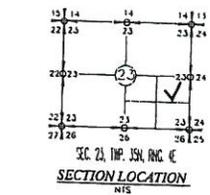
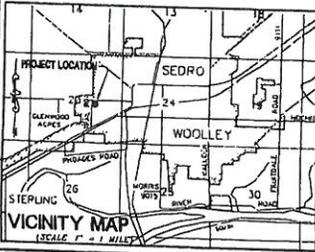
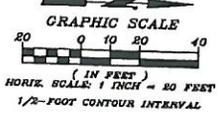
PRELIMINARY PLAT OF ARBOR GLEN
SEDRO-WOOLLEY, WASHINGTON
 DEVELOPER: HIMALAYA HOMES, INC., ATTOR: BEN SHERMAN, 8433 MARKET PLACE, SUITE 204, LAKE STEVENA WA 98250

EXHIBIT B
 PREVIOUSLY APPROVED PLAT MAP
 TO LOOK FOR FINDINGS

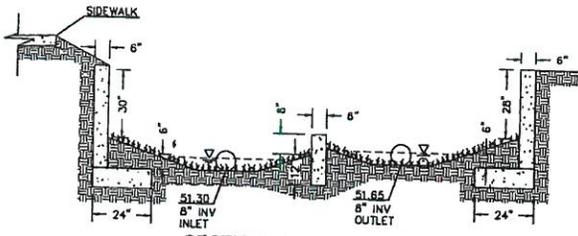
SEC. 23, T.W. 36N, R.W. 4E, W.M. SKAGIT COUNTY
PRELIMINARY PLAT OF ARBOR GLEN
 SITE PLAN & UTILITIES



- LEGEND**
- ⊙ SET REBAR & CAP #32159
 - ⊕ FINI CONC. MON. IN CASE
 - ⊙ FINI REBAR & CAP
 - CALCULATED POINT
 - FS FINISHED SURFACE
 - CL CENTERLINE
 - FL FLOWLINE
 - TC TOP OF CURB
 - BC BACK OF CURB
 - INV INVERT OF PIPES
 - RM RIM OF CATCH BASIN
 - SD or D - STORM DRAIN
 - SS or S - SANITARY SEWER
 - WA or W - WATERLINE



EARTHWORK
 APPROXIMATE EARTHWORK QUANTITIES
 CUT 1,800 CY
 FILL 1,200 CY (IMPORT)



FILE NAME: 00023(DVL)DWG	DESIGNED BY: YSK & SGB	REVISIONS:	DATE:
PLAT SCALE: 1" = 1'	DRAWN BY: YSK & SGB		
LAST REV DATE: 02/02/06	CHECKED BY: YSK		

SUMMIT Engineers & Surveyors, Inc.
 2218 Old Highway 99 So. Mount Vernon WA 98273 Phone (360) 416-4999 Fax (360) 416-4949

SHEET DESCRIPTION
SITE PLAN & UTILITIES
 SCALE: 1" = 1'

PRELIMINARY PLAT OF ARBOR GLEN
SEDRO-WOOLLEY, WASHINGTON
 DEVELOPER: HIMALAYA HOMES, INC., ATTEN: DEB DARRALL, 8533 MARKET PLACE, SUITE 201, LAKE STEVENS, WA 98258

John Coleman

From: john@johnjleecpa.com
Sent: Thursday, December 26, 2013 9:24 AM
To: John Coleman
Subject: 22 lotsd

Public comment:

I support the plans for 22 lots on the corner of Trail Road and Cook Road. New single family homes will enhance our neighborhood, help the sales tax and utility tax for the city, help local businesses like Food Pavilion and the new Pharmacy on Hwy 20 as well as local restaurants and drive ins.

John Lee
820 & 829 Cook Road Sedro-Woolley, WA

EXHIBIT 5
TO ²⁰¹⁴ HEX. REPORT
PUBLIC COMMENTS 2013-14

LARRY JENSEN
15356 PRODUCE LANE
MOUNT VERNON WA. 98273
360-428-7893 OFFICE

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 METCALF STREET.
SEDRO-WOOLLEY WA. 98284

RE:FILE #06-SD-02-PLAT OF ARBOR GLEN (attached letter)

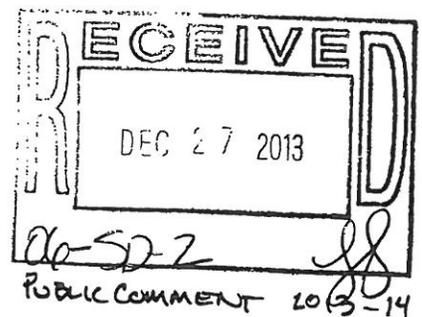
Dear Planning Dept.,

I am writing this letter in support of the proposed development. I assume I was notified as I have an interest in a couple of properties in the vicinity.

I think the development is good for the community and good for the tax base of the city and I personally would like to see it approved.

Sincerely,


Larry R. Jensen



ADDENDUM TO THE MITIGATED DETERMINATION OF NONSIGNIFICANCE
(MDNS)
FOR PRELIMINARY PLAT OF SALI JUELLES (NOW ARBOR GLEN)

ADDENDUM SUMMARY: This addendum modifies the SEPA review conducted for the preliminary plat of Sali Juelles (now named Arbor Glen), originally approved for 22 residential lots in the Residential 15 (R-15) zone. The project includes the construction of a new local access road and the utilities necessary to serve the residences. The application includes a variance request (approved in 2006) to allow a reduction of the standard 8-foot side setback for 2-story buildings to 5 feet. This addendum addresses the applicant's request to subdivide the property into 23 lots instead of the originally approved 22 lots and modifies the SEPA DNS issued for the project issued April 14, 2006. The original SEPA checklist proposed 23 lots, but the applicant only sought approval for 22 at that time. Because the current request to construct 23 lots is consistent with the original checklist, no modifications to the checklist are required.

PROPONENT: Rubicon Development, LLC, 901 Metcalf Street #34, Sedro-Woolley, WA 98284.

PROJECT LOCATION: 755 Cook Road and 605 Trail Road in the City of Sedro-Woolley.

LEAD AGENCY: Sedro-Woolley Planning Department, Sedro-Woolley, WA 98284.

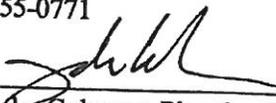
FINDINGS: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This addendum adds information about the proposal but does not substantially change the analysis of significant impacts or alternatives in the existing environmental document. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. Changes to the conditions of the MDNS issued April 14, 2006 are neither proposed nor necessary. This information is available to the public on request.

COMMENT PERIOD: Since an addendum does not contain "significant" new information, a comment period is not required.

APPEAL PERIOD: There is no administrative appeal of a final environmental threshold determination. All appeals shall be commenced pursuant to the provisions of RCW 43.21C and WAC 197-11.

CONTACT PERSON: John Coleman, Planning Director
SEPA RESPONSIBLE OFFICIAL: John Coleman, Planning Director
ADDRESS: 325 Metcalf Street, Sedro-Woolley, WA 98284
PHONE: (360) 855-0771

Signature:



John Coleman, Planning Director

Date: March 7, 2014

EXHIBIT 6
TO HEX REPORT 2014

NOTICE OF PUBLIC HEARING

Tuesday May 13, 2014 at 10:00AM

Sedro-Woolley Municipal Courtroom
325 Metcalf Street, Sedro-Woolley, WA 98284

Application: 06-SD-02, Preliminary Plat of Arbor Glen

Applicant: Rubicon Development, LLC, 901 Metcalf St. #34, Sedro-Woolley, WA 98284

Contact: Rubicon Development, LLC, ATTN: Bob Ruby
901 Metcalf St. #34, Sedro-Woolley, WA 98284

Address: 755 Cook Road and 605 Trail Road, Sedro-Woolley

Project: The proposal is to subdivide two undeveloped properties into 23 residential lots. The proposal is a modification of an approved subdivision design that has yet to be constructed. The original preliminary plat approval was for 22 lots, including a variance to reduce side yard setbacks from 8 feet to 5 feet. The new proposal is for 23 lots; the street configuration is similar and the side yard setback variance will still apply. The complete revised application was received November 27, 2013. The subdivision will require construction of a road, stormwater system and utilities necessary to serve the proposed lots. File #06-SD-02.

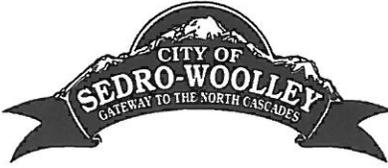
Public Comment: Interested persons may appear and provide testimony at the hearing and request a copy of the decision. Written testimony may also be submitted **until 9:00 AM of the date of the public hearing** to: John Coleman, Planning Director, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, 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 Arbor Glen at 10:00AM, **Tuesday, May 13, 2014** 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 Arbor Glen.

Notice Published: Friday, April 25, 2014

EXHIBIT 7
TO HEARING EXAMINER
REPORT, 2014



CITY COUNCIL AGENDA
REGULAR MEETING

JUN 25 2014

7:00 P.M. COUNCIL CHAMBERS
AGENDA NO. 9

Building and Planning Departments
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

**2ND READING
OLD BUSINESS**

To: City Council
Mayor Anderson

From: John Coleman, AICP 
Planning Director

Date: June 25, 2014

Subject: Proposed modification to the Municipal Code regarding sidewalk dining in the Central Business District – (2nd Read)

ISSUE

Should the Council amend Chapter 10.44 SWMC to allow the use of public sidewalks in front of restaurants in the Central Business District to be used for sidewalk dining?

PROJECT DESCRIPTION / HISTORY

In 2012 and 2013 the Council approved ordinances that allowed the use of sidewalks and the public parking spaces in front of restaurants in the Central Business District (CBD) to be used as private dining areas. Those ordinances were both temporary and have expired. There has not been support from the community to continue the program to allow dining areas in the parking spaces, but there is still strong interest in sidewalk dining.

The City Council Business Development Committee discussed sidewalk dining at its May 23 meeting and requested that staff draft an ordinance to address the issue. The attached ordinance would modify Chapter 17.04 SWMC to add a definition for "sidewalk café" and modify *Chapter 10.44 SWMC – Stopping, Standing and Parking*, to permanently allow sidewalk dining in the CBD under certain conditions. The proposed ordinances would not allow dining areas over the on-street parking spaces.

ATTACHMENT

Attachment 1 – Proposed Sidewalk Dining Ordinance

REQUESTED ACTION

Make a motion to approve ordinance No. _____ amending the Sedro-Woolley Municipal Code to allow the use of public sidewalks as outdoor dining areas in front of restaurants in the Central Business District.

Attachment 1

Proposed Sidewalk Dining Ordinance

AN ORDINANCE AMENDING THE SEDRO-WOOLLEY MUNICIPAL CODE TO ALLOW SIDEWALK PRIVATE DINING AREAS FOR RESTAURANTS IN THE CENTRAL BUSINESS DISTRICT

WHEREAS, the Sedro-Woolley formerly enacted a pilot program to allow sidewalk dining and dining areas over on-street parking spaces in the Central Business District (CBD); and

WHEREAS, the City of Sedro-Woolley Planning Commission thoroughly reviewed the impacts and benefits of sidewalk cafes and made final recommendations for amendments to chapters 10.44 and 17.04 of the SWMC to enable the safe and lawful development of a sidewalk cafe program in Sedro-Woolley; and

WHEREAS, a SEPA environmental checklist was reviewed and an MDNS was issued on May 31, 2012; and

WHEREAS, pursuant to RCW 36.70A.106, a notice of intent to adopt a development regulation was sent to the Washington State Department of Commerce;

WHEREAS, on June 27, 2012 the City Council reviewed the Planning Commission's Findings and Recommendations and approved Ordinance 1747-12, an ordinance amending the Sedro-Woolley Municipal Code to allow street and sidewalk private dining areas (sidewalk cafes) for restaurants in the CBD as well as adopting the Planning Commission Findings of Fact, Conclusions and Recommendations dated May 30, 2012; and

WHEREAS, Ordinance 1747-12 allowed for a pilot program for sidewalk cafes that lasted from May 15 and September 25 of 2012 and Ordinance 1771-13 continued that pilot program until December 31, 2013; and

WHEREAS, after reviewing the results of the sidewalk cafes pilot program, the City Council finds that "over on-street parking dining areas" do not meet the best interests of the citizens of Sedro-Woolley in the but there is still strong interest in sidewalk dining area and therefore a permanent program allowing sidewalk dining in the CBD is in the best interest of the community; and

WHEREAS, the City Council finds the proposed amendments to the Sedro-Woolley Municipal Code to be consistent with and to implement the intent of the Sedro-Woolley Comprehensive Plan; and

WHEREAS, the City Council has concluded that it is in the best interest of the public health, safety and welfare to adopt this ordinance;

WHEREAS, the City Council adopts the forgoing as its findings of fact justifying its adoption of this Ordinance;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DOES ORDAIN AS FOLLOWS:

Section 1.

A new section 10.44.155 is added to the Stopping, Standing and Parking Chapter of the Sedro-Woolley Municipal Code:

10.44.155 Sidewalk Cafés.

Intent. Allowing the use of public sidewalks in front of a business in the Central Business District, excluding State Routes, as a private outdoor dining area, when in conformance with the criteria in this section. Sidewalk cafés are defined in the zoning code Title 17 SWMC and are intended to be an attribute to the downtown business district and artistic and aesthetic embellishment is expected.

A. Sidewalk cafés located on the sidewalk may be placed within the right-of-way year round.

B. Uses. Sidewalk dining areas may be approved for the following uses:

1. Private outdoor dining areas.

E. Sidewalk dining areas shall only be located in front of the business and shall not exceed the width of the business space.

F. Sidewalk dining areas placed on the sidewalk shall allow an unimpeded, minimum five foot (5') clear walkway outside of the dining area for passing pedestrians.

G. Maintenance.

1. The business owner is responsible for maintaining the safety and physical upkeep of the sidewalk dining area structure.

3. The business owner is responsible for sweeping the sidewalk area inside and around the sidewalk dining area.

4. Chairs must be removed or secured by close of business each day. Tables must be permanently affixed, removed or secured by close of business each day.

H. Conformance with Washington State Liquor Control Board policy. Businesses may serve beer, wine or spirits in a sidewalk dining area if compliant with the Washington State Liquor Control Board rules and policies.

I. Insurance and Liability. The applicant shall comply with all requirements of SWMC 12.44.050.

Section 2.

The Sedro-Woolley Municipal Code 17.040.030 is amended as follows to include a definition for the term sidewalk cafe:

17.04.030 Definitions.

“Sidewalk café” means a private dining area or gathering space that is located on the sidewalk in front of a business. A sidewalk café serves as an outdoor extension of the business into the public right-of-way and may include fencing no more than 4 feet in height to delineate the dining area and meet Liquor Control Board regulations.

Section 3. EFFECTIVE DATE. This ordinance shall take effect five (5) days after the approval by the City Council and publication as provided by law.

Section 4. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

PASSED by majority vote of the members of the Sedro-Woolley City Council this _____ day of _____ 2014, and signed in authentication of its passage this _____ day of _____ 2014.

Mike Anderson, Mayor

Attest:

Patsy Nelson, Finance Director

Approved as to form:

Eron Berg, City Attorney

Published: _____

JUN 25 2014



SKAGIT COUNTY
BOARD OF COMMISSIONERS

7:10 P.M. COUNCIL CHAMBERS
AGENDA NO. _____

TIM HOLLORAN
COUNTY ADMINISTRATOR

To: Potential Members of a Regional HOME Consortium for Housing Affordability:
Anacortes, Blaine, Burlington, Concrete, Coupeville, Everson, Ferndale, Hamilton,
Island County, La Conner, Langley, Lynden, Lyman, Mount Vernon, Nooksack, Oak
Harbor, Sedro-Woolley, Sumas, and Whatcom County

From: Skagit County Board of Commissioners

Date: May 6, 2014

Re: Support for a Resolution Agreeing to Regional Cooperation for Housing Affordability

The Skagit County Board of Commissioners requests that you adopt a Resolution to authorize an Interlocal Cooperation Agreement with other municipalities in Skagit County, Whatcom County and Island County.

Local governments working together can accomplish more as we all try to address the shortage of homes that lower-wage workers and others can afford.

By agreeing to participate as a Member of a Regional Consortium, you will help our region become eligible for additional matching grants in an effort to end homelessness and address the shortage of homes affordable to lower-wage workers, fixed-income seniors, disabled veterans and other low-income individuals who cannot afford to lease or own.

To become eligible, we are required to follow the guidelines in the "HOME Investment Partnerships Program" which calls for a Resolution from local governments that agree to cooperate at the regional level. More information about the HOME Program is attached, in a one (1) page summary, and for those who want more detail, in a fourteen (14) page explanation of HOME Consortium requirements.

Skagit County has offered to serve as Lead Agency and as the HUD grantee, and we ask you to adopt a Resolution (attached), agreeing to cooperate as part of the HOME Consortium. Eighteen (18) other local governments in our three (3) County area are being asked to join the Consortium, including: Island, Skagit and Whatcom Counties and each Town and City in our three County area (except Bellingham, which currently receives HOME funding and is therefore ineligible). If local governments cooperate, our three Counties would qualify for grant funds, and the grant amount would increase if each Town participates, based on our combined population total.

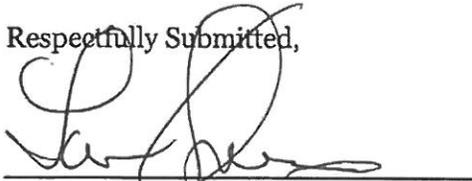
The Resolution authorizes an Interlocal Cooperation Agreement with Skagit County as the Lead Agency of a HOME Consortium. As a Member of the HOME Consortium, your obligations would be limited, as listed in the Interlocal Cooperation Agreement; essentially, to provide input and stay supportive. No City, Town or County will be required to accept HOME grant funds, and no matching funds would be required of a City or Town.

Page Two

Paul Schissler is assisting Skagit County with the paperwork and process for establishing the regional Consortium, and Mr. Schissler is available to help answer questions before and during the agenda when Council takes up this Resolution. He can be reached at (360) 201-8900 and by e-mail at PaulS@Schissler.com.

We ask that at your earliest opportunity, you adopt this Resolution authorizing the Interlocal Cooperation Agreement. Thank you for your consideration.

Respectfully Submitted,



Tim Holloran, County Administrator

**INTERLOCAL COOPERATION AGREEMENT
TO ESTABLISH A HOME CONSORTIUM AND RECEIVE FUNDS
UNDER THE NATIONAL AFFORDABLE HOUSING ACT
FOR THE PROGRAM YEARS 2015 THROUGH 2017**

This Interlocal Cooperation Agreement (hereinafter Agreement) is entered into by and between Skagit County (hereinafter Lead Agency), and Anacortes, Blaine, Burlington, Concrete, Coupeville, Everson, Ferndale, Hamilton, Island County, La Conner, Langley, Lynden, Lyman, Mount Vernon, Nooksack, Oak Harbor, Sedro-Woolley, Sumas, Whatcom County (hereinafter Members) (*Note that Agreement final version will include names of Members that adopt a Resolution agreeing to join*) for the purpose of establishing a regional HOME Consortium to receive and administer federal funds under the HOME Investment Partnership Program. This Agreement will become effective upon adoption by the Members and approval by the U.S. Department of Housing and Urban Development (HUD).

RECITALS

WHEREAS, the three-county region has a shortage of homes that lower-wage workers and other low-income people can afford, using thirty percent of gross household income for housing costs; and

WHEREAS, cooperation among local governments supports existing local efforts aimed at reducing homelessness and increasing the supply of homes lower-wage workers and others can afford to lease or own; and

WHEREAS, the federal government offers funding and technical assistance aimed at increasing the supply of decent, safe and affordable housing available to low-income and very-low-income families, including the HOME Investment Partnerships Program (HOME Program) created in the National Affordable Housing Act of 1990 (NAHA), as implemented by HUD through regulations at Title 24, Code of Federal Regulations, Part 92 (HOME regulations); and

WHEREAS, HOME regulations allow a group of contiguous units of general local governments (UGLGs) to organize as Members that establish a HOME Consortium for the purposes of obtaining HOME grant funding from HUD that will assist in improving the supply of decent, safe and affordable homes for low-income people and will strengthen partnerships among all levels of government and the private sector; and

WHEREAS, the Members have determined that obtaining HOME grant funding will increase their ability to assist with efforts to end homelessness and for the provision of affordable homes for residents with incomes at or below sixty percent of the area median income; and

WHEREAS, the Members are not individually eligible to obtain an allocation of HOME grant funding from HUD; however, the Members can cooperate to establish a HOME Consortium that will be eligible to obtain an allocation of HOME grant funding from HUD; and

WHEREAS, the Members have determined that it will be mutually beneficial and in the public interest to enter into this Interlocal Cooperation Agreement to establish a HOME Consortium in order to become eligible for HOME grant funding; and

WHEREAS, the Interlocal Cooperation Act in Chapter 39.34 of the Revised Code of Washington permits local governments to enter into agreements to cooperate for beneficial purposes and these purposes can include regional cooperation to establish a HOME Consortium; and

WHEREAS, HOME regulations specify the topics and content that Members must include in an interlocal cooperation agreement that establishes a HOME Consortium, and the HOME regulations require that the HOME Consortium Members select one Member to act as Lead Agency for all Members in communications with HUD and as the HOME grant recipient on behalf of the Consortium; and

WHEREAS, Skagit County has offered to serve as the Lead Agency on behalf of the Members that enter into an interlocal cooperation agreement for the purpose of implementing a regional HOME-funded program to enhance cooperation among local jurisdictions to increase the availability of resources available to local governments to address the housing-related problems of lower-income people and to implement local Plans to End Homelessness; and

WHEREAS, the Lead Agency has offered to administer such federal funds for itself and on behalf of the Members;

NOW THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, the Members mutually agree to the following terms and conditions.

1. DEFINITIONS

For the purpose of this Agreement, the terms defined in this section have the meanings given to them:

- A. "Consolidated Plan" is a HUD required document that serves as a planning and budgeting document for the Consortium and as a HOME grant funding application. The Consortium will develop a Consolidated Plan by May 15, 2015.
- B. "Consortium" means the Members and Lead Agency acting together pursuant to this Agreement.
- C. "HOME Regulations" means the rules, regulations and guidelines promulgated pursuant to the NAHA, including but not limited to 24 CFR Parts 91 and 92, as amended.
- D. "Lead Agency" means Skagit County, designated by the Members as the unit of general local government to act in a representative capacity for all Members for the purpose of entering into a HOME grant agreement with HUD.

- E. “Member” means an unit of general local government that is a signatory to this Agreement and therefore becomes a Member of the Consortium.
- F. “Subrecipient” means a Member who carries out HOME-funded activities after entering into a separate written agreement with the Lead Agency.

2. PURPOSE

The purpose of this Agreement is to establish a HOME Consortium that will be eligible for HOME grant funds to increase the Members’ ability to assist in the provision of housing affordable for low-income residents.

3. AGREEMENT

- A. **Term:** The initial term (also known as “qualification period”) of this Agreement shall be for a period with an end date of June 30, 2018 that includes the federal fiscal years 2015, 2016 and 2017, with funding potentially becoming available after June 30, 2015. Members agree to participate for the term of this agreement and may choose to opt out of future agreements.
- B. **Execution:** This Agreement shall be executed by the appropriate officers of each Member and the Lead Agency pursuant to authority granted them by their respective governing bodies, and a copy of the authorizing resolutions and executed Agreement shall be filed promptly at the offices of the Lead Agency.
- C. **Consolidated Plan:** The Lead Agency is responsible for preparing and submitting the Consolidated Plan to HUD. The Members shall cooperate in the preparation of the Consolidated Plan by providing input during the preparation of the Consolidated Plan and by assisting the Lead Agency in holding any required public meetings during the preparation of the Consolidated Plan.
- D. **Program Administration:** Skagit County, as Lead Agency, agrees to have decision-making authority regarding the Consolidated Plan and implementation, as well as oversight and authority on issues affecting the Consortium activities. The Lead Agency will be entitled to up to ten percent of the HOME Consortium grant allocation, as well as up to ten percent of program income, for eligible planning and administrative costs. The Lead Agency will provide staff support for a HOME Consortium Advisory Committee that will assist with preparation of the Consolidated Plan, project selection criteria, and selection of recommended projects for HOME funding agreements.
- E. **Allocating HOME Program Funding:** The annual allocation of HOME program funds will be based on the recommendation from the HOME Consortium Advisory Committee and adopted in the Consolidated Plan and its annual Action Plan.

- F. **HOME Consortium Advisory Committee:** An Advisory Committee shall be created for the purpose of identifying the general activities and priorities to be undertaken by the Consortium with HOME grant funds. Each Member may appoint a representative to serve on the Advisory Committee. The Advisory Committee will also participate in the development of the Consolidated Plan, establish decision-making procedures for the Consortium, serve in an advisory capacity for the programs and projects funded with HOME expenditures, make recommendations to the Lead Agency's governing body, and provide advice for the successful implementation of the Consolidated Plan and the HOME Consortium's programs.
- G. **Matching Funds:** No Member will be required to accept HOME grant funds, and no matching funds will be required of a Member that does not enter into a separate written agreement for HOME-funded activities. Members shall be responsible for providing matching funds for any HOME pass-through grant funds allocated to and accepted for use by that Member under terms to be specified in a HOME Subrecipient agreement. No matching funds will be required from a Member that does not enter into a HOME Subrecipient agreement.

Matching funds shall be reported to the Lead Agency, in a format to be determined by the Lead Agency, by the end of each federal fiscal year of this agreement.

- H. **Affirmatively Furthering Fair Housing:** The Lead Agency and the Members agree to affirmatively further fair housing with all HOME Consortium funds under this Agreement in compliance with 24 CFR 92.350. Each Member that enters into a HOME Subrecipient agreement will be responsible for compliance with HUD regulations and, if applicable, for their own preparation and submission to HUD of an Analysis of Impediments to Fair Housing Choice. The Members agree that funding activities will be prohibited if a Member does not affirmatively further fair housing within its jurisdiction or impedes actions intended to comply with the Consortium's fair housing certification. The Members acknowledges noncompliance by a Member may provide cause for funding sanctions or remedial actions by HUD.
- I. **Program Income:** Program Income as defined at 24 CFR 92.2 generated by a Member will be held by each Member in a separate account specific to the HOME Program. Program Income will be used first before any additional HOME funds are drawn or requested for reimbursement, and appropriate documentation of the receipt and use of program income will be provided to the Lead Agency in a format to be determined by the Lead Agency and as required for reporting to HUD.
- J. **Indemnification:** Each Member agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agrees to save, indemnify, defend, and hold the other Members of

the Consortium harmless from such liability. It is further provided that no liability shall attach to Skagit County as Lead Agency by reason of entering into this agreement except as expressly provided herein. The Members of the Consortium agree to reasonably cooperate in the event litigation is brought against one or more of the Members pursuant to this Agreement by any third party.

4. LEAD AGENCY RESPONSIBILITIES

- A. **Responsibilities:** The Lead Agency will be the governmental entity required to execute all grant agreements for HOME funds received from HUD pursuant to the Consortium's request for HOME funds. The Lead Agency will thereby become and will be held by HUD to have full responsibility for the execution of the HOME Program in compliance with HOME rules, including the requirements of the Consolidated Plan. The Lead Agency will be responsible for leading the development of the Consortium's Consolidated Plan with an annual Action Plan component and for required administrative functions such as reporting on the activities of the Consortium and serving as the liaison between HUD and Consortium Members, for meeting the requirements of other applicable laws, and for the performance of the HOME-funded activities including the HOME-funded projects and activities to be conducted by the Subrecipients.
- B. **Pass-through Grant Funds:** The Lead Agency shall monitor the performance of any Member that receives pass-through HOME funds and will hold a Member jurisdiction accountable, under terms to be specified in HOME Subrecipient agreement, for compliance with the requirements set forth in HUD regulations.
- C. **Administrative Activities for the Consortium:** The Lead Agency agrees to provide administrative functions for the Consortium, and specific administrative tasks include, but are not limited to, coordinating the public participation process, developing necessary forms and implementation agreements with Members that receive pass-through HOME funds, drafting program descriptions, notices of funding availability and requests for proposals, confirming that a Subrecipient is not debarred from federal funds, providing technical assistance to project sponsors, confirming compliance of funded projects as specified in a HOME Subrecipient agreement, and preparing required reports.
- D. **Administrative Activities for Members:** The Lead Agency's administrative obligations to the Members shall be limited to the performance of the administrative and program tasks necessary to make HOME funds available to the Members under terms to be specified in HOME Subrecipient agreements and to provide reporting to HUD on the various projects funded with HOME funds under provisions to be specified in HOME Subrecipient agreements.

- E. **Reporting Requirements:** The Lead Agency will require Subrecipients with HOME-funded activities or projects to provide the Lead Agency with HOME Program activity reports including information about program income, if any, derived from the HOME -funded activities.
- F. **Communication:** The Lead Agency will be responsible for communicating periodically, at least once per quarter, to each Member and other interested parties, providing a Consortium status report, an update on prior communications, and requests for feedback and input on pertinent topics. Additional communication protocol will be established during the development of the Consolidated Plan.

5. MEMBERS' RESPONSIBILITIES

- A. **Action Plan/Consolidated Plan Submissions:** The Members shall provide input that will assist the Lead Agency with the preparation of a Consolidated Plan.
- B. **Reporting Requirements:** If a Member receives any HOME funds under terms to be specified in a HOME Subrecipient agreement, the Member shall prepare and submit to the Lead Agency for consolidation into a combined report the following reports, if applicable, for submission to HUD according to applicable deadlines: Analysis of Impediments to Fair Housing, Citizen Participation Plan, Minority Business Enterprise/Women's Business Enterprise reports, federal cash transaction reports, and annual HOME Consolidated Action Plan Evaluation Report(s)(CAPER) as well as preparing and submitting any other reporting requirements that are required by HUD.
- C. **Lead Agency and Member Cooperation:** The Lead Agency shall cooperate and work with each Member that receives any HOME pass-through funds under terms to be specified in a HOME Subrecipient agreement for activities to be conducted or performed within the Member's jurisdiction during the Federal Program Years this Agreement is in effect.
- D. **Disallowed Expenditures:** Each Member that receives pass-through HOME funds under terms to be specified in a HOME Subrecipient agreement shall assume full responsibility for repayment of HOME funds for all expenditures made by their jurisdictions that are disallowed by HUD.
- E. **Eligible Expenditures:** Each Member that receives pass-through HOME funds under terms to be specified in a HOME Subrecipient agreement shall assume overall responsibility for ensuring their projects related to the Consortium's HOME Program are carried out in compliance with the requirements set forth in HUD regulations.
- F. **Eligibility Review and Compliance Monitoring:** Each member that receives pass-through HOME funds under terms to be specified in a HOME

Subrecipient agreement shall provide monitoring the compliance of projects funded with HOME funds to ensure that they comply with applicable Federal laws and regulations including property standards.

6. SPECIAL PROVISIONS

- A. **Amendments:** All amendments to this Agreement must be in writing and signed by all Members except that the Lead Agency shall have authority to amend to the Agreement on behalf of all Members to add new Members to the Consortium.
- B. **Severability:** Invalidation of any one or more of the provisions of this Agreement shall in no way affect any of the other provisions thereof, which shall remain in full force and effect.
- C. **Financial Obligations of the Parties:** Each party's financial obligations under this Agreement are contingent upon appropriation, budgeting, and availability of specific funds to discharge those obligations. Nothing in this Agreement constitutes a debt, a direct or indirect multiple fiscal year obligation, a pledge of the credit of either party, or a payment guarantee by either party to the other party. No Member incurs any financial obligation unless it later signs a HOME Subrecipient agreement.



IN WITNESS THEREOF, the undersigned Members have executed this Agreement;

A separate signature page will be added for each Member after each Member's legislative process adopts a Resolution authorizing a signature on interlocal agreement.

Potential members include: Island County, Coupeville, Langley, Oak Harbor, Whatcom County, Blaine, Everson, Ferndale, Lynden, Nooksack, Sumas, Skagit County, Anacortes, Burlington, Concrete, Hamilton, Laconner, Lyman, Mount Vernon, and Sedro-Woolley

(Example of resolution authorizing agreement to regional coordination re: affordability)

RESOLUTION NO. _____

**A RESOLUTION of the _____
to authorize an Interlocal Cooperation Agreement with other municipalities in
Skagit County, Whatcom County and Island County, agreeing to participate
as a Member of a regional Consortium that will qualify the area for additional
funding to address homelessness and the shortage of homes
affordable to lower-wage workers and others**

WHEREAS, the region has a shortage of homes that lower-wage workers and other low-income people can afford; and

WHEREAS, cooperation among local governments supports existing local efforts aimed at reducing homelessness and increasing the supply of homes lower-wage workers and others can afford to lease or own; and

WHEREAS, the federal government offers funding and technical assistance aimed at increasing the supply of decent, safe and affordable housing available to low-income and very low-income families, including offers from the HOME Investment Partnerships Program (HOME Program) created in the National Affordable Housing Act of 1990; and

WHEREAS, the HOME Program allows geographically contiguous areas to establish a HOME Consortium in order to obtain grant funds under the HOME Program guidelines for eligibility; and

WHEREAS, eligible Members of a potential three-county HOME Consortium have determined that cooperating to establish a Consortium will increase the level of matching funds available for use within the region and, thereby, assist in meeting the housing affordability needs of the region; and

WHEREAS, the Interlocal Cooperation Act in Chapter 39.34 of the Revised Code of Washington authorizes units of general local government to enter into interlocal agreements to cooperate for public benefit purposes;

NOW, THEREFORE, BE IT RESOLVED that _____
authorizes its Chief Executive Officer (or other authorized official) to sign an Interlocal Cooperation Agreement that allows _____ to participate as a Member of a Consortium for an initial period ending in July 2018.

ADOPTED at a legislative meeting prior to July 1, 2014

(Add standard signature block for legislative resolutions)