

Topic: Sedro-Woolley City Council Meeting

Join Zoom Meeting

<https://zoom.us/j/91786850179?pwd=Vys0Y29XaIZmQTRmemJBM2txVDIUQT09>

Meeting ID: 917 8685 0179

Passcode: 091845

OR One tap mobile

+12532158782,,91786850179#,,,,*091845# US (Tacoma)

+16699006833,,91786850179#,,,,*091845# US (San Jose)

OR Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

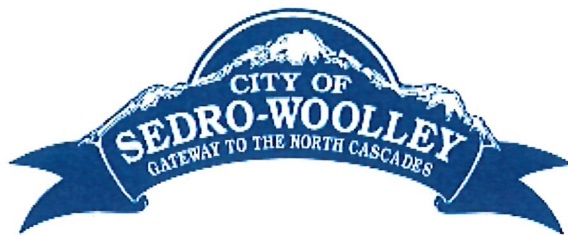
+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 917 8685 0179

Passcode: 091845



Next Ord: 1987-21
Next Res: 1072-21

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 9, 2021

6:00 PM Via Zoom

Sedro-Woolley Municipal Building

Council Chambers

325 Metcalf Street

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call
- d. Approval of Agenda
- e. Consent Agenda.....8-30
 - Note: Items on the Consent Agenda 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 Agenda.
 - 1. Minutes from Previous Meeting
 - 2. Finance
 - Claim Checks #195435 to #195514 plus EFT's in the amount of \$295,113.00
 - Payroll Checks #60384 to #60397 plus EFT's in the amount of \$476,793.00
 - 3. Final Plat approval of the Plat of Garden Meadows (Resolution No. 1071-21)
- f. Introduction of Special Guests and Presentations
 - 1. Legislative Update with Senator Keith Wagoner
 - 2. Swearing in of New Police Officer, Rachael C. Humberg
- g. Staff Reports
- h. Councilmember and Mayor's Reports
- i. Proclamation(s)
 - 1. Proclamation declaring the week of June 14, 2021 as "Washington National Guard Sedro-Woolley Unit Week" - Helping Hands Food Bank Executive Director, Rebecca Skrinde.....31-33
- j. Public Comments.....34

The public comment period will be closed. However, you may provide written questions or comments via email, or by letter.
- k. Public Hearing(s) (none scheduled as of the date of this agenda)
- l. Unfinished Business
 - 1. Valley High Investments 20.8 acre Annexation Request (action requested - Ordinance No. 1985-21)35-40

- m. **New Business**
 - 1. Affordable Housing Sales Tax Discussion (Ordinance No. 1986-21)41-52
- n. **Information Only Items**
 - 1. Fire Department Monthly Incident Data – May 2021.....53
- o. **Good of the Order**
- p. Executive Session (*none scheduled as of the date of this agenda*)
- q. **Adjournment**

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

Next Meeting(s)

June 23, 2021 Council Meeting	6:00 PM	Council Chambers
		Via Zoom

**COMMITTEE ASSIGNMENTS
2021**

Public Safety	Chuck Owen, Chair JoEllen Kesti Karl de Jong <i>Staff liaison: Chief Tucker & Chief Wagner</i>
Utilities	JoEllen Kesti, Chair Glenn Allen Kevin Loy <i>Staff liaison: Mark Freiburger</i>
Finance, Personnel & Risk Management	Sarah Diamond, Chair Chuck Owen Brendan McGoffin <i>Staff liaison: Doug Merriman</i>
Parks & Recreation	Glenn Allen, Chair Kevin Loy Brendan McGoffin <i>Staff liaison: Nathan Salseina</i>
Planning	Brendan McGoffin, Chair Sarah Diamond Chuck Owen <i>Staff liaison: John Coleman</i>
Business Development	Karl de Jong, Chair Sarah Diamond Glenn Allen <i>Staff liaison: Doug Merriman</i>
Technology	Kevin Loy, Chair JoEllen Kesti Karl de Jong <i>Staff liaison: Bill Chambers</i>
Mayor Pro-tem	JoEllen Kesti

COUNCIL COMMITTEE ASSIGNMENTS

II. Council Committees

A. Annually, at the first meeting of the year, the Mayor shall appoint two councilmembers and a council chairperson to each standing committee of the Council, subject to confirmation by the city council.

B. Standing Committees

1. **Public Safety:** To consider issues and make recommendations to the full Council related to the police department, fire department, municipal court and public policies relevant to those departments.

2. **Utilities:** To consider issues and make recommendations to the full Council related to the City's sewer, storm water and solid waste utilities including operational policies, rates and related policies.

3. **Finance, Personnel & Risk Management:** To consider issues and make recommendations to the full Council related to financial management policies, financial reports and personnel issues including personnel policies.

4. **Parks & Recreation:** To consider issues and make recommendations to the full Council related to the parks department and the provisioning of parks and recreation programming in the City.

5. **Business Development:** To consider issues and make recommendations to the full Council related to the attraction of new businesses and the retention of existing businesses within the City.

6. **Planning:** To consider issues and make recommendations to the full Council related to long-term planning and growth in the City.

C. The Role of City Council Committees

1. City Council Committees are intended to enhance communication between the Legislative Branch and the Executive Branch at the early phase of the development of significant items affecting public policy questions.

2. These Committees will enable City administration to obtain early feedback from representative members of the City Council on issues affecting public policy prior to their presentation, as necessary, to the full City Council.

3. City Council Committee members develop and maintain a deeper level of knowledge on matters of a technical nature which might affect public policy in order to increase the positive

exchange of information and discussions between City Council members, City staff, and the public.

4. When appropriate, items may be considered by a City Council Committee before a final recommendation from the appropriate City Board or Commission (i.e., Planning Commission, Parks Board).

5. City Council Committees do not replace the City Council as final decision makers on behalf of the full City Council. Council Committees make no staff direction on administrative matters, specific assignments, or work tasks. If Committee members seek additional information from an outside party or consultant resulting in additional cost to the City, approval to incur such cost must be approved by the full City Council.

6. Any discussion or feedback expressed or received at a Committee meeting should not be construed or understood to be a decision by or for the City Council. Further, any recommendation the Committee may make to the City Council is based on information possessed by the Committee at the time the recommendation is made and may be revised or amended upon receipt by the Committee of additional or newer information.

D. Operational Guidelines and Functional Structure

1. City Council Committees consist of three Council members one of whom is the committee chair. The Mayor may attend and participate in all Committee meetings.

2. No member of the City Council may serve on more than three Committees.

3. Council Committees will meet at least quarterly.

4. Council Committees have no delegated authority from the City Council and shall not take testimony from the public.

5. The Staff Liaison will coordinate with the Mayor and City Supervisor on the preparation of the agenda to determine whether items will be presented to a Committee or placed on the Council's regular agenda to be considered by the full City Council. Any item may be referred to the full Council by the Committee considering that item.

6. The full City Council by majority vote may refer any item on its agenda to an appropriate Committee for further review and recommendation.

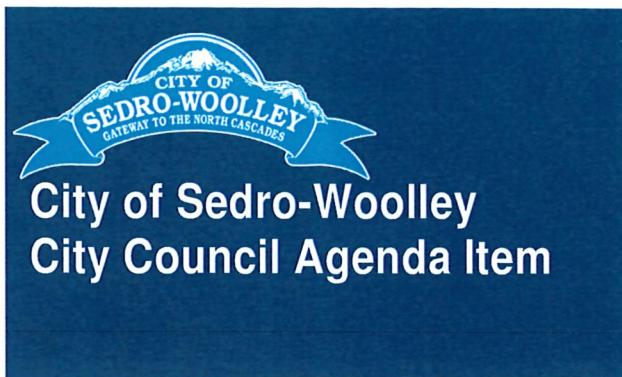
7. Committee meetings are intended to allow regular attendance by City Council Committee members, as well as the Staff Liaison, staff, the Mayor and the City Supervisor, as necessary. In order to prevent inadvertent violations of the Open Public Meetings Act, attendance by non-member Council members that will result in a quorum of the full City Council is prohibited.

8. The regular Council meeting agenda shall include an opportunity for Committee reports at which time any appointed Committee member may report to the Mayor and City Council on pertinent and timely issues before a Committee.

E. City Liaison Role

1. The City Supervisor serves as an advisor to each City Council Committee; however, each Committee has an identified staff liaison at the Director-level. The responsibilities of the Staff Liaison are as follows:

- a. Attend all meetings of the City Council Committee.
- b. Research information and prepare reports and correspondence as required for the Committee.
- c. Provide administrative support to the Committee, including distribution of documents to the Committee as required.
- d. Coordinate with the Committee chair to prepare agendas.
- e. Schedule meetings.
- f. Prepare Committee minutes within one week of the meeting and submit to the City Clerk for posting and distribution to the full City Council.
- g. Serve as the communication link between the Committee and City administration, City departments, and Council as appropriate.



Agenda Item No. a-e

Date: June 9, 2021

Subject: Call to Order; Pledge of Allegiance; Roll Call;
Approval of Agenda; Consent Agenda;

TO: Mayor and City Council

FROM: Doug Merriman, City Supervisor

- a. CALL TO ORDER - The Mayor will call the June 9, 2021 Meeting to Order
- b. PLEDGE OF ALLEGIANCE - The Mayor will lead the City Council and citizens in the Pledge of Allegiance to the United States of America.
- c. ROLL CALL - The Recorder will note those in attendance and those absent.
 - ____ Ward 1 Councilmember Brendan McGoffin
 - ____ Ward 2 Councilmember JoEllen Kesti
 - ____ Ward 3 Councilmember Sarah Diamond
 - ____ Ward 4 Councilmember Glenn Allen
 - ____ Ward 5 Councilmember Chuck Owen
 - ____ Ward 6 Councilmember Karl de Jong
 - ____ At-Large Councilmember Kevin Loy
- d. APPROVAL OF AGENDA
- e. CONSENT AGENDA - Mayor will ask for Council approval of Consent Agenda items.

CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
May 26th, 2021– 6:00 P.M. – Via ZOOM

Call to Order

Mayor Julia Johnson called the meeting to order at 6:00 P.M.

Pledge of Allegiance

Roll Call: Present: Mayor Julia Johnson, Councilmember Brendan McGoffin, Councilmember JoEllen Kesti, Councilmember Sarah Diamond, Councilmember Glenn Allen, Councilmember Chuck Owen, Councilmember Karl de Jong, and Councilmember Kevin Loy.

Approval of Agenda

Councilmember Owen made a motion to approve the agenda. Councilmember McGoffin seconded. Motion carried (7-0).

Consent Agenda

1. Minutes from Previous Meeting (Including May 5, 2021 Study Session)
2. Finance
 - Claim Checks #195347 to #195434 plus EFT's in the amount of \$908,970.16
 - Payroll Checks #60373 to #60383 plus EFT's in the amount of \$311,870.54
3. Interlocal Agreement - Whatcom County Parks - Rifle Range

Councilmember de Jong made a motion to approve the consent agenda. Councilmember Allen seconded. Motion carried (7-0).

Introduction of Special Guest and Presentations

1. PSE Update Presentation with Robert Knoll, Senior Government Affairs Representative for Skagit and Snohomish Counties. Mr. Knoll had a PowerPoint presentation over Storm Preparedness including infrastructure & readiness, customer resources, as well as Safety & Preparedness with a general overview of PSE as an energy utility. Discussion followed including preparedness for cyberattacks and people with special medical equipment that would be most impacted by a power outage.

Staff Reports

Fire Chief Frank Wagner – We had a great turn out for the 100th Anniversary/Chief Klinger's retirement ceremony. Lots of community support and businesses donating time and services. COVID numbers continue to drop. By the end of the week, we will be below 150 per 100,000 residents in Skagit County. Vaccinations available at all of the pharmacies.

Police Chief Lin Tucker – Stop the Hate march happening at noon on Saturday, May 29, 2021 starting at Hammer Heritage Square. Another thing going on right now is a big project to review the 12 or 13 bills that went through the last legislative session. Just trying to figure out how everything is going to work and get some guidance for our local folks and get it into the policies and procedures manual after Lexipol gives us some clarification.

Planning Director John Coleman – Issuing a Notice of Application for a subdivision on McGarigle Rd. All citizen concerns can be directed to the Building and Planning Department.

IT Director Bill Chambers – Still working on cemetery management software implementation. Ethernet cable upgrade in public safety section of the building.

Finance Manager Jill Scott – 2020 comprehensive financial report deadline is this week. Once we file that and sign off on the financial statements, they will be sent out for City Council review. Have prepared all documentation to qualify for American Rescue Plan funds as soon as they are made available by the State. Debbie Burton will start as new Finance Director on June 7th 2021.

City Attorney Nikki Thompson – nothing for the group at this time.

City Supervisor Doug Merriman – Working with John Coleman to find building inspector as a replacement for Tony Niskanen. Almost ready to close on Reed Street project. Library project is coming to a close. American Rescue Plan funds are being reviewed and we are anticipating receiving some funds from that. Also need to have a meeting with the Finance Committee to talk about several items and get lots of documents signed.

Councilmember and Mayor's Reports

Councilmember Brendan McGoffin – nothing to add tonight.

Councilmember JoEllen Kesti – I have been working at the cemetery and want to compliment Nathan Salseina and his crew for how nice it looks out there for Memorial Day.

Councilmember Sarah Diamond – want to thank everyone who helped with the celebration of both Chief Klinger and the 100th Anniversary of the Fire Department. Great to hear so many stories and see so much community involvement. People are very anxious to have the library open to the public. Discussion followed between Mayor Johnson, Councilmember Diamond and City Supervisor Doug Merriman.

Councilmember Glenn Allen – Would like to have seen city council wages on the agenda. Discussion followed regarding how city council's vote is applied and who would actually receive wage increases if it was voted upon.

Councilmember Chuck Owen – Recently I went to the museum and picked up a couple of books and would like to recommend them. Under the Red Roof is about the Northern State Hospital and the other is called The Cigarette Diaries.

Councilmember Karl de Jong – Want to say thank you to the Lions Club for cleaning up Highway 20 near Fruitdale Rd. Enjoyed being part of the Active Shooter/Mass Casualty drill and to see how the communication works to keep our citizens safe.

Councilmember Kevin Loy – Asked Chief Tucker about the changes that are coming from the legislative bills. Wanted to know if all the communities in Skagit County are communicating with each other to stay on the same page. Discussion with Chief Tucker followed.

Mayor Johnson – Farmers Market is open now for the summer. Want to commend the celebration for Chief Klinger's retirement and the anniversary of the Fire Department. A lot of hard work, team effort and energy was devoted to that and it was a very moving ceremony and celebration. Currently, I am working on putting together policies for opening up the city. I will have that out to council at the same time I have it out to the staff. We are still under phase 3, but the CDC has said that 2 weeks after the 2nd vaccine, people are allowed to take off the mask. Reminder: no Council Work Sessions for June, July and August. Last thing is House Bill 1590. We will be bringing the info to the council on 6/9/21. 1/10th of 1% sales tax has been offered to the cities in Skagit County. The money will go to the county if the city passes on the funds.

Public Comments

7:01 P.M.—opened for public comment. No requests were received.

7:01 P.M.—closed public comment

Unfinished Business

1. Amendments to the Shoreline Master Program (Ordinance No. 1983-21) 2nd Reading
John Coleman presented the 2nd reading regarding the funds for the updates. Changes are non-substantive for the most part. No questions or discussions. Mayor asked if there was a motion to approve Ordinance No. 1983-21. Councilmember Loy made motion and Councilmember de Jong seconded. Motion carried (7-0).

New Business

1. Updates to the City Council Governance Handbook and the Sedro-Woolley Municipal Code to change City Council Meeting Times (Resolution No. 1070-21 & Ordinance No. 1984-21)

These changes came from the May 7th City Council Working Retreat. Council would like to keep the 6pm start time for all future meetings. Must first pass a resolution to adopt the changes and then can move on to the Ordinance which will adopt the changes to the City of Sedro-Woolley Municipal Code. Councilmember Kesti wanted to remove the limit of 2 hours for Council Meetings so we can just finish what needs to be done. Councilmembers Allen and McGoffin both supported Councilmember Kesti's proposal. Resolution 1070-21 adopts the updated City Council Governance Handbook. Councilmember Kesti made the motion to approve Resolution No.1070-21. Councilmember Diamond seconded. Motion carried (7-0).

Motion to adopt Ordinance 1984-21 to enter the changes into the City of Sedro-Woolley Municipal Code was made by Councilmember Diamond. Motion seconded by Councilmember Kesti. Motion carried (7-0).

Information Only Items

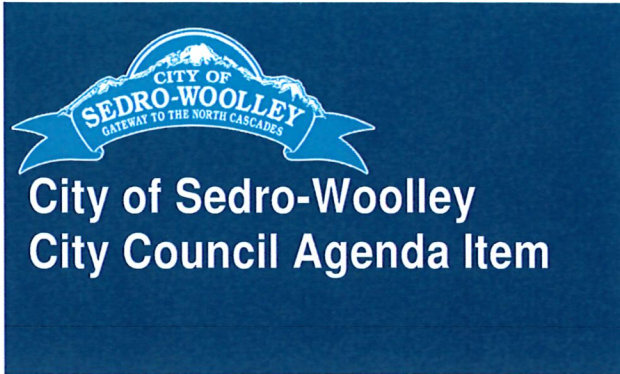
1. Minor Contracts approved under SWMC 2.104.060

Adjournment

The meeting adjourned at 7:10 P.M.

ATTEST:

APPROVED:



Agenda Item No. e-2

Date: June 9, 2021

Subject: Finance - Claims

TO: Mayor and City Council

FROM: Jill Scott, Finance Manager

Attached you will find the Claim Checks register proposed for payment for the period ending June 9, 2021.

Motion to approve Claim Checks #195435 to #195514 plus EFT's in the amount of \$295,113.00.

Motion to approve Payroll Checks #60384 to #60397 plus EFT's in the amount of \$476,793.00.

If you have any comments, questions or concerns, please contact me for information during the working day at 360-855-1661. This will allow me to look up the invoices that are stored in our office.

CHECK REGISTER

City Of Sedro-Woolley

Time: 15:02:48 Date: 00/00/0000

05/20/2021 To: 05/25/2021

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4361	05/20/2021	Claims	2	EFT	WA St Dept Of Prof Licen	234.00	
			001 - 521 20 41 040 - Intergov Svc-Gun Permits			234.00	
4460	05/21/2021	Claims	2	EFT	WA St Dept Of Prof Licen	327.00	
			001 - 521 20 41 040 - Intergov Svc-Gun Permits			327.00	
4463	05/24/2021	Claims	2	EFT	WA St Dept Of Revenue	19,900.12	
			425 - 531 50 31 000 - Operating Supplies			24.24	
			425 - 531 50 44 000 - Taxes & Assessments			1,284.37	
			401 - 535 50 48 010 - Maintenance Of Lines			239.75	
			401 - 535 50 48 010 - Maintenance Of Lines			97.75	
			401 - 535 80 31 010 - Operating Supplies			55.85	
			401 - 535 80 31 010 - Operating Supplies			42.71	
			401 - 535 80 31 010 - Operating Supplies			31.58	
			401 - 535 80 44 010 - Taxes & Assessments			6,708.96	
			102 - 536 20 34 000 - Liners			12.75	
			102 - 536 20 44 010 - Taxes And Assessments			94.94	
			106 - 536 30 44 010 - Taxes and Assessments			7.00	
			412 - 537 80 44 001 - Taxes & Assessments			11,219.16	
			101 - 576 80 44 010 - Taxes And Assessments			25.81	
			102 - 589 30 11 102 - DO NOT USE - Sales Tax Remit			55.25	
4493	05/25/2021	Claims	2	195435	Sound Law Center	1,592.50	
			001 - 521 20 41 001 - Professional Services			1,592.50	
			001 Current Expense Fund			2,153.50	
			101 Parks & Facilities Fund			25.81	
			102 Cemetery Fund			162.94	
			106 Cemetery Endowment Fund			7.00	
			401 Sewer Operations Fund			7,176.60	
			412 Solid Waste Operations Fund			11,219.16	
			425 Stormwater Operations			1,308.61	
						22,053.62	Claims: 22,053.62

CERTIFICATION: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Sedro Woolley, and that I am authorized to authenticate and certify to said claim.

Finance Director

Date

Finance Committee Member

Date

Finance Committee Member

Date

Finance Committee Member

Date

CHECK REGISTER

City Of Sedro-Woolley

Time: 16:21:53 Date: 06/02/2021

06/09/2021 To: 06/09/2021

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4757	06/09/2021	Claims	2	195436	A-1 Safety Tree Service	1,953.00	
					101 - 576 80 48 001 - Riverfront	1,953.00	
4758	06/09/2021	Claims	2	195437	AV Capture All Inc.	107.42	
					001 - 512 50 49 010 - Dues/Subscriptions	107.42	
4759	06/09/2021	Claims	2	195438	Baker Septic Tank Pumping Inc.	95.00	
					101 - 576 80 47 090 - Portable Toilets	95.00	
4760	06/09/2021	Claims	2	195439	Beaver Lake Quarry	5,052.00	
					103 - 542 30 48 002 - Crushed Aggregate	5,052.00	
4761	06/09/2021	Claims	2	195440	Boulder Park Inc	14,626.87	
					401 - 535 80 35 020 - Solids Handling	14,626.87	
4762	06/09/2021	Claims	2	195441	Cities Insurance Assoc	1,335.99	
					412 - 537 80 46 000 - Insurance	1,335.99	
4763	06/09/2021	Claims	2	195442	Comcast	404.92	
					001 - 518 80 42 021 - Internet Services	404.92	
4764	06/09/2021	Claims	2	195443	Core & Main LP	2,960.53	
					401 - 535 50 48 050 - Maint Of General Equip	2,960.53	
4765	06/09/2021	Claims	2	195444	Cowling & Co. LLC	7,663.20	
					101 - 594 76 63 025 - Olmsted Park	3,093.60	
					104 - 595 30 63 081 - Const-Jones/John Liner BNSF L	4,569.60	
4766	06/09/2021	Claims	2	195445	Crawford Garage Doors Inc	330.93	
					001 - 522 50 48 020 - Repair/Maint-Garage	330.93	
4767	06/09/2021	Claims	2	195446	A. Dykstra, dba Dykstra Farms LLC	315.00	
					412 - 537 60 47 020 - Site Yard Waste Disposal	315.00	
4768	06/09/2021	Claims	2	195447	E & E Lumber, Inc.	779.88	
					001 - 522 50 48 020 - Repair/Maint-Garage	220.84	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	476.09	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	31.93	
					101 - 576 80 31 025 - Operating Sup - Olmsted Park	37.49	
					101 - 576 80 48 012 - Harry Osborne	13.53	
4769	06/09/2021	Claims	2	195448	Edge Analytical Inc	52.00	
					401 - 535 80 41 000 - Professional Services	52.00	
4770	06/09/2021	Claims	2	195449	Enterprise Office Systems, Inc.	49.89	
					001 - 514 23 31 000 - Supplies	49.89	
4771	06/09/2021	Claims	2	195450	Fastenal Company	772.64	
					412 - 537 80 31 000 - Operating Supplies	772.64	
4772	06/09/2021	Claims	2	195451	Federal Certified Hearing	90.00	
					001 - 521 20 41 001 - Professional Services	45.00	
					001 - 522 20 41 010 - Prof Service-Medical Exams	45.00	
4773	06/09/2021	Claims	2	195452	FirstNET/AT&T Mobility	47.00	
					001 - 518 80 42 020 - Telephone	47.00	
4774	06/09/2021	Claims	2	195453	Brent Frisbee	65.00	
					412 - 537 80 31 000 - Operating Supplies	65.00	
4775	06/09/2021	Claims	2	195454	Galls Parent Holdings, LLC	562.88	
					001 - 522 20 26 000 - Uniforms	27.73	
					001 - 522 20 26 000 - Uniforms	27.74	

CHECK REGISTER

City Of Sedro-Woolley

Time: 16:21:53 Date: 06/02/2021

06/09/2021 To: 06/09/2021

Page: 2

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
					001 - 522 20 26 000 - Uniforms	284.78	
					001 - 522 20 26 000 - Uniforms	39.87	
					001 - 522 20 26 000 - Uniforms	182.76	
4776	06/09/2021	Claims	2	195455	P Gilbert dba Gilbert&Gilbert Law, Inc.	4,000.00	
					001 - 515 41 41 001 - Ext Legal-Prosecutor	4,000.00	
4777	06/09/2021	Claims	2	195456	Glenn W. Hutchings, dba	300.00	
					001 - 521 20 41 001 - Professional Services	300.00	
4778	06/09/2021	Claims	2	195457	Cliff Hodgins	65.00	
					412 - 537 80 31 000 - Operating Supplies	65.00	
4779	06/09/2021	Claims	2	195458	Indust Pwr Sup Inc, dba	611.83	
					425 - 531 50 48 000 - Repairs/Maintenance	611.83	
4780	06/09/2021	Claims	2	195459	L N Curtis & Sons	1,379.52	
					001 - 521 20 26 000 - Uniforms/Accessories	47.74	
					001 - 521 20 26 020 - Balistic Vests	201.81	
					001 - 521 20 26 020 - Balistic Vests	1,129.97	
4781	06/09/2021	Claims	2	195460	Lakeside Industries, Inc.	755.81	
					103 - 542 30 48 001 - Crack/Slurry Seals	755.81	
4782	06/09/2021	Claims	2	195461	The Language Exchange, Inc	330.00	
					001 - 512 50 41 040 - Language Interpreter	330.00	
4783	06/09/2021	Claims	2	195462	Les Schwab Tire Center	1,658.37	
					412 - 537 50 48 000 - Repairs/maint-equip	993.95	
					412 - 537 60 47 011 - Site Recycling Disposal	195.30	
					101 - 576 80 48 021 - Equipment	469.12	
4784	06/09/2021	Claims	2	195463	Lithtex NW	565.50	
					001 - 512 50 31 000 - Supplies	180.64	
					001 - 512 50 31 000 - Supplies	80.00	
					001 - 512 50 31 000 - Supplies	80.00	
					001 - 512 50 31 000 - Supplies	92.44	
					001 - 512 50 31 000 - Supplies	132.42	
4785	06/09/2021	Claims	2	195464	Loggers And Contractors	1,013.30	
					425 - 531 50 48 000 - Repairs/Maintenance	216.67	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	541.04	
					101 - 576 80 48 021 - Equipment	255.59	
4786	06/09/2021	Claims	2	195465	William R McCann	930.00	
					001 - 515 93 41 000 - Indigent Defender	930.00	
4787	06/09/2021	Claims	2	195466	McKesson Medical Surgical	1,476.09	
					001 - 522 21 31 000 - Operating Supplies - Medical	434.86	
					001 - 522 21 31 000 - Operating Supplies - Medical	66.84	
					001 - 522 21 31 000 - Operating Supplies - Medical	408.32	
					001 - 522 21 31 000 - Operating Supplies - Medical	202.90	
					001 - 522 21 31 000 - Operating Supplies - Medical	363.17	
4788	06/09/2021	Claims	2	195467	McLoughlin & Eardley Corp	96.11	
					501 - 594 21 64 501 - Vehicles - Police	96.11	
4789	06/09/2021	Claims	2	195468	Miles Sand & Gravel Co.	2,040.88	
					001 - 594 22 61 000 - Fire Station 1.5	2,040.88	
4790	06/09/2021	Claims	2	195469	Municipal Emergency Services Inc	720.44	
					001 - 522 20 35 000 - Small Tools & Minor Equip	720.44	

CHECK REGISTER

City Of Sedro-Woolley

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4791	06/09/2021	Claims	2	195470	Walter E Nelson Co. of N. WA	757.85	
					101 - 576 80 31 000 - Operating Sup - Tesarik Park	39.15	
					101 - 576 80 31 001 - Operating Sup - Riverfront	718.70	
4792	06/09/2021	Claims	2	195471	Nelson Dist, Inc. dba Nelson Petroleum	364.76	
					412 - 537 80 32 010 - Fuel Additive - DEF	364.76	
4793	06/09/2021	Claims	2	195472	NCL of WI, dba North Central Labs	90.31	
					401 - 535 80 31 010 - Operating Supplies	90.31	
4794	06/09/2021	Claims	2	195473	North Hill Resources Inc	855.00	
					412 - 537 60 47 020 - Site Yard Waste Disposal	855.00	
4795	06/09/2021	Claims	2	195474	OASYS, Inc.	65.10	
					001 - 514 23 31 000 - Supplies	65.10	
4796	06/09/2021	Claims	2	195475	Office Depot Inc.	43.12	
					001 - 524 20 31 000 - Off/Oper Supps & Books	6.39	
					001 - 524 20 31 000 - Off/Oper Supps & Books	7.99	
					001 - 558 60 31 000 - Supplies/Books	6.38	
					001 - 558 60 31 000 - Supplies/Books	6.38	
					001 - 558 60 31 000 - Supplies/Books	15.98	
4797	06/09/2021	Claims	2	195476	Oliver-Hammer, Inc	195.26	
					412 - 537 80 31 000 - Operating Supplies	195.26	
4798	06/09/2021	Claims	2	195477	Pacific Air Control	925.51	
					101 - 576 80 48 016 - City Hall	925.51	
4799	06/09/2021	Claims	2	195478	Pape' Group, dba Pape' Machinery Inc.	1,908.19	
					401 - 535 50 48 040 - Maintenance Of Vehicles	34.76	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	560.78	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	1,261.44	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	14.69	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	36.52	
4800	06/09/2021	Claims	2	195479	Protek, Inc. dba	1,876.63	
					001 - 521 20 48 010 - Repair & Maint - Auto	856.57	
					001 - 521 20 48 010 - Repair & Maint - Auto	681.08	
					001 - 522 20 48 000 - Repairs/Maint-Equip	338.98	
4801	06/09/2021	Claims	2	195480	Public Utility Dis No1	143.56	
					401 - 535 80 47 000 - Public Utilities	71.78	
					401 - 535 80 47 000 - Public Utilities	71.78	
4802	06/09/2021	Claims	2	195481	Puget Sound Energy	25,981.31	
					001 - 521 20 47 000 - Public Utilities	111.59	
					001 - 521 20 47 000 - Public Utilities	21.39	
					001 - 522 50 47 000 - Public Utilities	118.42	
					425 - 531 50 47 000 - Public Utilities	30.24	
					425 - 531 50 47 000 - Public Utilities	93.66	
					401 - 535 80 47 000 - Public Utilities	57.11	
					401 - 535 80 47 000 - Public Utilities	137.79	
					401 - 535 80 47 000 - Public Utilities	10,526.50	
					401 - 535 80 47 000 - Public Utilities	92.60	
					401 - 535 80 47 000 - Public Utilities	257.78	
					401 - 535 80 47 000 - Public Utilities	81.16	
					401 - 535 80 47 000 - Public Utilities	61.43	
					401 - 535 80 47 000 - Public Utilities	191.54	
					401 - 535 80 47 000 - Public Utilities	143.16	

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					401 - 535 80 47 000 - Public Utilities	185.23	
					102 - 536 20 47 000 - Public Utilities	46.54	
					412 - 537 80 47 000 - Public Utilities	125.95	
					103 - 542 63 47 000 - Public Utilities	65.89	
					103 - 542 63 47 000 - Public Utilities	57.29	
					103 - 542 63 47 000 - Public Utilities	59.44	
					103 - 542 63 47 000 - Public Utilities	103.18	
					103 - 542 63 47 000 - Public Utilities	9,886.75	
					101 - 576 80 47 000 - Riverfront	169.87	
					101 - 576 80 47 000 - Riverfront	17.62	
					101 - 576 80 47 000 - Riverfront	99.74	
					101 - 576 80 47 000 - Riverfront	11.05	
					101 - 576 80 47 000 - Riverfront	12.67	
					101 - 576 80 47 010 - Community Center	191.71	
					101 - 576 80 47 020 - Senior Center	234.56	
					101 - 576 80 47 030 - Museum Apartments	17.19	
					101 - 576 80 47 030 - Museum Apartments	7.97	
					101 - 576 80 47 030 - Museum Apartments	12.61	
					101 - 576 80 47 040 - Train	17.50	
					101 - 576 80 47 050 - Hammer Square	158.27	
					101 - 576 80 47 051 - Bingham / Memorial	84.94	
					101 - 576 80 47 051 - Bingham / Memorial	83.10	
					101 - 576 80 47 052 - Bingham Caretaker	116.13	
					101 - 576 80 47 053 - Other Utilities	62.10	
					101 - 576 80 47 053 - Other Utilities	11.05	
					101 - 576 80 47 053 - Other Utilities	14.49	
					101 - 576 80 47 070 - City Hall	2,204.10	
4803	06/09/2021	Claims	2	195482	Red's Mobile 24-Hour Truck & Equip Repai	9,071.38	
					412 - 537 50 48 000 - Repairs/maint-equip	5,837.30	
					412 - 537 50 48 000 - Repairs/maint-equip	3,234.08	
4804	06/09/2021	Claims	2	195483	Ricoh USA, Inc	522.29	
					001 - 524 20 31 000 - Off/Oper Supps & Books	174.10	
					001 - 558 60 31 000 - Supplies/Books	174.09	
					001 - 595 10 31 000 - Supplies	174.10	
4805	06/09/2021	Claims	2	195484	Ricoh USA, Inc	230.86	
					001 - 524 20 31 000 - Off/Oper Supps & Books	76.95	
					001 - 558 60 31 000 - Supplies/Books	76.95	
					001 - 595 10 31 000 - Supplies	76.96	
4806	06/09/2021	Claims	2	195485	Kevin Rogerson	200.00	
					001 - 512 50 41 010 - Municipal Court Judge	200.00	
4807	06/09/2021	Claims	2	195486	SBA Structures, LLC	526.33	
					001 - 591 28 70 001 - Lease - SBA	263.17	
					401 - 591 28 70 401 - Lease - SBA	263.16	
4808	06/09/2021	Claims	2	195487	Sedro-Woolley Auto Parts Inc	381.97	
					001 - 518 20 48 000 - Repair & Maintenance	35.13	
					001 - 518 20 48 000 - Repair & Maintenance	22.33	
					001 - 522 20 48 000 - Repairs/Maint-Equip	37.17	
					001 - 522 20 48 000 - Repairs/Maint-Equip	23.05	
					425 - 531 50 48 000 - Repairs/Maintenance	12.89	
					401 - 535 50 48 040 - Maintenance Of Vehicles	51.04	
					412 - 537 50 48 000 - Repairs/maint-equip	50.93	
					412 - 537 80 31 000 - Operating Supplies	16.49	
					412 - 537 80 31 000 - Operating Supplies	4.33	
					412 - 537 80 31 000 - Operating Supplies	35.31	
					103 - 542 30 48 010 - Repair/Maintenance-Equip	12.90	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			103 - 542 30 48 010 - Repair/Maintenance-Equip			38.37	
			101 - 576 80 32 000 - Auto Fuel/Diesel			16.26	
			101 - 576 80 48 021 - Equipment			6.68	
			101 - 576 80 48 021 - Equipment			19.09	
4809	06/09/2021	Claims	2	195488	Sedro-Woolley Chamber Of	958.30	
			108 - 557 30 41 011 - Chamber Of Commerce			958.30	
4810	06/09/2021	Claims	2	195489	Sedro-Woolley Volunteer	1,000.00	
			001 - 522 20 31 010 - Office Supplies			500.00	
			001 - 522 21 31 010 - Office Supplies			500.00	
4811	06/09/2021	Claims	2	195490	Shred IT US JV LLC	109.08	
			001 - 512 50 31 000 - Supplies			22.39	
			001 - 514 23 31 000 - Supplies			22.39	
			001 - 521 20 31 002 - Office/Operating Supplies			44.77	
			001 - 524 20 31 000 - Off/Oper Supps & Books			6.51	
			001 - 558 60 31 000 - Supplies/Books			6.51	
			001 - 595 10 31 000 - Supplies			6.51	
4812	06/09/2021	Claims	2	195491	Skagit 911	1,118.30	
			001 - 522 20 41 020 - Central Dispatch			1,118.30	
4813	06/09/2021	Claims	2	195492	Skagit Cnty Public Works	62,570.47	
			412 - 537 60 47 000 - Solid Waste Disposal			62,570.47	
4814	06/09/2021	Claims	2	195493	Skagit Cnty Treasurer	55,383.90	
			114 - 523 60 41 022 - Jail Sales Tax Pass Through 2/11			55,281.86	
			635 - 589 30 05 635 - Count Crime Victim Witness Pr			102.04	
4815	06/09/2021	Claims	2	195494	Skagit Farmers Supply	172.50	
			412 - 537 80 31 000 - Operating Supplies			15.21	
			101 - 576 80 31 100 - Fertilizer/Herbicide			157.29	
4816	06/09/2021	Claims	2	195495	PNG Media LLC, dba Skagit Publishing	1,188.98	
			001 - 511 60 31 001 - Legal Publications			193.68	
			001 - 511 60 31 001 - Legal Publications			86.08	
			001 - 558 60 41 011 - Advertising Reimbuseable			231.34	
			001 - 558 60 41 011 - Advertising Reimbuseable			177.54	
			001 - 558 60 41 011 - Advertising Reimbuseable			252.86	
			001 - 594 22 61 000 - Fire Station 1.5			80.70	
			101 - 594 76 63 025 - Olmsted Park			166.78	
4817	06/09/2021	Claims	2	195496	Skagit Soils Inc	2,985.68	
			412 - 537 60 47 021 - Curbside Yard Waste Disposal			2,985.68	
4818	06/09/2021	Claims	2	195497	PNG Media LLC, dba Skagit Valley Herald	78.05	
			001 - 524 20 31 000 - Off/Oper Supps & Books			26.01	
			001 - 558 60 31 000 - Supplies/Books			26.02	
			001 - 558 60 31 000 - Supplies/Books			26.02	
4819	06/09/2021	Claims	2	195498	John Green, dba Trimline Design	400.20	
			001 - 522 20 48 000 - Repairs/Maint-Equip			400.20	
4820	06/09/2021	Claims	2	195499	US Mower	4,049.21	
			425 - 531 50 48 000 - Repairs/Maintenance			34.71	
			425 - 531 50 48 000 - Repairs/Maintenance			4,014.50	
4821	06/09/2021	Claims	2	195500	HD Supp Facil. Maint, dba USA Blue Book	2,496.44	
			401 - 594 35 64 001 - Portable Equipment			2,496.44	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4822	06/09/2021	Claims	2	195501	Uline, Inc.	1,449.24	
					001 - 522 20 31 000 - Operating Supplies	500.00	
					412 - 537 80 31 000 - Operating Supplies	949.24	
4823	06/09/2021	Claims	2	195502	UniFirst Corp.	571.52	
					001 - 522 20 26 000 - Uniforms	283.63	
					001 - 522 20 26 000 - Uniforms	287.89	
4824	06/09/2021	Claims	2	195503	Marcoo Inc., dba Valley Auto Supply	22.14	
					001 - 522 20 48 000 - Repairs/Maint-Equip	-10.18	
					001 - 522 20 48 000 - Repairs/Maint-Equip	24.08	
					412 - 537 80 31 000 - Operating Supplies	8.24	
4825	06/09/2021	Claims	2	195504	Cellco Partnership dba Verizon Wireless	4,331.96	
					001 - 511 60 31 000 - Supplies	42.00	
					001 - 513 10 42 020 - Telephone	148.67	
					001 - 514 23 42 020 - Telephone	114.01	
					001 - 518 80 42 020 - Telephone	122.04	
					001 - 521 20 42 020 - Telephone	912.01	
					001 - 521 20 42 020 - Telephone	801.10	
					001 - 522 20 42 020 - Telephone	155.99	
					001 - 522 20 42 020 - Telephone	440.29	
					001 - 524 20 42 020 - Telephone	106.67	
					401 - 535 80 42 030 - Cell Phones	410.89	
					102 - 536 20 42 020 - Telephone	66.66	
					412 - 537 80 42 025 - Cell Phones	294.00	
					103 - 542 30 42 020 - Telephone	208.01	
					001 - 558 60 42 020 - Telephone	82.01	
					101 - 576 80 42 020 - Telephone	301.32	
					001 - 595 10 42 025 - Cell Phones	126.29	
4826	06/09/2021	Claims	2	195505	WA Assoc Of Building Off	50.00	
					001 - 524 20 49 010 - Misc-Dues	50.00	
4827	06/09/2021	Claims	2	195506	WA St Criminal Justice	3,347.00	
					001 - 521 40 49 000 - Tuition/Registration	3,347.00	
4828	06/09/2021	Claims	2	195507	WA St Dept Of Ecology	5,121.00	
					425 - 531 50 41 020 - DOE NPDES Monitoring	5,121.00	
4829	06/09/2021	Claims	2	195508	WA St Dept Of Trans	109.09	
					104 - 595 10 63 076 - Eng-SR20/SR9-Township Int lrr	109.09	
4830	06/09/2021	Claims	2	195509	WA St Off Of Treasurer	6,113.94	
					635 - 586 30 00 635 - State Court Fees Remittance	6,113.94	
4831	06/09/2021	Claims	2	195510	Waste Management Of Skgt	11,230.90	
					412 - 537 60 47 010 - Curbside Recycling Disposal	11,230.90	
4832	06/09/2021	Claims	2	195511	DGK Inc, dba Widener & Associates	1,260.00	
					104 - 595 10 63 077 - Eng-SR20 Cascade Trail Phase :	1,260.00	
4833	06/09/2021	Claims	2	195512	Woods Acquisition Corp	321.02	
					412 - 537 80 31 000 - Operating Supplies	43.39	
					101 - 576 80 32 000 - Auto Fuel/Diesel	13.00	
					101 - 576 80 35 000 - Small Tools & Minor Equip	179.02	
					101 - 576 80 35 010 - Safety Equipment	63.74	
					101 - 576 80 48 021 - Equipment	21.87	

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
4834	06/09/2021	Claims	2	195513	World Kinect Energy Services, dba	8,653.52	
					001 - 521 20 32 000 - Auto Fuel	2,057.91	
					001 - 522 20 32 000 - Auto Fuel/Diesel	1,499.07	
					425 - 531 50 32 000 - Vehicle Fuel	94.31	
					425 - 531 50 32 000 - Vehicle Fuel	113.24	
					401 - 535 80 32 000 - Auto Fuel/Diesel	145.99	
					412 - 537 80 32 000 - Auto Fuel/Diesel	1,579.70	
					412 - 537 80 32 000 - Auto Fuel/Diesel	217.58	
					412 - 537 80 32 000 - Auto Fuel/Diesel	1,824.44	
					103 - 542 30 32 000 - Auto Fuel/Diesel	109.55	
					103 - 542 30 32 000 - Auto Fuel/Diesel	132.46	
					103 - 542 30 32 000 - Auto Fuel/Diesel	163.39	
					101 - 576 80 32 000 - Auto Fuel/Diesel	536.78	
					101 - 576 80 32 000 - Auto Fuel/Diesel	179.10	
4835	06/09/2021	Claims	2	195514	NW Fiber LLC, dba Ziply Fiber	620.51	
					001 - 521 20 42 020 - Telephone	74.26	
					001 - 521 20 42 020 - Telephone	75.06	
					401 - 535 80 42 020 - Telephone	231.42	
					102 - 536 20 42 020 - Telephone	89.00	
					101 - 576 80 47 070 - City Hall	150.77	
					001 Current Expense Fund	32,094.19	
					101 Parks & Facilities Fund	12,939.06	
					102 Cemetery Fund	202.20	
					103 Street Fund	19,567.53	
					104 Arterial Street Fund	5,938.69	
					108 Lodging Tax Fund	958.30	
					114 Law Enforcement Sales Tax	55,281.86	
					401 Sewer Operations Fund	33,241.27	
					412 Solid Waste Operations Fund	96,181.14	
					425 Stormwater Operations	10,343.05	
					501 Equipment Replacement Fund	96.11	
					635 Custodial Fund	6,215.98	
						<hr/>	
						273,059.38	Claims: 273,059.38

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
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CERTIFICATION: I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described, or that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Sedro Woolley, and that I am authorized to authenticate and certify to said claim.

Finance Director

Date

Finance Committee Member

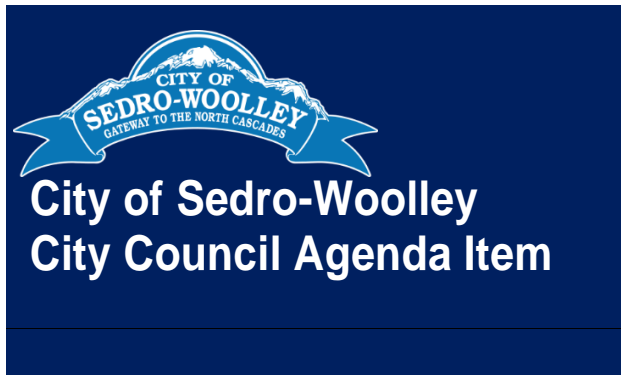
Date

Finance Committee Member

Date

Finance Committee Member

Date



Agenda Item No. e-3

Date: June 9, 2021

Subject: Final Plat approval of the Plat of Garden Meadows

FROM: John Coleman, AICP, Planning Director

RECOMMENDED ACTION:

Make a motion to adopt Resolution No. 1071-21, a resolution granting final plat approval for the Plat of Garden Meadows, a 28-lot, 31-unit subdivision and authorizing the mayor and her designee(s) to sign all final plat approval documents.

ISSUE:

Should the Council grant final plat approval for the Plat of Garden Meadows?

BACKGROUND / SUMMARY INFORMATION:

The property owner submitted a request for final plat approval for the Plat of Garden Meadows, a 28-lot, 31-unit subdivision at 606 F & S Grade Road. The city council approved Resolution 1053-20 on June 10, 2020, granting the 28-lot subdivision preliminary plat approval. The preliminary plat application file number is LP-2019-432; the final plat application file number is 2021-202.

The required improvements associated with the Plat of Garden Meadows have been completed and approved or agreements are in place that require the completion of the conditions.

ATTACHMENTS:

1. Resolution 1071-21 granting final plat approval of the Plat of Garden Meadows, a 28-lot, 31-unit subdivision and authorizing the mayor and her designee(s) to sign all final plat approval documents.

Attachment 1 to Council memo

Resolution No. 1071-21, a resolution granting final plat approval of the Plat of Garden Meadows, a 28-lot, 31-unit subdivision and authorizing the mayor and her designee(s) to sign all final plat approval documents.

RESOLUTION NO. 1071-21

A RESOLUTION GRANTING FINAL PLAT APPROVAL FOR THE “PLAT OF GARDEN MEADOWS” A 28-LOT, 31-UNIT SUBDIVISION AND AUTHORIZING THE MAYOR AND HER DESIGNEE(S) TO SIGN ALL FINAL PLAT APPROVAL DOCUMENTS

WHEREAS, on March 13, 2020 the Hearing Examiner for the City of Sedro-Woolley held a public hearing with proper notice, and recommended to the City Council that the proposed preliminary Plat of Garden Meadows, preliminary plat file #2019-432, be approved subject to conditions; and

WHEREAS, on June 10, 2020, the City of Sedro-Woolley City Council approved Resolution No. 1053-20 granting preliminary approval of said subdivision and adopting the Findings, Conclusions and Recommendation of the Hearing Examiner; and

WHEREAS, the owner of the property, Garden Meadows SW, LLC, has applied for final plat approval of the Plat of Garden Meadows for a total of twenty-eight lots; and

WHEREAS, the final plat application, file # 2021-202, upon final review is deemed to be within the scope of the project’s environmental analysis and development conditions; and

WHEREAS, the conditions placed on the subdivision have been met or will be met to the satisfaction of the City of Sedro-Woolley;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Plat of Garden Meadows, a subdivision consisting of twenty-eight (28) lots as represented in Attachment A, is hereby approved and the Mayor and her designee is authorized to sign all Final Plat approval documents.

Section 2. The City Council hereby adopts by reference the Hearing Examiner’s Findings, Conclusions and Recommendation dated March 26, 2020 (as shown in preliminary plat approval Resolution 1053-20) and the owner shall be in compliance with all conditions referenced in said Recommendation.

Passed and approved this 9th day of June, 2021.

JULIA JOHNSON, MAYOR

Attest:

Approved as to form:

Finance Director

City Attorney

Resolution 1071-21

Attachment A
Plat Map of
“Plat of Garden Meadows”

PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., W.M.

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 487 FEET WEST OF THE NORTHEAST CORNER
OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF
THE NORTHEAST 1/4, 370 FEET;
THENCE SOUTH 38 RODS, MORE OR LESS, TO INTERSECT THE NORTH
LINE OF THE RIGHT-OF-WAY OF THE FAIRHAVEN AND SOUTHERN
RAILROAD;
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF THE SAID
RIGHT-OF-WAY TO A POINT SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WEST OF A LINE THAT IS 463
FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION;

ALSO EXCEPTING THE RIGHTS-OF-WAY OF THE PUGET SOUND AND
BAKER RIVER RAILROAD AND COUNTY ROADS.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND
OTHER INSTRUMENTS OF RECORD.

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

TOTAL PROJECT AREA: 257,900 SQ FT, 5.92 ACRES
AREA OF RIGHT-OF-WAY FOR TRAIL ROAD TO BE DEDICATED TO CITY
OF SEDRO-WOOLLEY: 44,539 SQ FT, 1.02 ACRES

APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR
CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF
THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED
ON THIS ____ DAY OF _____, 2021.

PLANNING DIRECTOR

CITY ENGINEER

CITY MAYOR

CITY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2021.

CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND
WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED
HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE
RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 20 ____.

DATED THIS ____ DAY OF _____, 2021.

SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS ____ DAY OF _____, 2021 AT
MINUTES PAST ____ O'CLOCK ____ M. IN VOLUME ____ OF PLATS ON
PAGE(S) ____ UNDER AUDITOR'S FILE NO. _____,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

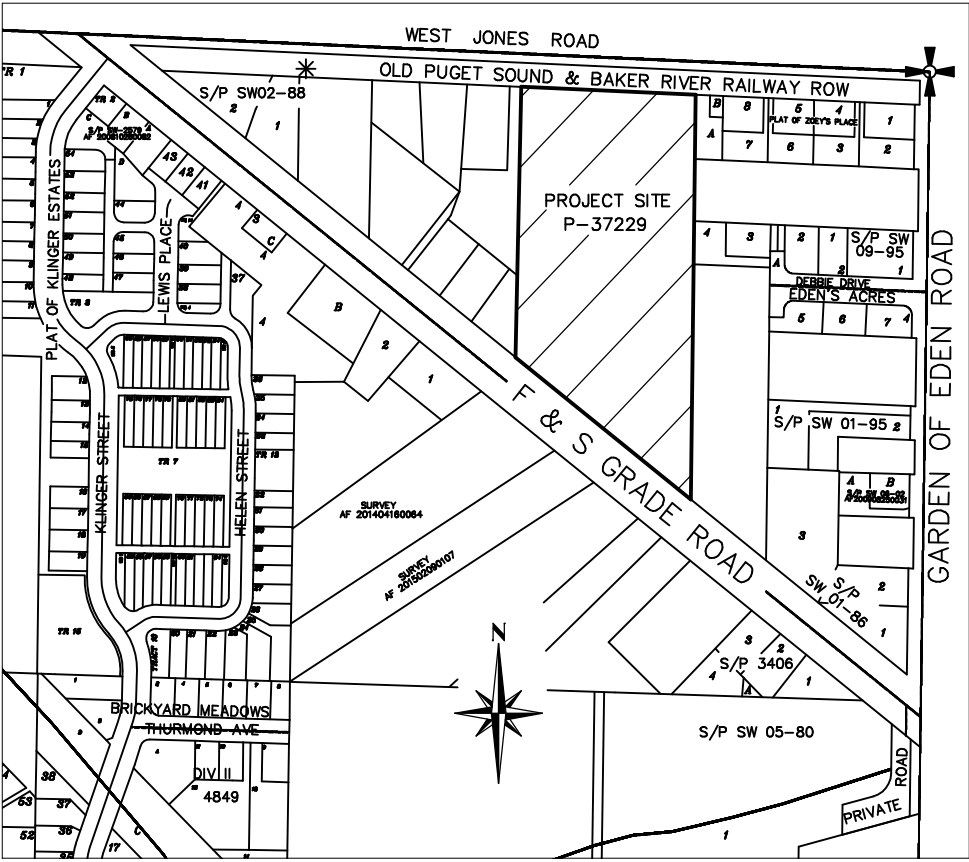
DEPUTY

SURVEYOR'S CERTIFICATE

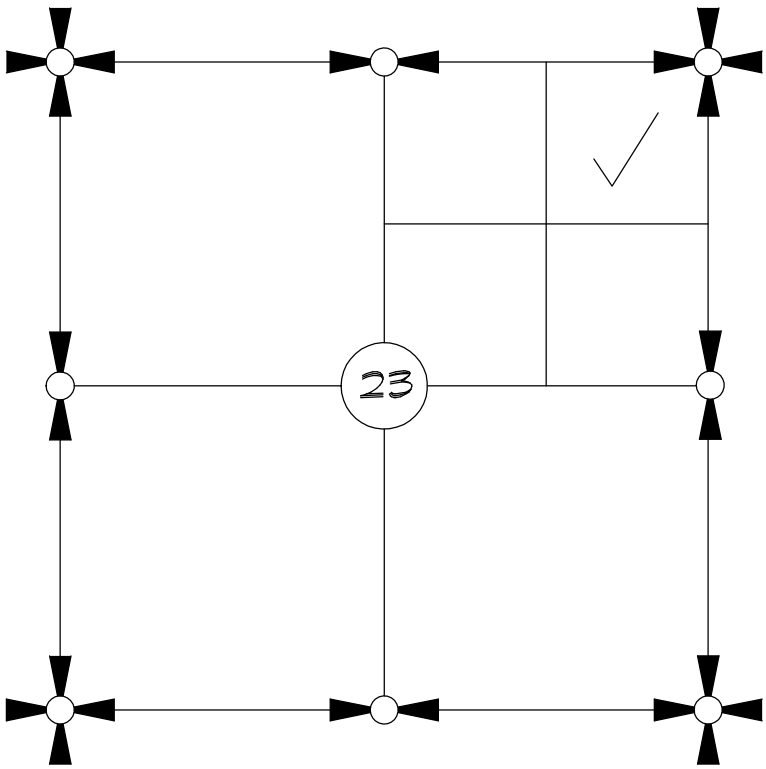
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AND THE REQUIREMENTS OF THE CITY OF SEDRO-WOOLLEY
PLATTING REQUIREMENTS AT THE REQUEST OF GARDEN MEADOWS SW, LLC IN
JUNE 2021. I HEREBY CERTIFY THAT THIS PLAT OF GARDEN MEADOWS IS
BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT
THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; AND IS PREPARED
PERSUANT TO THE REQUIREMENTS WITHIN THE UNIFORM COMMON INTEREST
OWNERSHIP ACT PER RCW 64.90.245(2).

BRUCE G. LISSER, PLS CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1109
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL BRUCE@LISSER.COM

DATE



VICINITY MAP
SKAGIT COUNTY ASSESSOR'S MAP
SCALE 1"=300'



SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 4

DATE: 6/02/21

PLAT IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: GARDEN MEADOWS SW, LLC			
FB:	PG:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: DWG: 19-066A PLAT
MERIDIAN: ASSUMED			

PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., W.M.

OWNER'S CONSENT AND DEDICATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE PLAT OF GARDEN MEADOWS, A PLAT COMMUNITY, AS THE TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSES. THIS MAP AND ANY PORTION THEROF IS RESTRICTED BY LAW AND THE DECLARATION OF PLAT OF GARDEN MEADOWS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER REFERENCED IN NOTE 23 ON SHEET 3 OF 4.

ADDITIONALLY, THE UNDERSIGNED OWNERS OF INTEREST DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER THE STREETS AND AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____DAY OF _____, 2021.

GARDEN MEADOWS SW, LLC SAVIBANK

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____OF GARDEN MEADOWS SW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE _____
NOTARY PUBLIC _____
MY APPOINTMENT EXPIRES _____
RESIDING AT _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____OF SAVIBANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE _____
NOTARY PUBLIC _____
MY APPOINTMENT EXPIRES _____
RESIDING AT _____

EASEMENTS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, ATT BROADBAND, VERIZON, FRONTIER COMMUNICATIONS (ZIPLY FIBER), CASCADE NATURAL GAS CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THE EXTERIOR 10 (TEN) FEET AS SHOWN HEREON OF ALL LOTS AND TRACTS ABUTTING PUBLIC ROADS AND RIGHTS OF WAY SHOWN HEREON, AND OTHER UTILITY SHOWN ON THE FACE OF THIS PLAT, WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THEREOF, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES 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 FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

PRIVATE STORM DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE PER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR GARDEN MEADOWS SW HOMEOWNERS ASSOCIATION AS REFERENCED UNDER NOTE NO. 24

THE CITY OF SEDRO-WOOLLEY IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR, AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

CROSS USE EASEMENTS

THE 20.0 FOOT WIDE EASEMENTS (A, B, C, D, E, F, AND G) ARE HEREBY DEDICATED AS NON-EXCLUSIVE, MUTUALLY BENEFICIAL CROSS-USE EASEMENTS FOR INGRESS, EGRESS, STORM DRAINAGE AND UTILITIES BENEFITING THE LOTS AS SHOWN WITHIN OR ADJACENT TO SAID EASEMENTS, TOGETHER WITH MAINTENANCE THEREOF AS SPECIFICALLY MENTIONED IN THE HOMEOWNERS DOCUMENT REFERENCED UNDER NOTE NO. 24.

PRIVATE WATERLINE EASEMENTS

THE 10.00 FOOT WIDE EASEMENTS (J, K, L, AND M) ARE HEREBY DEDICATED FOR PRIVATE WATERLINES AND THE MAINTENANCE THEREOF TO SERVICE THE LOTS TOUCHING SAID EASEMENT.

A 5.00 FOOT WIDE EASEMENT (N) FOR A PRIVATE WATERLINE AND THE MAINTENANCE THEREOF IS HEREBY DEDICATED ACROSS THE NORTH 5.00 FEET OF LOT 12 FOR THE BENEFIT OF LOT 13.

UTILITY EASEMENT "H"

A 5.00 FOOT WIDE EASEMENT FOR UTILITIES AND THE MAINTENANCE THEREOF IS HEREBY DEDICATED ACROSS THE SOUTH 5.00 FEET OF LOT 18 FOR THE BENEFIT OF LOT 19.

PRIVATE SANITARY SEWER EASEMENT "P"

AN EASEMENT OF VARIABLE WIDTH, FOR SANITARY SEWER LINE PURPOSES AND THE MAINTENACE THEREOF IS HEREBY DEDICATED ACROSS A PORTION OF LOT 26 FOR THE BENEFIT OF LOT 28

PUD UTILITY EASEMENT

A 10.0 FOOT WIDE EASEMENT ALONG THE NORTH 10 FEET OF LOTS 20 AND 21 IS HEREBY 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, SEWER, ELECTRICAL, AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME PIPE(S), LINE(S) OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANTOR(S). THE GRANTOR(S) ALSO GIVES THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), 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(S) 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.

SHEET 2 OF 4

DATE: 6/02/21

PLAT IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: GARDEN MEADOWS SW, LLC			
FB:	PG:	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: DWG:19-066A PLAT
MERIDIAN: ASSUMED			

PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., W.M.

NOTES

1. Ⓐ INDICATES EXISTING MONUMENT IN CASE
 ○ INDICATES EXISTING PIPE OR REBAR FOUND
 ● INDICATES REBAR SET WITH YELLOW CAP INSCRIBED
LISSER 29960
 Ⓐ INDICATES BRASS MONUMENT IN CASE SET WITH BRASS
DISK INSCRIBED LISSER 22960
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM CHICAGO
TITLE COMPANY TITLE REPORT, ORDER NO. 620046695, UPDATE NO. 1,
DATED MARCH 16, 2021.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION
SEE PLAT OF EDEN'S ACRES LP-06-09 RECORDED UNDER AUDITOR'S
FILE NO. 201101180064, PLAT OF ZO EY'S PLAGE LP-1-08
RECORDED UNDER AUDITOR'S FILE NO. 201303080035, SHORT PLAT
NO. SW-01-86 RECORDED UNDER AUDITOR'S FILE NO. 8602270013,
SHORT PLAT NO. SW-02-88 RECORDED UNDER AUDITOR'S FILE NO.
8806010039, SHORT PLAT NO. SW-01-95 RECORDED UNDER
AUDITOR'S FILE NO. 9504210098, SHORT PLAT NO. SW-09-95
RECORDED UNDER AUDITOR'S FILE NO. 9512290100, SHORT PLAT
NO. SW-06-SP-2 RECORDED UNDER AUDITOR'S FILE NO.
200908250031 AND RECORD OF SURVEY MAPS RECORDED UNDER
AUDITOR FILE NUMBERS 9108080009 AND 200609190059, ALL IN
RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. ZONING CLASSIFICATION: R-7, RESIDENTIAL ZONE
5. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
6. STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
7. STREET STANDARD: CITY OF SEDRO-WOOLLEY
8. WATER: SKAGIT COUNTY P.U.D. NO. 1
9. POWER: PUGET SOUND ENERGY
10. TELEPHONE: ZIPLY FIBER
11. GAS: CASCADE NATURAL GAS
12. TELEVISION CABLE: COMCAST CORPORATION
 FIBER OPTIC WAVE BROADBAND
13. GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY, SOLID
WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE
PUBLIC RIGHT OF WAY.
14. MERIDIAN: ASSUMED
15. BASIS OF BEARING: MONUMENTED EAST LINE OF THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4
EAST, W.M. (BETWEEN NORTHEAST SECTION CORNER AND MONUMENT
AT DEBBIE DRIVE)
BEARING = SOUTH 0°31'54" EAST
16. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE
METER AND/OR TRIMBLE S-7 THEODOLITE DISTANCE METER
17. SURVEY PROCEDURE: FIELD TRAVERSE
18. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO
IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY
IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH
EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS,
LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN
CHICAGO TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE.
SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE
NUMBERS: 202102170161, 202012230137 AND
20. OWNER: GARDEN MEADOWS SW, LLC
 PO BOX 619
 SEDRO-WOOLLEY WA 98284
21. SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-37229

22. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT
DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES.
23. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
RESERVATIONS FOR GARDEN MEADOWS SW IS RECORDED UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. _____
24. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE
ON-SITE STORM DRAIN PIPE STUBS UNLESS OTHERWISE APPROVED BY
THE CITY OF SEDRO-WOOLLEY.
25. THE INGRESS AND EGRESS FOR ALL LOTS FRONTING DIRECTLY
ON TRAIL ROAD SHALL BE THROUGH THE SHARED INGRESS, EGRESS
AND UTILITIES EASEMENT ADJOINING THE LOTS (SAID EASEMENT IS
AN ENCUMBRANCE OF THE PANHANDLE PORTION OF THE FLAGGED LOTS
AS SHOWN).
- EXCERPTS FROM SEDRO-WOOLLEY MUNICIPAL CODE SECTION 17.14
RESIDENTIAL 7 (R-7) ZONE:
- DUPLEX LOTS
BE SITUATED ON A LOT OF NOT LESS THAN 9,000 SQ FT MINIMUM
SIZE, WITH A MINIMUM WIDTH OF 80 FEET AT THE BUILDING LINE,
A MINIMUM DEPTH OF 100 FEET, AND A MINIMUM LOT FRONTAGE ON
A PUBLIC STREET OF 20 FEET.
- PROVIDE OFF-STREET PARKING FOR FOUR VEHICLES.
- BE DESIGNED TO RESEMBLE A SINGLE-FAMILY RESIDENCE SO AS TO
BLEND IN WITH THE DESIGN AND APPEARANCE OF THE SURROUNDING
RESIDENCES IN THE NEIGHBORHOOD.
- NO MORE THAN ONE DUPLEX SHALL BE ALLOWED PER ANY THREE
SUCCESSIVE LOTS ADJOINED BY SIDE PROPERTY LINES AS DEFINED
IN SEDRO-WOOLLEY MUNICIPAL CODE SECTION 17.04.030.
- EXCEPTION: LOTS WHICH HAVE 20 FEET OR LESS FRONTAGE ON THE
PUBLIC STREET SHALL NOT BE REQUIRED TO BE COUNTED ON A
SUCCESSIVE LOT. THIS EXCEPTION IS INTENDED TO ALLOW
SUCCESSIVE DUPLEXES IF LOCATED BEHIND SINGLE-FAMILY LOTS.
- MINIMUM SETBACKS
FRONT: 20 FEET
SIDE: ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL
HAVE A MINIMUM OF 5 FEET, A TWO STORY DWELLING SHALL HAVE A
MINIMUM OF 8 FEET AND EACH ADDITIONAL STORY OVER TWO SHALL
HAVE AN ADDITIONAL 4 FEET, FOR EACH STORY.
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY
STRUCTURES.
GARAGE SETBACKS: PRIVATE GARAGES ATTACHED TO OR WITHIN THE
RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE
RESIDENCE. IN ALL CASES, THERE SHALL BE A MINIMUM OFF-
STREET PARKING APRON OF 25 FEET IN LENGTH DIRECTLY IN FRONT
OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER
TO THE FRONT OR SIDE OF A RESIDENCE. WHERE GARAGE DOORS
ACCESS AN ALLEY, THE OFF-STREET PARKING APRON SHALL BE AT
LEAST 10 FEET.
- MAXIMUM BUILDING HEIGHT
35 FEET EXCEPT 20 FEET FOR
ACCESSORY BUILDINGS, AND NO HEIGHT LIMIT FOR CHURCH
STEEPLES OR BELL TOWERS.
- MINIMUM LOT SIZE REQUIREMENTS
LOT AREA: 6,000 SQ FT
LOT WIDTH AT BUILDING LINE: 40 FEET
LOT FRONTAGE ON A PUBLIC STREET, APPROVED PRIVATE STREET,
OR APPROVED EASEMENT: 20 FEET.
- MAXIMUM DENSITY REQUIREMENTS
THE MAXIMUM GROSS DENSITY REQUIREMENTS IN THE R-7 ZONE IS
SEVEN UNITS PER ACRE.

MAXIMUM LOT COVERAGE

LOT COVERAGE IS THE PERCENT OF THE LOT COVERED BY
STRUCTURES INCLUDING THE MAIN AND ALL ACCESSORY BUILDINGS.
MAXIMUM LOT COVERAGE REQUIREMENTS IN THE RESIDENTIAL R-7
ZONE SHALL BE AS FOLLOWS:

50 PERCENT.
VARIANCES FROM THE MAXIMUM LOT COVERAGE REQUIREMENT ARE
PERMITTED, IF THE APPLICANT CAN DEMONSTRATE THAT THE
PROPOSED COVERAGE DOES NOT EXCEED THE AVERAGE LOT COVERAGE
OF LOTS WITHIN 100 FEET OF THE PARCEL. LOT COVERAGE CAN BE
EQUAL TO THE AVERAGE LOT COVERAGE BUT CANNOT EXCEED IT.

STORM SYSTEM MAINTENANCE NOTE

THE STORMWATER SYSTEM (CATCH BASINS, VAULTS, LINES, AND
PERVIOUS PAVEMENT, ETC) SHALL BE INSPECTED ONCE PER YEAR
FOR ANY DEFECTS OR MAINTENANCE REQUIREMENTS.

SEE THE OPERATION MANUAL AVAILABLE AT THE CITY OF SEDRO-
WOOLLEY AND/OR THE HOMEOWNERS ASSOCIATION FOR INFORMATION
WITH RESPECT TO RESPONSIBLE PARTIES (CITY OF SEDRO-WOOLLEY
AND/OR THE HOMEOWNERS ASSOCIATION) AND MAINTENANCE
PROCEDURES, ALSO REFERENCED AS EXHIBIT "A" OF THAT CERTIAN
DOCUMENT REFERENCED UNDER NOTE NO. 23.

THE CITY OF SEDRO-WOOLLEY SHALL HAVE THE RIGHT TO ENTER THE
ENCUMBERED PROPERTIES, AS SHOWN HEREON, FOR INSPECTION AND
COMPLIANCE PURPOSES.

LOT ADDRESS INFORMATION

LOT 1	105 NORTH TRAIL ROAD
LOT 2	103 NORTH TRAIL ROAD
LOT 3	109 NORTH TRAIL ROAD
LOT 4	107 NORTH TRAIL ROAD
LOT 5	115 NORTH TRAIL ROAD
LOT 6	111 NORTH TRAIL ROAD
LOT 7	119 NORTH TRAIL ROAD
LOT 8	117 NORTH TRAIL ROAD
LOT 9	123 NORTH TRAIL ROAD
LOT 10	121 NORTH TRAIL ROAD
LOT 11	606 F & S GRADE ROAD
LOT 12	102 NORTH TRAIL ROAD
LOT 13	104 NORTH TRAIL ROAD
LOT 14	108 NORTH TRAIL ROAD
LOT 15	106 NORTH TRAIL ROAD
LOT 16	110 NORTH TRAIL ROAD
LOT 17	112 NORTH TRAIL ROAD
LOT 18	116 NORTH TRAIL ROAD
LOT 19	114 NORTH TRAIL ROAD
LOT 20	120 NORTH TRAIL ROAD
LOT 21	118 NORTH TRAIL ROAD
LOT 22	124 NORTH TRAIL ROAD
LOT 23	122 NORTH TRAIL ROAD
LOT 24	132 NORTH TRAIL ROAD
LOT 25	126 NORTH TRAIL ROAD
LOT 26	134 NORTH TRAIL ROAD
LOT 27	128 NORTH TRAIL ROAD
LOT 28	604 F & S GRADE ROAD

OPEN SPACE TRACT	125 NORTH TRAIL ROAD
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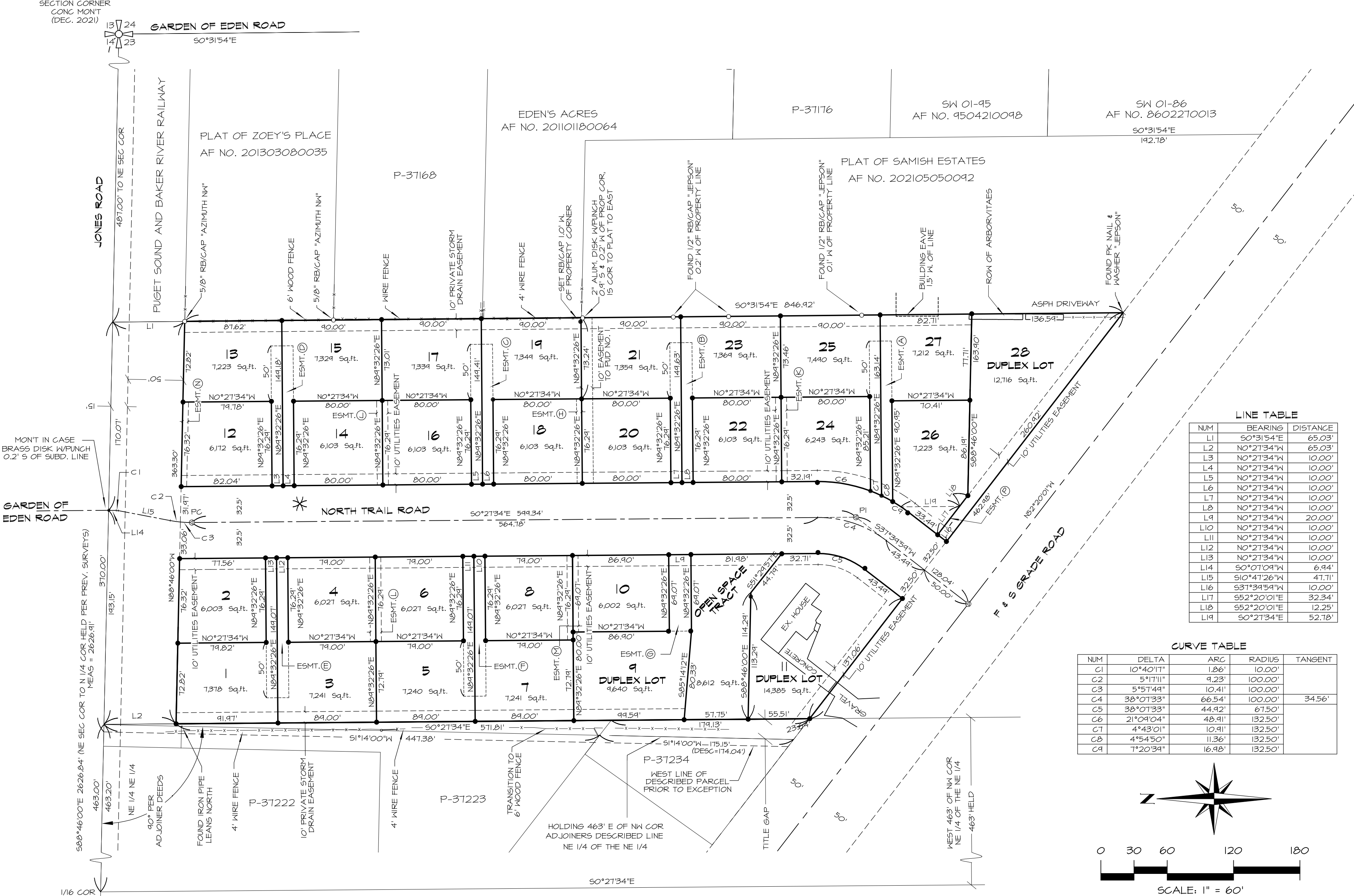
SHEET 3 OF 4

DATE: 6/02/21

PLAT IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: GARDEN MEADOWS SW, LLC

FB:	PG:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 360-419-7442
MERIDIAN: ASSUMED		DWG:19-066A PLAT	

PLAT OF GARDEN MEADOWS
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., W.M.

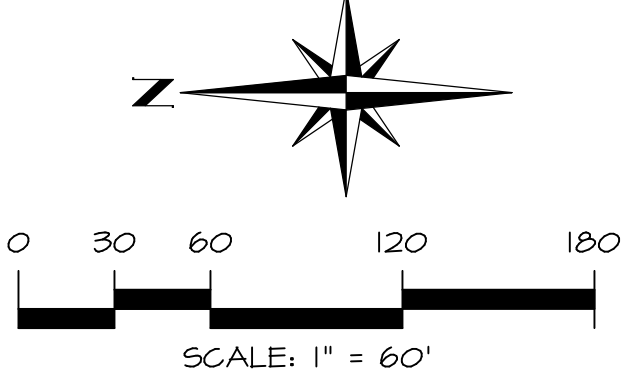


LINE TABLE

NUM	BEARING	DISTANCE
L1	S0°31'54"E	65.03'
L2	N0°27'34"W	65.03'
L3	N0°27'34"W	10.00'
L4	N0°27'34"W	10.00'
L5	N0°27'34"W	10.00'
L6	N0°27'34"W	10.00'
L7	N0°27'34"W	10.00'
L8	N0°27'34"W	10.00'
L9	N0°27'34"W	20.00'
L10	N0°27'34"W	10.00'
L11	N0°27'34"W	10.00'
L12	N0°27'34"W	10.00'
L13	N0°27'34"W	10.00'
L14	S0°07'09"W	6.94'
L15	S10°41'26"W	47.11'
L16	S31°39'59"W	10.00'
L17	S52°20'01"E	32.34'
L18	S52°20'01"E	12.25'
L19	S0°27'34"E	52.78'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	TANGENT
C1	10°40'17"	1.86'	10.00'	
C2	5°17'11"	9.23'	100.00'	
C3	5°51'49"	10.41'	100.00'	
C4	38°07'33"	66.54'	100.00'	34.56'
C5	38°07'33"	44.92'	67.50'	
C6	21°04'04"	48.91'	132.50'	
C7	4°43'01"	10.91'	132.50'	
C8	4°54'50"	11.36'	132.50'	
C9	7°20'39"	16.98'	132.50'	

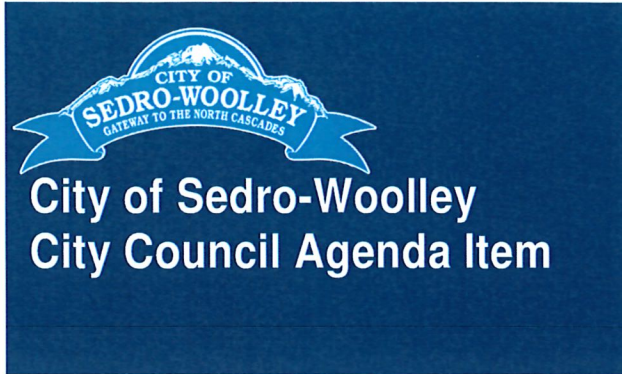


- NOTES
- BASIS OF BEARING: MONUMENTED CENTERLINE OF GARDEN OF EDEN ROAD BETWEEN JONES RD AND DEBBIE DRIVE BEARING: S 00°31'54" E
- EASEMENTS
- (A)-(C) 20' INGRESS, EGRESS, STORM AND UTILITIES EASEMENT (SHARED)
 - (H) 5' UTILITY EASEMENT FOR THE BENEFIT OF LOT 19
 - (I)-(M) 10' PRIVATE WATERLINE EASEMENT
 - (N) 5' UTILITY EASEMENT FOR THE BENEFIT OF LOT 13
 - (P) PRIVATE SEWER EASEMENT FOR THE BENEFIT OF LOT 28

SHEET 4 OF 4 DATE: 6/02/21

PLAT IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: GARDEN MEADOWS SW, LLC

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442	DWG: 19-066A PLAT



Agenda Item No. i-1

Date: 6/9/2021

Subject: A PROCLAMATION DECLARING THE
WEEK OF JUNE 14, 2021 AS "WASHINGTON
NATIONAL GUARD SEDRO-WOOLLEY UNIT WEEK"

FROM: Julia Johnson, Mayor

RECOMMENDED ACTION:

Declaration as outlined in the attached Proclamation

ISSUE:

A declaration in thanks to the National Guard Unit Sedro-Woolley for their efforts during the COVID-19 pandemic.

FISCAL IMPACT, IF APPROPRIATE:

Not applicable.

ATTACHMENTS:

- 1) Proclamation

PROCLAMATION

A PROCLAMATION DECLARING THE WEEK OF JUNE 14, 2021 AS “WASHINGTON NATIONAL GUARD SEDRO-WOOLLEY UNIT WEEK” IN THE CITY OF SEDRO-WOOLLEY, WASHINGTON, IN RECOGNITION OF THE UNIT'S COVID-19 PENDEMIC RESPONSE

WHEREAS, the Sedro-Woolley mission of the Washington State National Guard has been unparalleled and beyond herculean, and

WHEREAS, the Washington National Guard Sedro-Woolley mission has experienced varied duty assignments in Skagit County during the Pandemic; the unit distributed food in a drive-thru format at 13 sites, delivered food to home bound residence, life care centers, child care centers, delivered meals on wheels, and to children that suffered from food insecurity, and

WHEREAS, the Washington National Guard Sedro-Woolley mission handed out over a million boxes of food to families in Skagit County. The distributed food included produce, staple items, eggs, bread and protein - all to strengthen and nourish those who received these much needed items, and

WHEREAS, the Washington National Guard Sedro-Woolley mission worked with Helping Hands food bank to move 1.4 million pounds of food. The unit picked up food, sorted, packed and distributed the food to over 175,000 families that were experiencing food insecurity. This effort equaled over 1.7 million meals to these families, and

WHEREAS, the Washington Nation Guard Sedro-Woolley mission has served Skagit County during a national pandemic thereby allowing Helping Hands to reopen dormant food banks, to say yes to delivering to essential workers in both life care and child care centers, to deliver food to home-bound seniors and those individuals who have tested COVID positive.

NOW, THEREFORE, BE IT PROCLAIMED, this 9th Day of June, 2021 by the Mayor and the City Council of the City of Sedro-Woolley, that the week of June 14, 2021 is hereby declared to be “Washington National Guard Sedro-Woolley Unit Week” in recognition of their unparalleled efforts during the Covid-19 pandemic.

FURTHER, on behalf of the City of Sedro-Woolley I offer our heartfelt thanks to the men and women of the unit for their service to our city, state and country.

Dated this 9th day of June, 2021.

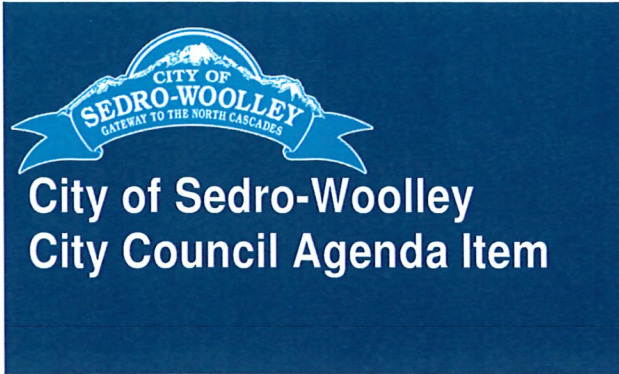
Julia Johnson, Mayor

ATTEST:

Debbie Burton, Finance Director

APPROVED AS TO FORM:

Nikki Thompson, City Attorney



Agenda Item No. j

Date: June 9, 2021

Subject: Public Comments

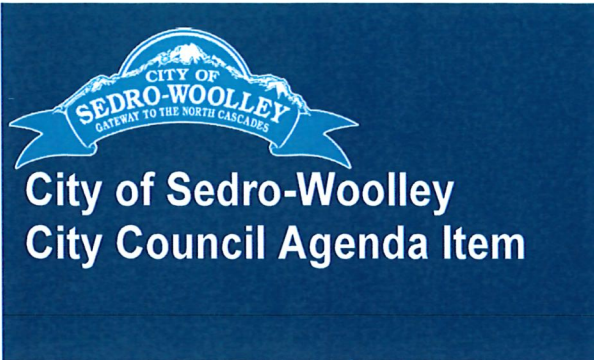
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Agenda Item No. 1-1

Date: June 9, 2021

Subject: Valley High Investments 20.8 acre
Annexation Request – action
requested

FROM: John Coleman, AICP, Planning Director

RECOMMENDED ACTION:

Make a motion to adopt Ordinance No. 1985-21 an ordinance of the City Council of Sedro-Woolley, Washington to annex approximately 20.8 acres of real property contiguous to the northern portion of the city – known as the Valley High Annexation.

ISSUE:

Should the Council approve an ordinance to annex approximately 20.8 acres of property at the SW intersection of N. Township Street and Bassett Road?

BACKGROUND / SUMMARY INFORMATION:

In October 2020 the property owner of three parcels located at the southwest intersection of N. Township Street and Bassett Road submitted a request to initiate an annexation. The Council agreed to accept an annexation petition for the properties at its October 28, 2020 meeting. The applicant submitted the complete annexation petition on December 21, 2020. The Council held a public hearing on the proposal on January 27, 2020. At the conclusion of that hearing, the Council approved Resolution 1061-21 accepting the annexation pending approval by the Skagit County Boundary Review Board (BRB). The necessary documentation was submitted to the BRB. The 45 day BRB review period expired May 7, 2021. The BRB did not invoke their authority and submitted a letter dated May 10, 2021 stating that the BRB approves the proposed annexation.

The Council may now adopt an ordinance to formally annex the approximately 20.8 acre area into the Sedro-Woolley city limits.

The Council has previously passed resolution 1061-20 supporting this annexation. The three touch principle outlined in the City Council Governance Handbook has satisfied and action is requested.

ATTACHMENTS:

1. Proposed Ordinance No. 1985-21 an ordinance of the City Council of Sedro-Woolley, Washington to annex approximately 20.8 acres of real property contiguous to the northern portion of the city – known as the Valley High Annexation.

Attachment A to Council memo

Ordinance 1985-21 to annex approximately 20.8 acres of real property contiguous to the northern portion of the city – known as the Valley High Annexation

ORDINANCE NO. 1985-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, TO ANNEX APPROXIMATELY 20.8 ACRES OF REAL PROPERTY CONTIGUOUS TO THE NORTHERN PORTION OF THE CITY – KNOWN AS THE VALLEY HIGH ANNEXATION.

WHEREAS, Valley High Investments, Inc. owns real property contiguous to the City limits and within the Sedro-Woolley urban growth area, and

WHEREAS, Valley High Investments, Inc. initiated proceedings to annex the real property to the City by filing a notice of intent to commence annexation proceedings on October 20, 2020; and

WHEREAS, the City Council held a meeting on October 28, 2020 with the initiating parties as required by RCW 35A.14.120; and

WHEREAS, the City Council agreed to accept a Petition for Annexation between the initiating parties and the City; and

WHEREAS, the initiating parties filed a Petition for Annexation with the City; and

WHEREAS, the Skagit County Assessor issued a Determination of Sufficiency on December 30, 2020 certifying that the Petition for Annexation meets the 60% ownership criteria of RCW 35A.14.120; and

WHEREAS, on January 27, 2020 pursuant to notice required by law, the City Council held a public hearing on the proposed annexation; and

WHEREAS, the City Council determined that the Petition for Annexation meets the requirements of RCW 35A.14.120-150 and is sufficient according to the requirements of RCW 35A.14.120; and

WHEREAS, the City Council passed resolution No. 1061-20 which accepted the request for the proposed annexation subject to simultaneous adoption of the City Comprehensive Plan zoning and the assumption of a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

WHEREAS, the City submitted the petition and other required materials to the Skagit County Boundary Review Board on March 22, 2021; and

WHEREAS, the 45-day Boundary Review Board period expired and the Boundary Review Board provided written notice on May 10, 2021 that the annexation is deemed approved; and

WHEREAS, attached as Exhibit “A” is a map and description of the property to be annexed; and

WHEREAS, the property’s proposed zoning designations were determined during previous Urban Growth Area expansion hearings and the zoning designations shall be as identified in the Comprehensive Land Use map in the Sedro-Woolley Comprehensive Plan; and

WHEREAS, the City Council determined that the best interests and general welfare of the City and the real property will be served by the annexation; now therefore; now, therefore,

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

Section 1. That the real property described in Exhibit “A” and depicted in Exhibit “B” attached hereto is hereby annexed into the City of Sedro-Woolley; and that the corporate city limits of the City of Sedro-Woolley shall include the property and territory hereinbefore fully described; and

Section 2. The property within the annexation area shall be subject to the laws and regulations of the City of Sedro-Woolley, as now and hereafter adopted; and.

Section 3. The property proposed for annexation shall be subject to and assume a pro-rata share of indebtedness of the City which has been approved by the voters, contracted, or incurred prior to, or existing at the date of annexation; and

Section 4. The property proposed for annexation shall be subject to the Residential-5 and Mixed Commercial land use classifications and zoning designations as set forth on the current Sedro-Woolley Comprehensive Plan and Zoning Code; and

Section 5. That the City Clerk is instructed to file a certified copy of this ordinance with the Skagit County Commissioners, the Skagit County Auditor, the Skagit County Assessor and the Skagit County Boundary Review Board not less than thirty (30) days prior to the effective date of this ordinance; and

Section 6. That the Planning Director shall file a Certificate of Annexation with the state Office of Financial Management not later than 30 days of the effective date of this annexation; and

Section 7. That this ordinance shall be in full force and effect thirty (30) days after publication of a summary thereof.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 9th day of June, 2021, and signed in authentication of its passage this ____ day of June, 2021.

By: _____
JULIA JOHNSON, Mayor

Attest: _____
DOUG MERRIMAN, Finance Director

Approved as to form:

NIKKI THOMPSON, City Attorney

Published:

Exhibit "A"

Annexation Description

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.

EXCEPT road rights-of-way.

TOGETHER WITH that portion of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M. lying Southeasterly of the Southeasterly margin of Bassett Road, as shown on that certain right-of-way map labeled County Road Project No. 6345, Bassett Road Revision, Dated February 10, 1938 and Northerly of the following described line:

BEGINNING at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13;
thence North 0°23'24" West (called North 2°56'15" West on previous description) along the North-South centerline of said Northeast 1/4 for a distance of 440.57 feet to the POINT OF BEGINNING of said line;
thence North 87°40'47" West (called South 89°45' West on previous descriptions) parallel with the East-West centerline of said Northeast 1/4 for a distance of 201.58 feet, more or less, to said Southeasterly margin of Bassett Road and the terminus of said line.

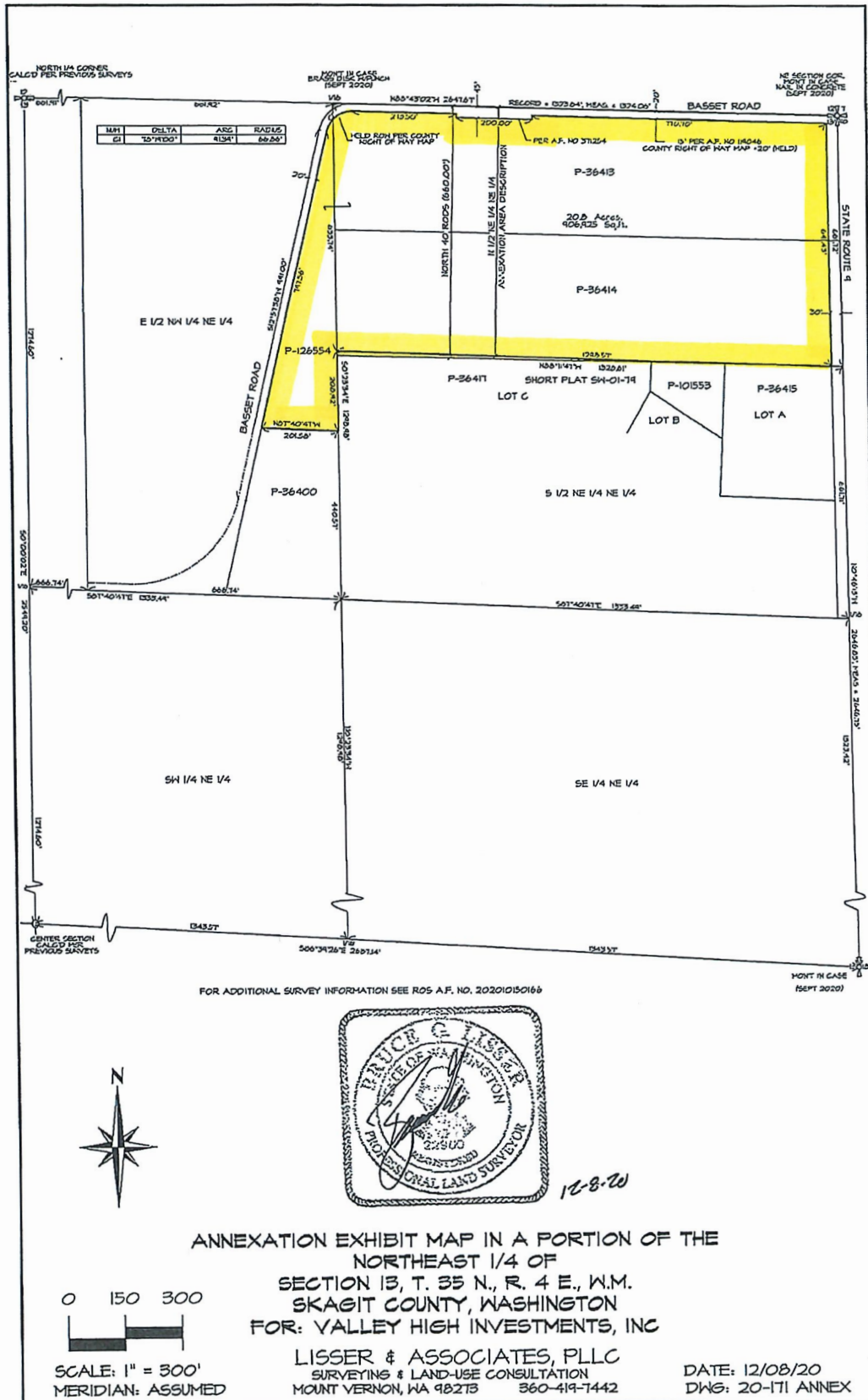
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

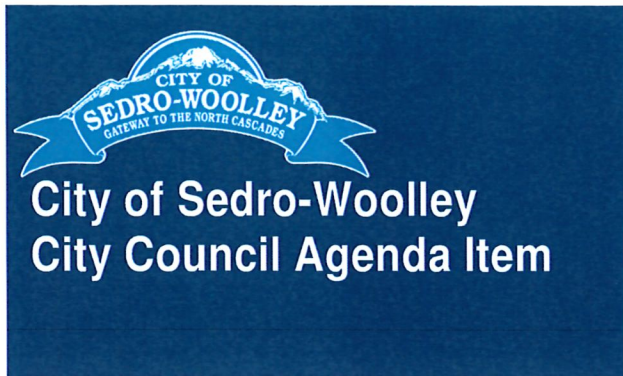
Situate in the County of Skagit, State of Washington.

Containing 20.8 acres



EXHIBIT "B"





Agenda Item No. m-1

Date: 6/9/2021

Subject: Affordable Housing Sales Tax Discussion

FROM: Doug Merriman, City Supervisor

RECOMMENDED ACTION:

- 1) Review and discuss options for possibly implementing Affordable Housing Sales Tax (1/10th of 1%)
- 2) Decide which option City Council would like to pursue.
- 3) If appropriate, direct staff to bring forward to City Council an Ordinance to be heard, at a public hearing, for adoption.

ISSUE: Funding source for Affordable Housing

In recent weeks, many cities and counties have been reviewing funding sources for Affordable Housing. One possible funding source we should consider discussing is provided by RCW 82.14.530, which authorizes the imposition of an additional sales and use tax of one-tenth of one percent to be specifically used for funding affordable housing efforts. The purposes of this agenda item is to make you aware of this funding source, and to provide information to City Council so that you know the options you have should you want to consider implementing this taxing authority.

How it works: *RCW 82.14.530 Sales and use tax for housing and related services* authorizes the following:

- 1) A county authority may submit to the county voters at a special or general election a proposition to impose a sales and use tax for affordable housing not to exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax. Or,
- 2) A county legislative authority may impose, without a proposition approved by a majority of persons voting, a sales and use tax not to exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

- 3) If a county does not impose the full tax rate authorized *under either scenario* by September 30, 2020 (See HB 1590 attached), any city legislative authority located in that county may implement the 1/10th of one percent sales or use tax for affordable housing using one of the two alternatives.

Our Environment: Currently, Skagit County can move forward, either by voter ballot or by legislative action, to implement the 1/10th of 1% sales or use tax. This action would include the city limits of Sedro-Woolley in the County's taxing authority. City Council's options are as follows:

- 1) Take no action and allow Skagit County to collect the sales or use tax from the City of Sedro-Woolley jurisdiction for use in county-wide affordable housing issues, or
- 2) The City Council can implement the same action, in advance of any Skagit County action, to retain local, City of Sedro-Woolley, control over a tax to our jurisdiction for our own affordable housing issues.

Skagit County is currently having discussions on their considering passage of this 1/10th of one percent sales or use tax for affordable housing.

Key policy consideration: Does City Council desire to retain local control of this tax authority?

Other option: The City can pass the 1/10th of one percent sales or use tax for affordable housing, and elect to participate with the County in county-wide projects, should it choose to do so, using an interlocal agreement.

FISCAL IMPACT, IF APPROPRIATE:

There is no fiscal impact to this action.

ATTACHMENTS:

- 1) Draft Ordinance
- 2) RCW 82.14.530 Sales and use tax for housing and related services
- 3) HB 1590 (2020)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, IMPOSING AN ADDITIONAL SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT FOR HOUSING AND RELATED SERVICES AS AUTHORIZED BY RCW 82.14.530; ADDING A NEW CHAPTER 3.15. TO THE SEDRO-WOOLLEY MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sedro-Woolley has a critical need for additional funding to provide affordable housing and housing-related services for the homeless or people in danger of becoming homeless; and

WHEREAS, housing affordability and homelessness are growing problems in the City of Sedro-Woolley which require prompt attention to reduce human suffering for the City's residents; and

WHEREAS, RCW 82.14.530 authorizes the imposition of an additional sales and use tax of one-tenth of one percent to be used for funding affordable housing; and

WHEREAS, under HB 1590, passed by the state legislature as Chapter 222, Laws of 2020, counties were given the exclusive right to impose the tax until September 30, 2020 and cities were given the right to impose the tax thereafter as long as the county had not already done so; and

WHEREAS, Skagit County did not impose the additional sales and use tax by September 30, 2020; and

WHEREAS, the Sedro-Woolley City Council has determined that the tax should be imposed and that the proceeds will be used for those purposes authorized by RCW 82.14.530, including constructing affordable housing, constructing mental and behavioral health-related facilities, and funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

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

Section 1. Additional Sales and Use Tax Imposed. A new Section 3.15.010 is hereby added to the Sedro-Woolley Municipal Code imposing the one-tenth of one percent sales and use tax authorized by RCW 82.14.530 and to read as follows:

3.15.010 Additional Sales and Use Tax for Housing and Related Services.

- a) There is hereby imposed an additional sales and use tax, separate and apart from any other sales and use tax imposed by this chapter, upon every taxable event occurring in the City, for housing and related services as authorized by RCW 82.14.530.
- b) As used in this section, the term “taxable event” has the meaning set forth in RCW 82.14.020.
- c) The rate of the sales and use tax imposed by this section shall be one-tenth of one percent of the selling price, in the case of a sales tax, or the value of the article used, in the case of a use tax.
- d) The tax shall be imposed upon and collected from those persons from whom the state sales tax or use tax is collected pursuant to RCW 82.08 and 82.12.
- e) Moneys collected from the tax shall be used solely for those housing and related services authorized by RCW 82.14.530, as the same now exists or as hereafter amended.
- f) As provided in RCW 82.14.530, if Skagit County subsequently imposes a sales and use tax for housing and related services as authorized by such statute, the County shall provide a credit against its tax for the full amount of the tax imposed by the City.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court, board or tribunal of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication, provided, that the additional sales and use tax imposed by Section 1 shall apply only to taxable events occurring on and after July 1, 2021.

Passed by the City Council of the City of Sedro-Woolley this ____ day of June, 2021. Approved by the Mayor of the City of Sedro-Woolley this ____ day of June, 2021.

Julia Johnson, Mayor

ATTEST/AUTHENTICATED

Doug Merriman, Finance Director

APPROVED AS TO FORM:

Nikki Thompson, City Attorney

RCW 82.14.530**Sales and use tax for housing and related services.**

*** CHANGE IN 2021 *** (SEE 1070-S.SL) ***

(1)(a)(i) A county legislative authority may submit an authorizing proposition to the county voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose a sales and use tax in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(ii) As an alternative to the authority provided in (a)(i) of this subsection, a county legislative authority may impose, without a proposition approved by a majority of persons voting, a sales and use tax in accordance with the terms of this chapter. The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(b)(i) If a county does not impose the full tax rate authorized under (a) of this subsection by September 30, 2020, any city legislative authority located in that county may:

(A) Submit an authorizing proposition to the city voters at a special or general election and, if the proposition is approved by a majority of persons voting, impose the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter. The title of each ballot measure must clearly state the purposes for which the proposed sales and use tax will be used;

(B) Impose, without a proposition approved by a majority of persons voting, the whole or remainder of the sales and use tax rate in accordance with the terms of this chapter.

(ii) The rate of tax under this section may not exceed one-tenth of one percent of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

(iii) A county with a population of greater than one million five hundred thousand may impose the tax authorized under (a)(ii) of this subsection only if the county plans to spend at least thirty percent of the moneys collected under this section that are attributable to taxable activities or events within any city with a population greater than sixty thousand located in that county within that city's boundaries.

(c) If a county imposes a tax authorized under (a) of this subsection after a city located in that county has imposed the tax authorized under (b) of this subsection, the county must provide a credit against its tax for the full amount of tax imposed by a city.

(d) The taxes authorized in this subsection are in addition to any other taxes authorized by law and must be collected from persons who are taxable by the state under chapters **82.08** and **82.12** RCW upon the occurrence of any taxable event within the county for a county's tax and within a city for a city's tax.

(2)(a) Notwithstanding subsection (4) of this section, a minimum of sixty percent of the moneys collected under this section must be used for the following purposes:

(i) Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or

(ii) Constructing mental and behavioral health-related facilities; or

(iii) Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

(b) The affordable housing and facilities providing housing-related programs in (a)(i) of this subsection may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:

- (i) Persons with behavioral health disabilities;
- (ii) Veterans;
- (iii) Senior citizens;
- (iv) Homeless, or at-risk of being homeless, families with children;
- (v) Unaccompanied homeless youth or young adults;
- (vi) Persons with disabilities; or
- (vii) Domestic violence survivors.

(c) The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

(3) A county that imposes the tax under this section must consult with a city before the county may construct any of the facilities authorized under subsection (2)(a) of this section within the city limits.

(4) A county that has not imposed the tax authorized under RCW **82.14.460** prior to October 9, 2015, but imposes the tax authorized under this section after a city in that county has imposed the tax authorized under RCW **82.14.460** prior to October 9, 2015, must enter into an interlocal agreement with that city to determine how the services and provisions described in subsection (2) of this section will be allocated and funded in the city.

(5) To carry out the purposes of subsection (2)(a) and (b) of this section, the legislative authority of the county or city imposing the tax has the authority to issue general obligation or revenue bonds within the limitations now or hereafter prescribed by the laws of this state, and may use, and is authorized to pledge, up to fifty percent of the moneys collected under this section for repayment of such bonds, in order to finance the provision or construction of affordable housing, facilities where housing-related programs are provided, or evaluation and treatment centers described in subsection (2)(a)(iii) of this section.

(6)(a) Moneys collected under this section may be used to offset reductions in state or federal funds for the purposes described in subsection (2) of this section.

(b) No more than ten percent of the moneys collected under this section may be used to supplant existing local funds.

[2020 c 222 § 1; 2015 3rd sp.s. c 24 § 701.]

NOTES:

Construction—2015 3rd sp.s. c 24: See note following RCW **36.160.030**.

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1590

66th Legislature
2020 Regular Session

Passed by the House March 9, 2020
Yeas 52 Nays 44

**Speaker of the House of
Representatives**

Passed by the Senate March 6, 2020
Yeas 27 Nays 21

President of the Senate
Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1590** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

HOUSE BILL 1590

AS AMENDED BY THE SENATE

Passed Legislature - 2020 Regular Session

State of Washington

66th Legislature

2019 Regular Session

By Representatives Doglio, Dolan, Macri, Cody, Gregerson, Wylie, Appleton, Robinson, Ormsby, Frame, and Davis

Read first time 01/24/19. Referred to Committee on Housing, Community Development & Veterans.

1 AN ACT Relating to allowing the local sales and use tax for
2 affordable housing to be imposed by a councilmanic authority; and
3 amending RCW 82.14.530.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 82.14.530 and 2015 3rd sp.s. c 24 s 701 are each
6 amended to read as follows:

7 (1)(a)(i) A county legislative authority may submit an
8 authorizing proposition to the county voters at a special or general
9 election and, if the proposition is approved by a majority of persons
10 voting, impose a sales and use tax in accordance with the terms of
11 this chapter. The title of each ballot measure must clearly state the
12 purposes for which the proposed sales and use tax will be used. The
13 rate of tax under this section may not exceed one-tenth of one
14 percent of the selling price in the case of a sales tax, or value of
15 the article used, in the case of a use tax.

16 (ii) As an alternative to the authority provided in (a)(i) of
17 this subsection, a county legislative authority may impose, without a
18 proposition approved by a majority of persons voting, a sales and use
19 tax in accordance with the terms of this chapter. The rate of tax
20 under this section may not exceed one-tenth of one percent of the

1 selling price in the case of a sales tax, or value of the article
2 used, in the case of a use tax.

3 (b)(i) ~~If a county ((with a population of one million five~~
4 ~~hundred thousand or less has not imposed))~~ does not impose the full
5 tax rate authorized under (a) of this subsection ~~((within two years~~
6 ~~of October 9, 2015))~~ by September 30, 2020, any city legislative
7 authority located in that county may ~~((submit))~~:

8 (A) Submit an authorizing proposition to the city voters at a
9 special or general election and, if the proposition is approved by a
10 majority of persons voting, impose the whole or remainder of the
11 sales and use tax rate in accordance with the terms of this chapter.
12 The title of each ballot measure must clearly state the purposes for
13 which the proposed sales and use tax will be used;

14 (B) Impose, without a proposition approved by a majority of
15 persons voting, the whole or remainder of the sales and use tax rate
16 in accordance with the terms of this chapter.

17 (ii) The rate of tax under this section may not exceed one-tenth
18 of one percent of the selling price in the case of a sales tax, or
19 value of the article used, in the case of a use tax.

20 ~~((ii) If a))~~ (iii) A county with a population of greater than
21 one million five hundred thousand ~~((has not imposed the full))~~ may
22 impose the tax authorized under (a)(ii) of this subsection ~~((within~~
23 ~~three years of October 9, 2015, any city legislative authority))~~ only
24 if the county plans to spend at least thirty percent of the moneys
25 collected under this section that are attributable to taxable
26 activities or events within any city with a population greater than
27 sixty thousand located in that county ~~((may submit an authorizing~~
28 ~~proposition to the city voters at a special or general election and,~~
29 ~~if the proposition is approved by a majority of persons voting,~~
30 ~~impose the whole or remainder of the sales and use tax rate in~~
31 ~~accordance with the terms of this chapter. The title of each ballot~~
32 ~~measure must clearly state the purposes for which the proposed sales~~
33 ~~and use tax will be used. The rate of tax under this section may not~~
34 ~~exceed one-tenth of one percent of the selling price in the case of a~~
35 ~~sales tax, or value of the article used, in the case of a use tax))~~
36 within that city's boundaries.

37 (c) If a county imposes a tax authorized under (a) of this
38 subsection after a city located in that county has imposed the tax
39 authorized under (b) of this subsection, the county must provide a
40 credit against its tax for the full amount of tax imposed by a city.

(d) The taxes authorized in this subsection are in addition to any other taxes authorized by law and must be collected from persons who are taxable by the state under chapters 82.08 and 82.12 RCW upon the occurrence of any taxable event within the county for a county's tax and within a city for a city's tax.

(2)(a) Notwithstanding subsection (4) of this section, a minimum of sixty percent of the moneys collected under this section must be used for the following purposes:

(i) Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services; or

(ii) Constructing mental and behavioral health-related facilities; or

(iii) Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

(b) The affordable housing and facilities providing housing-related programs in (a)(i) of this subsection may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of the county imposing the tax:

(i) Persons with (~~mental illness~~) behavioral health disabilities;

(ii) Veterans;

(iii) Senior citizens;

(iv) Homeless, or at-risk of being homeless, families with children;

(v) Unaccompanied homeless youth or young adults;

(vi) Persons with disabilities; or

(vii) Domestic violence survivors.

(c) The remainder of the moneys collected under this section must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services.

(3) A county that imposes the tax under this section must consult with a city before the county may construct any of the facilities authorized under subsection (2)(a) of this section within the city limits.

(4) A county that has not imposed the tax authorized under RCW 82.14.460 prior to October 9, 2015, but imposes the tax authorized

1 under this section after a city in that county has imposed the tax
2 authorized under RCW 82.14.460 prior to October 9, 2015, must enter
3 into an interlocal agreement with that city to determine how the
4 services and provisions described in subsection (2) of this section
5 will be allocated and funded in the city.

6 (5) To carry out the purposes of subsection (2)(a) and (b) of
7 this section, the legislative authority of the county or city
8 imposing the tax has the authority to issue general obligation or
9 revenue bonds within the limitations now or hereafter prescribed by
10 the laws of this state, and may use, and is authorized to pledge, up
11 to fifty percent of the moneys collected under this section for
12 repayment of such bonds, in order to finance the provision or
13 construction of affordable housing, facilities where housing-related
14 programs are provided, or evaluation and treatment centers described
15 in subsection (2)(a)(iii) of this section.

16 (6)(a) Moneys collected under this section may be used to offset
17 reductions in state or federal funds for the purposes described in
18 subsection (2) of this section.

19 (b) No more than ten percent of the moneys collected under this
20 section may be used to supplant existing local funds.

--- END ---

City of Sedro-Woolley Fire Department

Monthly Incident Data

MAY 2021

EMERGENCY RESPONSES	TOTALS
FALSE ALARM (FALSE CALLS)	8
FIRE	1
GOOD INTENT CALLS	37
HAZARDOUS CONDITIONS (NO FIRE)	7
RESCUE & EMERGENCY MEDICAL INCIDENTS	211
SERVICE CALLS	5
SPECIAL INCIDENT TYPE	6
TOTAL	275
TOTAL RESPONSES 2021	1347
TRANSPORTS FOR THE MONTH	TOTALS
ISLAND HOSPITAL	0
PEACEHEALTH UNITED GENERAL MEDICAL CENTER	83
SKAGIT VALLEY HOSPITAL	29
St Josephs Bellingham	0
AIRLIFT NW/LIFEFLIGHT	0
Total Month	129
Total Transports for 2021	632
LOCATION / ZONE # INCIDENTS	TOTALS
Anacortes-City of Anacortes	0
Burlington- City of Burlington	3
Town of Concrete	2
Darrington	0
Fire District 2- McLean	0
Fire District 3- Conway/Cedardale	0
Fire District 4- Clear Lake	7
Fire District 5- Allen/Edison/Bow	1
Fire District 6- Bayridge	6
Fire District 7- Lake McMurray	0
Fire District 8E- Outside of City Limits East D8	9
Fire District 8N- Outside of City Limits North D8	19
Fire District 8S- Outside of City Limits South D8	51
Fire District 9- Big Lake	1
Fire District 10- Birdsvew	9
Fire District 11- Mt Erie	0
Fire District 12-Bayview	0
Fire District 13- Hope Island	0
Fire District 14- Alger	2
Fire District 15- Lake Cavanaugh	0
Fire District 16- Day Creek	4
Fire District 19- Marblemount	0
Hamilton- Town of Hamilton	1
LaConner- Town of	0
MV- City of Mount Vernon	4
Newhalem	0
SW- Inside the City of Limits of Sedro-Woolley	156
MONTHLY TOTAL:	275
MUTUAL AID	TOTALS
Given	0
Received	0