

CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
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Mark A. Freiburger, PE
Director of Public Works

MEMO TO: Planning Commission

FROM: Mark A. Freiburger, PE

RE: **Possible Recommendation to Council - Proposed Six-Year
Transportation Improvement Program (TIP) 2019-2024**

DATE: May 1, 2018 (for Planning Commission review May 15, 2018)

ISSUE

Shall the Planning Commission move to recommend Resolution ____-18 adopting the 2019-2024 Transportation Improvement Program for approval by City Council?

BACKGROUND/DISCUSSION

Each year, all agencies who are eligible for federal and state funding programs must submit **Six Year Transportation Improvement Program** documents to the state for inclusion in the statewide Transportation Improvement Program. The local agency TIP must include all projects that are selected for funding or anticipating funding under the Federal program for the next three years, and also includes projects eligible for such funding over six years. Project inclusion on the TIP is required to qualify for federal and most state funding. Because of these requirements, the City updates the TIP each year and coordinates this with the Comprehensive Plan and Transportation Plan. Council adopted the 2018 to 2023 TIP on July 12, 2017 under Resolution 965-17.

A public hearing regarding the TIP and adoption of the TIP by Council Resolution is required. Based on public comment during the 2016 TIP process and in the interest of transparency, we continue to add an additional public hearing and action at the Planning Commission level prior to council review. The council public hearing is scheduled for the June 13, 2018 council meeting. The approved TIP is due to Skagit Metropolitan Planning Organization (SCOG) by July 31, 2018. The MPO will forward the combined TIP for member agencies to the County and the State.

The attached TIP is prepared in the format required by WSDOT, which results in individual sheets for each project.

The TIP has been updated from the 2018-2023 version to include current anticipated schedules, funding and updated cost estimates. Note that projects already obligated or scheduled for completion in 2018, including the Fruitdale Road Arterial Improvement Project, the State Street Overlay Project, the 2018 Sidewalk and ADA Ramp Upgrade Project and the SR20 East Lane Widening Project do not appear on the 2019-2024 TIP.

Since the TIP is somewhat difficult to interpret by individual project, attached is a tabular version of the TIP Project List titled **“2019-2024 TIP PROJECT LIST.”** Also included for illustrative purposes is the **“2025-2038 TIP PROJECT LIST”** covering projects beyond the six-year TIP window to twenty years, the full period covered by the 2016 Comprehensive Plan plus three years. Also attached are **Figure 7 “State Highway Improvement Projects – 2017 Update”** and **Figure 8 “Arterial Improvement Projects”** from the Comprehensive Plan which combine to show all TIP projects over the twenty year planning period, excluding the annual overlay projects. The projects shown on the 2019-2024 TIP and 2025-2038 TIP Project Lists are consistent with Chapter 3 Transportation Element of the 2016 Comprehensive Plan.

Changes of note since adoption of the 2018-2023 TIP are as follows:

- Project C1E “Jones/John Liner/Trail Road Corridor Scoping Study” was added to the 2018-2023 TIP by Amendment 1. It is carried over into the 2019-2025 TIP in anticipation of the addition of federal funds from SCOG.
- Moved Project S15B “SR20 West Lane Widening & Safety Improvements Project 1” from construction year 2028 as shown on the 2024-2037 TIP to CN year 2019 on the 2019-2024 TIP. This project is subject of a pending Skagit County Economic Development grant application in partnership with Skagit County that will support relocation and expansion of the existing behavioral health operations located at the SWIFT Center to property located just east of the Life Care Center.
- Moved Project C33B “Jameson Street Overlay Project 2” from construction year 2023 to CN year 2019, revised its western limits from 5th Street to 3rd Street, and updated the estimated cost. Due to the increased traffic on Jameson, the pavement condition is deteriorating more rapidly than anticipated.
- Project C9A “Trail Road Arterial Extension” with CN year 2024 previously shown on the 2024-2037 TIP moves up to the 2019-2024 TIP.
- Project C9B “Trail Rd – Garden of Eden Extension” with CN year 2024 previously shown on the 2024-2037 TIP moves up to the 2019-2024 TIP.
- Project C34 “Sapp Road Overlay” with CN year 2024 previously shown on the 2024-2037 TIP moves up to the 2019-2024 TIP.
- Added Project C13A “Rhodes Road Overlay” to the TIP and scheduled the work for CN year 2020.
- Projects C1C, C26, C24, S14C, C28 and C33A previously shown in the 2037-2023 TIP have been adjusted by one year to reflect current projections.
- Updated estimates for various projects per updated engineer’s estimates. This mostly impacts the annual overlay projects and reflects updated construction years.

Proposed text changes to the TIP are shown in italic on the excel version of the Project List.

The CN year changes can be seen by comparing the 2018-2023 TIP CN Year column shown in grey scale with the 2019-2024 CN Year Column.

As is usual with the TIP project list, timing of the projects is subject to funding availability. The schedule assumes an aggressive program, and will be revised annually as circumstances develop.

A presentation on the TIP will take place at the May 15, 2018 Planning Commission meeting and at the June 13, 2018 City Council meeting.

RECOMMENDATION

Following the public hearing, Staff recommends that the Planning Commission move to recommend to City Council adoption by resolution of the attached 2019-2024 Six Year TIP. The Resolution is also attached.

MOTION:

Move to recommend that City Council adopt Resolution ____-18, "A RESOLUTION ADOPTING THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE CITY OF SEDRO-WOOLLEY, WASHINGTON, 2019-2024".

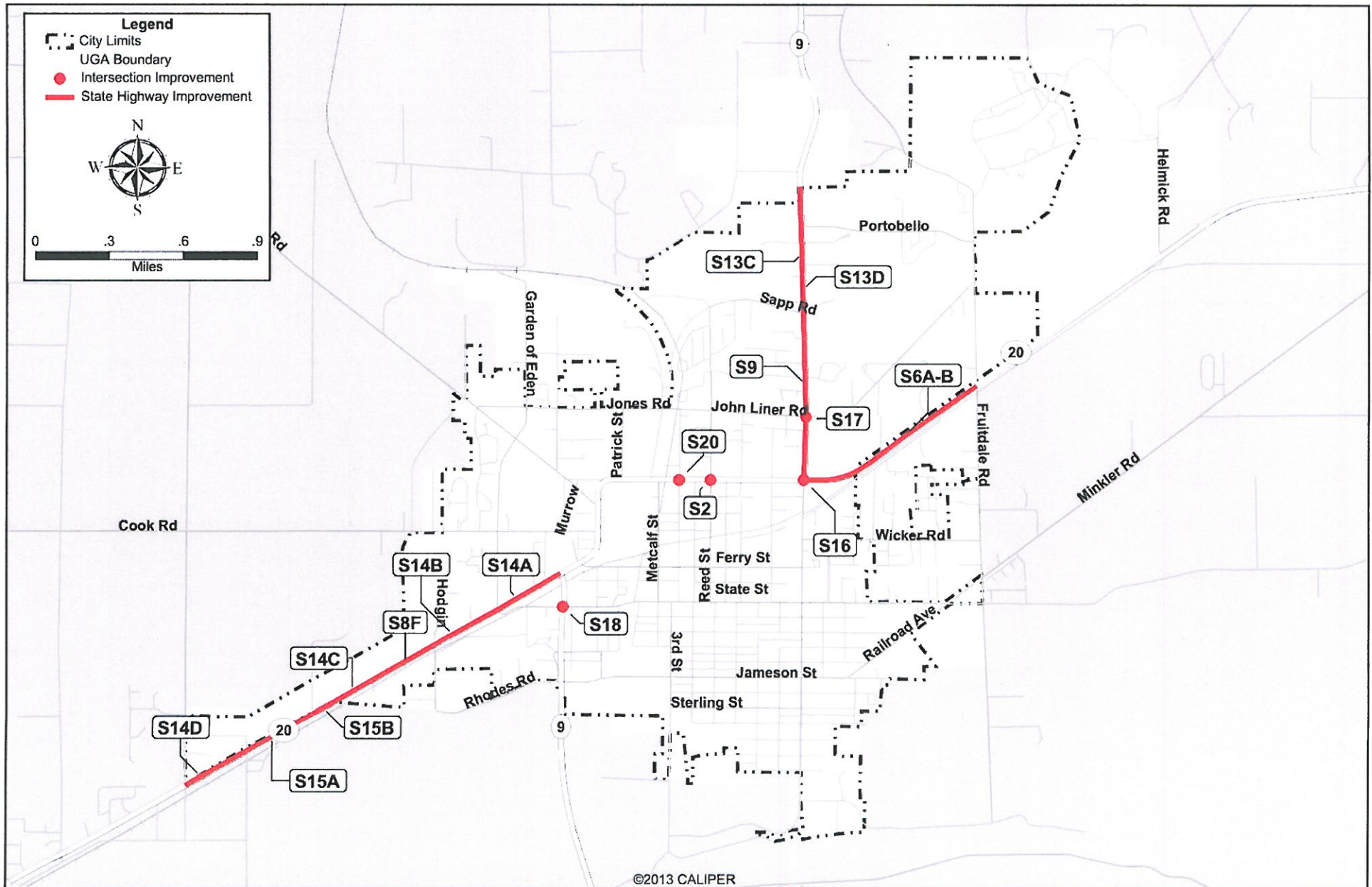


Figure 7

State Highway Improvement Projects - Corrected 5/3/2018

City of Sedro-Woolley



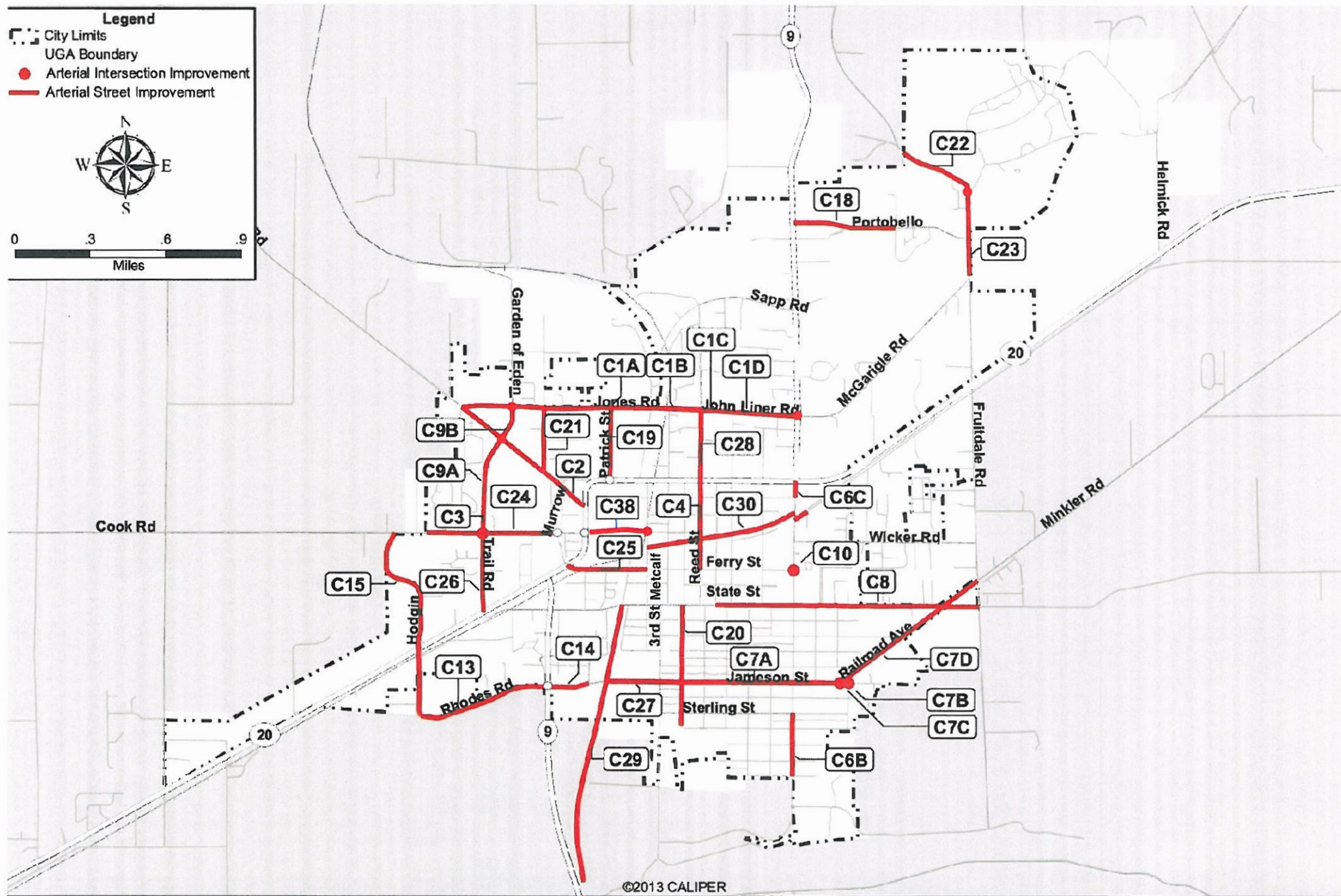
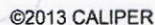


Figure 8

Arterial Improvement Projects - 2017 Update



City of Sedro-Woolley



2019-2024 TIP PROJECT LIST

REVISED: 5/3/2018

Sedro-Woolley Transportation Improvement Program and Projects

MAP ID ⁽¹⁾	2019 - 2024 TIP Project	2018 - 2023 TIP CN Year	2019 - 2024 TIP CN Year	2019 - 2024 TIP Priority No.	Project Name	Project Limits	Project Description	Priority	In Existing TIP (2018)? ⁽²⁾	Total Cost 2018 (\$1,000's) (3)(4)	Sedro-Woolley 2018 Cost (\$1,000's) (3)	TIF Eligible (Y/N)	JONES-JOHN LINER-TRAIL RD CORRIDOR PROJECT
C1E	SW53	2019	2019	1	Jones/John Liner/Trail Road Corridor Scoping Study	Cook Road to SR9 MP 57.43 John Liner Road	Planning level project to define the scope of the Jones/John Liner/Trail Road Corridor in order to establish an alternative east-west corridor to relieve congestion on SR20 between SR9 South and SR9 North.	High	Yes	200	125	Yes	200
C1C	SW08A	2020	2019	2	John Liner Road, Reed to Township Bicycle/Pedestrian Improvements	Reed Street to SR9/Township Street (2,000 LF)	Construct shared use path on the north side of John Liner Road from Reed to Township, including drainage and illumination.	High	Yes	583	87	Yes	
C1B	SW06	2019	2019	3	Jones/John Liner RR Undercrossing	Sapp Road to Reed Street (1,000 lf)	New BNSF RR undercrossing and new major collector from East Jones Road to John Liner Road, including drainage, curbs, sidewalks, HMA, pavement markings and illumination.	High	Yes	7,700	1,925	Yes	7,700
S15B	NEW SW58	2028	2019	4	SR20 West Lane Widening & Safety Improvements Project 1	Holtcamp Road / Hodgkin Street	Improve and widen to 3 lanes (2,400 LF); add Brickyard Creek crossing.	High	Yes	600	150	Yes	
C33B	SW49	2023	2019	5	Jameson Street Overlay Project 2	3rd Street to Township (2,800 LF)	Grind and overlay; upgrade ADA Ramps.	High	Yes	476	119	No	
C19	SW20	2020	2020	6	Patrick Street Arterial Extension	Michael Street to East Jones Road (1,200 LF)	New major collector with drainage, curbs, sidewalks, HMA, pavement markings, illumination.	Medium	Yes	2,100	2,100	Yes	2,100
C26	SW38	2019	2020	7	Trail Road Overlay	SR20 to Cook Road (1,600 LF)	Grind and overlay	High	Yes	272	41	No	
NEW C13A	NEW SW54	NEW	2020	8	Rhodes Road Overlay	SR20 to City Limits (510 LF)	Grind and overlay	High	No	54	8	No	
S16	SW33	2021	2021	9	SR20/SR9N-Township Intersection Improvements	SR20 MP 66.08; SR9 MP 57.17	Intersection channelization improvements to allow concurrent north-south left turns and improve signal sequencing, including sidewalk/path improvements.	High	Yes	828	207	Yes	
S2	SW35	2021	2021	10	SR20 / Reed Street Intersection Improvements	SR20 MP 65.70 to 65.72	Intersection improvements to restrict minor approach motions to right-in/right-out.	High	Yes	50	13	Yes	
C24	SW24	2020	2021	11	Cook Road Overlay	West City Limits to Crossroads (2,200 LF)	Grind and overlay.	High	Yes	449	67	No	
C3	SW25	2022	2022	12	Cook Road / Trail Road Intersection Improvements	Trail Road to Trail Road	Reconstruct intersection with traffic signal or Roundabout.	High	Yes	1,000	250	Yes	1,000
S14C	SW42	2023	2022	13	SR20/Cascade Trail West Extension Phase 2A Holtcamp Road to Hodgkin Road	SR20 MP 63.64 Holtcamp Rd to SR20 MP 64.21 Hodgkin Road (3,000 LF)	Construct a shared use path along the north side of SR20 from Holtcamp Road to Hodgkin Road	Medium	Yes	840.5	78	Yes	
C28	SW40	2021	2022	14	North Reed Street Overlay Project 1	SR20 to John Liner Road (1,400 lf)	Grind and overlay; upgrade ADA ramps..	High	Yes	315	47	No	
C1A	SW07	2023	2023	15	Jones Road Arterial Improvements	F&S Grade Rd to Sapp Road (4,000 LF)	Reconstruct to major collector section including drainage, curbs, sidewalk, shared use path, HMA, pavement markings and illumination.	High	Yes	3,200	800	Yes	3,200
S18	SW45	2023	2023	16	SR 9 / W State Street Intersection Improvements	SR9 MP 55.75	Intersection improvements to add a dedicated right turn lane to the west leg.	High	Yes	250	63	Yes	



2019-2024 TIP PROJECT LIST

REVISED: 5/3/2018

Sedro-Woolley Transportation Improvement Program and Projects

MAP ID ⁽¹⁾	2019 - 2024 TIP Project	2018 - 2023 TIP CN Year	2019 - 2024 TIP CN Year	2019 - 2024 TIP Priority No.	Project Name	Project Limits	Project Description	Priority	In Existing TIP (2018)? ⁽²⁾	Total Cost 2018 (\$1,000's) (3)(4)	Sedro-Woolley 2018 Cost (\$1,000's) (3)	TIF Eligible (Y/N)	JONES-JOHN LINER-TRAIL RD CORRIDOR PROJECT
C18	SW21	2023	2023	17	Portobello Street Arterial Extension	SR9/N Township Street to Cascadia Drive (2,100 LF)	New major collector connecting Fruitdale to SR9/N Township, including drainage, curbs, sidewalks, HMA, pavement markings and illumination.	Medium	Yes	1,700	425	Yes	
C33A	SW48	2022	2023	18	Jameson Street Overlay Project 1	800' W of Batey to 3rd Street (800 LF)	Grind and overlay; upgrade ADA ramps.	High	Yes	213	32	No	
C9A	NEW SW55	2024	2024	19	Trail Road Arterial Extension	Cook Rd to F&S Grade (2,200 LF)	Construct new major collector.	High	Yes	4,000	1,000	Yes	4,000
C9B	NEW SW56	2024	2024	20	Trail Rd - Garden of Eden Rd Extension	F&S Grade to Jones Rd (770 LF)	Construct new major collector.(Will require Functional Classification).	High	Yes	850	213	Yes	850
C34	NEW SW57	2024	2024	21	Sapp Road Overlay	Reed Street to SR 9/Township (2,000 LF)	Grind and overlay; upgrade ADA ramps	High	Yes	266	40	No	
					SUBTOTAL 2019-2024 ALL PROJECTS					25,947	7,789		19,050
					SUBTOTAL 2019-2024 - TIF ELIGIBLE PROJECTS					23,902	7,435		
					SUBTOTAL 2019-2024 - OTHER PROJECTS					2,045	354		



2025-2038 TIP PROJECT LIST

REVISED: 5/1/2018

Sedro-Woolley Transportation Improvement Program and Programs

MAP ID (1)	2019 - 2024 TIP Project	2018 - 2023 TIP CN Year	2019 - 2024 TIP CN Year	2019 - 2024 TIP Priority No.	Project Name	Project Limits	Project Description	Priority	In Existing TIP (2018)? (2)	Total Cost 2018 (\$1,000's) (3)(4)	Sedro-Woolley 2018 Cost (\$1,000's) (3)	TIF Eligible (Y/N)	JONES-JOHN LINER-TRAIL RD CORRIDOR PROJECT
S17	SW41	2025	2025		SR9N/Township St & John Liner/McGarigle Intersection Improvements	SR9 MP 57.43	Intersection Improvements, including signalization or Single Lane Roundabout.	Medium	Yes	1,000	250	Yes	1,000
S13C	SW03B	2025	2025		SR9N Pedestrian/Bicycle Safety Improvements	West Side of SR9 M 57.99 Park Cottage to MP 58.30 North City Limits (1,240 LF)	Construct bicycle lane and sidewalk improvements on the west side of SR9 from Park Cottage Place to the North City Limits.	Medium	Yes	434	109	Yes	
C35		2025	2025		West State Street Overlay	SR 20 to SR 9 (1,500 LF x 30 LF)	Grind and overlay.	High	Yes	259	65	No	
C1D		2026	2026		John Liner Road Arterial Improvements	Reed Street to SR9/Township Street (2,000 LF)	Reconstruct John Liner Road to major collector section including drainage, curbs, sidewalk, shared use path, HMA, pavement markings and illumination.	Medium	Yes	1,600	400	Yes	1,600
C36		2026	2026		North Reed Street Overlay Project 2	John Liner Road to Sapp Road (2,200 LF)	Grind and overlay.	High	Yes	400	100	No	
C7A	SW27	2027	2027		Jameson St Arterial Improvements	600' E of Bailey to Railroad St (4,500 LF)	Widen and rebuild Jameson St to secondary standards including 3 lanes, curb & gutter, bike lanes, planter strip, and sidewalks. Some right-of-way may be required.	Medium	Yes	3,600	900	Yes	
C7B	SW29	2027	2027		Jameson St / 11th St Intersection Improvements	Intersection	Change access on 11th St to right-in right-out	Medium	Yes	70	18	Yes	
C37 NEW		2027	2027		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
NEW-S15B		2028	2028		SR20 West Lane Widening & Safety Improvements	Holtcamp Road / Hodgkin Street	Improve and widen to 3 lanes (2,400 LF)	High	Yes	600	150	Yes	
C7C	SW28	2028	2028		Railroad St / Jameson St Intersection Improvements	Intersection	Improve intersection. Construct roundabout.	Medium	Yes	750	188	Yes	
NEW		2028	2028		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C38		2029	2029		Cook Road Arterial Extension	SR20 to Metcalf Street (1,050 LF)	New major collector with drainage, curbs, sidewalks, HMA, pavement markings, illumination	Medium	Yes	825	206	Yes	
S15A		2029	2029		SR20 West Lane Widening & Safety Improvements	Hospital Drive / Holtcamp Road	Improve and widen to 3 lanes (1,300 LF)	Medium	Yes	325	81	Yes	
C7D		2029	2029		Railroad St Arterial Improvements	Jameson St to Fruitdale Rd (3,600 lf)	Widen and rebuild Railroad St to secondary arterial standards including 3 lanes, curb & gutter, bike lanes, planter strip, and sidewalks. Some right-of-way may be required.	Medium	Yes	2,880	720	Yes	
NEW		2029	2029		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C4	SW26	2030	2030		Reed Street Arterial Improvements	Ferry Street to SR 20 (1,800 LF)	Reconstruct street to arterial standards with new curbs, sidewalks, ADA facilities, HMA pavement and pavement markings.	Medium	Yes	1,440	360	Yes	

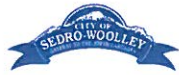


2025-2038 TIP PROJECT LIST

REVISED: 5/1/2018

Sedro-Woolley Transportation Improvement Program and Programs

MAP ID ⁽¹⁾	2019 - 2024 TIP Project	2018 - 2023 TIP CN Year	2019 - 2024 TIP CN Year	2019 - 2024 TIP Priority No.	Project Name	Project Limits	Project Description	Priority	In Existing TIP (2018)? ⁽²⁾	Total Cost 2018 (\$1,000's) (3)(4)	Sedro-Woolley 2018 Cost (\$1,000's) (3)	TIF Eligible (Y/N)	JONES-JOHN LINER-TRAIL RD CORRIDOR PROJECT
NEW		2030	2030		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C2	SW09	2031	2031		F&S Grade Rd Arterial Improvements	SR 20 MP 65.16 to West City Limits/Jones Road (3,700 LF)	Reconstruct F&S Grade Road to arterial standards including drainage, curbs, sidewalk, combined bicycle/pedestrian path, HMA, pavement markings and illumination.	Medium	Yes	2,960	740	Yes	
S20	SW44	2031	2031		SR20/Central Ave Intersection Improvements	SR20 MP 65.83	Intersection improvements or RIRO	Medium	Yes	150	38	Yes	
NEW		2031	2031		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
S14D	SW43	2032	2032		SR20/Cascade Trail West Extension Phase 2B Collins Road to Holtcamp Road	SR20 MP 63.06 Collins Rd to MP 63.64 Holtcamp Rd (3,100 LF)	Construct a shared use path along the north side of SR20 from Collins Road to Holtcamp Road	Medium	Yes	620	155	Yes	
S8F	SW02F	2032	2032		SR 20 Stormwater Conveyance System Upgrade	SR20 MP 63.64 Holtcamp Road to MP 64.21 Hodgkin Road (72 IN - 984 LF)	Upgrade the SR20 Stormwater Conveyance System from Holtcamp Road to Hodgkin Road to correct existing capacity issues. Extends and completes undersized portions of the stormwater identified in the SR20/Cook road Realignment and	Medium	Yes	300	300	No	
NEW		2032	2032		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C8		2033	2033		State St Sidewalks	Haines to E City Limits (3,000 LF)	Construct sidewalks, ADA ramps, and other pedestrian improvements along north side of State St.	Low	Yes	540	135	Yes	
NEW		2033	2033		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C10		2034	2034		Township St / Ferry St Intersection Improvements	Intersection	Construct intersection improvements to include an all-way stop.	Medium	Yes	50	13	No	
C13		2034	2034		Rhodes Rd Arterial Improvements	SR 9 to SR 20 (4,000 LF)	Reconstruct roadway to secondary arterial standards including curb & gutter, bike lanes, sidewalks, and stormwater facilities. (City portion 500 LF; County portion 3,500 LF)	Low	Yes	3,200	800	Yes	
NEW		2034	2034		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C15		2035	2035		Hodgin Road Arterial Extension Project	SR 20 to Cook Rd (2,100 LF)	Construct new collector arterial including drainage, curbs, sidewalks, HMA, pavement markings and illumination.	Low	Yes	2,225	556	Yes	
NEW		2035	2035		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
C20		2036	2036		4th Street, Alexander to State Arterial	Alexander to State (1,600 LF)	Reconstruct to major collector standards to replace 3rd Street as N-S Arterial	Low	Yes	1,300	325	Yes	
NEW		2036	2036		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	



2025-2038 TIP PROJECT LIST

REVISED: 5/1/2018

Sedro-Woolley Transportation Improvement Program and Programs

MAP ID (1)	2019 - 2024 TIP Project	2018 - 2023 TIP CN Year	2019 - 2024 TIP CN Year	2019 - 2024 TIP Priority No.	Project Name	Project Limits	Project Description	Priority	In Existing TIP (2018)? (2)	Total Cost 2018 (\$1,000's) (3)(4)	Sedro-Woolley 2018 Cost (\$1,000's) (3)	TIF Eligible (Y/N)	JONES-JOHN LINER-TRAIL RD CORRIDOR PROJECT
S9		2037	2037		SR9/North Township St Arterial Improvements	SR 20 to city limits (5,900 LF)	Planning Phase - Reconstruct to minor arterial standards including 3 lanes, curb & gutter, bike lanes, planter strip, sidewalks. Some right-of-way may be required. 2016 RTIP EST CN \$4.7 M	Medium	Yes	100	25	Yes	
C6B		2037	2037		South Township St Arterial Improvements Project	Dunlop to Sterling St (1,300 LF)	Reconstruct to major collector standards.	Low	Yes	1,040	260	No	
C21		2037	2037		Garden of Eden Rd Arterial Improvements	F&S Grade Road to Jones Road (1,300 LF)	Reconstruct to major collector standards.	Low	Yes	1,040	260	Yes	
C29		2037	2037		Centennial Trail South: County or BNSF RW	South City Limits to Ferry Street (3,700 LF)	County ROW south of Jameson - improve trail with gravel or pavement. BNSF ROW north of Jameson - remove abandoned rail and ties and improve as a trail. ROW acquisition or easement required.	Medium	Yes	500	125	No	
C30		2037	2037		Cascade Trail East Extension	Metcalf Street to 400' East of Township Street (4,420 LF)	Construct a shared use path on former BNSF RW	Medium	Yes	100	25	No	
S13D		2037	2037		SR9N/Centennial Trail Pedestrian/Bicycle Safety Improvements	East Side of SR9 MP 57.59 Summer Meadows Place to MP 58.30 North City Limits (4,100 LF)	Construct bicycle lane and sidewalk improvements on the east side of SR9 from Summer Meadows Court to the North City Limits, including a pedestrian crossing bridge at Brickyard Creek.	Medium	Yes	1,700	425	Yes	
NEW		2037	2037		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
NEW		NEW	3038		NEW PROJECT TBD	TBD	TBD	Low		500	125		
NEW		NEW	3038		Annual Overlay Project	TBD	Grind and overlay.	High	Yes	400	100	No	
SUBTOTAL 2025-2038 PROJECTS										35,308	9,052		2,600
SUBTOTAL 2025-2038 - TIF ELIGIBLE PROJECTS										28,259	28,259		-
SUBTOTAL 2025-2038 - OTHER PROJECTS										7,049	1,987		-



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	1	Jones/John Liner/Trail Road Corridor Scoping Study Jones/John Liner/Trail Cook Road to SR9/Township Street Planning level project to define the scope of the Jones/John Liner/Trail Road Corridor in order to establish an alternative east-west corridor to relieve congestion on SR20 between SR9 South and SR9 North.	SW53	06/13/18	06/27/18			15	C G P S T W	1.910	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019	STP(US)	100		0	100	200
Totals				100		0	100	200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	50	0	0	0	0
Totals	50	0	0	0	0

Report Date: May 02, 2018

Page 1



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	2	John Liner Road, Reed to Township Bicycle/Pedestrian Improvements John Liner Road Reed Street to SR9/Township Street Construct shared use path on the north side of John Liner Road from Reed to Township, including drainage and illumination	SW08A	06/13/18	06/27/18			28	P S T W	0.370	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019		0	SRTS	30,000	11,000	41,000
P	CN	2019		0	SRTS	407,000	135,000	542,000
Totals				0		437,000	146,000	583,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	41,000	0	0	0	0
CN	542,000	0	0	0	0
Totals	583,000	0	0	0	0

Report Date: May 02, 2018

Page 2



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	3	Jones/John Liner RR Undercrossing John Liner Road Sapp Road to Reed Street Construct new BNSF RR undercrossing and new major collector from East Jones Road to John Liner Road, including drainage, curbs, sidewalks, HMA, pavement markings and illumination	SW06	06/13/18	06/27/18			01	C G P S W	0.190	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019	STP(US)	592,800	TIB	182,400	136,800	912,000
P	RW	2019	STP(US)	65,000	TIB	20,000	15,000	100,000
P	CN	2019	STP(US)	4,347,200	TIB	1,337,600	1,003,200	6,688,000
Totals				5,005,000		1,540,000	1,155,000	7,700,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	912,000	0	0	0	0
RW	100,000	0	0	0	0
CN	6,688,000	0	0	0	0
Totals	7,700,000	0	0	0	0

Report Date: May 02, 2018

Page 3



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	4	SR20 West Lane Widening & Safety Improvements Project 1 SR20 Holtcamp Road to Hodgins Street Improve and widen to 3 lanes.	SW58	06/13/18	06/27/18			03	T	0.460	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2019		0	TIB	350	150	500
Totals				0		350	150	500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	600	0	0	0	0
Totals	600	0	0	0	0

Report Date: May 02, 2018

Page 4

Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	5	Jameson Street Overlay Project 2 Jameson Street 3rd to Township Grind and overlay; update ADA ramps.	SW49	06/13/18	06/27/18			05		0.530	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2023		0	TIB	357,000	119,000	476,000
Totals				0		357,000	119,000	476,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	476,000	0	0	0	0
Totals	476,000	0	0	0	0

Report Date: May 02, 2018

Page 5



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	6	Patrick Street Arterial Extension Patrick Street Michael Street to East Jones Road New major collector with drainage, curbs, sidewalks, HMA, pavement markings, illumination	SW20	06/13/18	06/27/18			01	C G P S T W	0.220	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2020		0	TIB	1,575,000	525,000	2,100,000
Totals				0		1,575,000	525,000	2,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	2,100,000	0	0	0	0
Totals	2,100,000	0	0	0	0

Report Date: May 02, 2018

Page 6



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	7	Trail Road Overlay Trail Road SR20 to Cook Road Grind and overlay	SW38	06/13/18	06/27/18			05	C G O P S T W	0.300	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2020		0	TIB	231,000	41,000	272,000
Totals				0		231,000	41,000	272,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	272,000	0	0	0	0
Totals	272,000	0	0	0	0

Report Date: May 02, 2018

Page 7



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	8	Rhodes Road Overlay Rhodes Road SR20 to City Limits Grind and overlay.	SW54	06/13/18	06/27/18			05		0.100	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2020		0	TIB	46,000	8,000	54,000
Totals				0		46,000	8,000	54,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	54,000	0	0	0	0
Totals	54,000	0	0	0	0

Report Date: May 02, 2018

Page 8



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	9	SR20/SR9N-Township Intersection Improvements SR20 MP 66.08 to 66.18 Intersection channelization improvements to allow concurrent north-south left turns and improve signal sequencing, including sidewalk/path improvements	SW33	06/13/18	06/27/18			03	C G O P S T W	0.100	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2020	STP(US)	106,395		0	16,605	123,000
S	CN	2021	STP(US)	609,825		0	95,175	705,000
Totals				716,220		0	111,780	828,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	123,000	0	0	0
CN	0	0	705,000	0	0
Totals	0	123,000	705,000	0	0

Report Date: May 02, 2018

Page 9



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	10	SR20/Reed Street Intersection Improvements SR20 MP 65.70 to MP 65.72 Intersection improvements to restrict minor approach motions to right-in right-out.	SW35	06/13/18	06/27/18			04	C G O P S T W		CE	No

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	ALL	2021		0	TIB	37,000	50,000
Totals				0		37,000	50,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	50,000	0	0
Totals	0	0	50,000	0	0

Report Date: May 02, 2018

Page 10



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	11	Cook Road Overlay Cook Road West City Limits to Crossroads Grind and overlay.	SW24	06/13/18	06/27/18			05	G S W	0.420	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2021		0	TIB	382,000	67,000	449,000
Totals				0		382,000	67,000	449,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	449,000	0	0
Totals	0	0	449,000	0	0

Report Date: May 02, 2018

Page 11



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	12	Cook Road/Trail Road Intersection Improvements Cook Road Trail Road to Trail Road Reconstruct intersection with traffic signal or Roundabout	SW25	06/13/18	06/27/18			03	C G O P S T W	0.100	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2022		0	TIB	750,000	250,000	1,000,000
Totals				0		750,000	250,000	1,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	1,000,000	0
Totals	0	0	0	1,000,000	0

Report Date: May 02, 2018

Page 12

Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	13	SR20/Cascade Trail West Extension Phase 2A, Holtcamp Road to Hodgkin Street SR 20 MP 63.64 Holtcamp Rd to MP 64.21 Hodgkin Street Construct a shared use path along the north side of SR20 from Holtcamp Road to Hodgkin Street	SW42	06/13/18	06/27/18			28	S T	0.570	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2020	STP(US)	70,065		0	10,935	81,000
S	RW	2021	STP(US)	21,193		0	3,307	24,500
S	CN	2022	STP(US)	408,742		0	63,758	472,500
P	CN	2022		0	TIB	262,500	0	262,500
Totals				500,000		262,500	78,000	840,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	81,000	0	0	0
RW	0	0	24,500	0	0
CN	0	0	0	735,000	0
Totals	0	81,000	24,500	735,000	0

Report Date: May 02, 2018

Page 13

Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	14	North Reed Street Overlay Project 1 Reed Street SR20 to John Liner Road Grind and overlay; upgrade ADA ramps.	SW40	06/13/18	06/27/18			05	C G P S T W	0.270	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2022		0	TIB	268,000	47,000	315,000
Totals				0		268,000	47,000	315,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	315,000	0
Totals	0	0	0	315,000	0



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	15	Jones Road Arterial Improvements Jones Road F&S Grade Road to Sapp Road Reconstruct to major collector section including drainage, curbs, sidewalk, shared use path, HMA, pavement markings and illumination	SW07	06/13/18	06/27/18			03	C G P S T W	0.750	CE	No

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2023		0	TIB	2,400,000	800,000	3,200,000
Totals				0		2,400,000	800,000	3,200,000

Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	3,200,000
Totals	0	0	0	0	3,200,000

Report Date: May 02, 2018

Page 15

Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	16	SR9/West State Street Intersection Improvements SR9/West State SR9 MP 55.75 to Intersection improvements to add a dedicated right turn lane to the west leg	SW45	06/13/18	06/27/18			03		0.100	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2023		0	TIB	187,000	63,000	250,000
Totals				0		187,000	63,000	250,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	250,000
Totals	0	0	0	0	250,000

Report Date: May 02, 2018

Page 16



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	17	Portobello Street Arterial Extension Portobello Street SR9/N Township Street to Cascadia Drive New major collector connecting Fruitdale to SR9/N Township, including drainage, curbs, sidewalks, HMA, pavement markings and illumination	SW21	06/13/18	06/27/18			01	C G P S T W	0.300	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2023		0		0	1,700,000	1,700,000
Totals				0		0	1,700,000	1,700,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	1,700,000
Totals	0	0	0	0	1,700,000

Report Date: May 02, 2018

Page 17



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	18	Jameson Street Overlay Project 1 Jameson Street 800' W of Batey to 3rd Grind and overlay	SW48	06/13/18	06/27/18			05		0.150	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2023		0	TIB	181,000	32,000	213,000
Totals				0		181,000	32,000	213,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	213,000
Totals	0	0	0	0	213,000

Report Date: May 02, 2018

Page 18



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	19	Trail Road Arterial Extension Trail Road Cook Road to F&S Grade Road Construct new major collector.	SW55	06/13/18	06/27/18			01	S W	0.420	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2024		0	TIB	3,000,000	1,000,000	4,000,000
Totals				0		3,000,000	1,000,000	4,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	4,000,000
Totals	0	0	0	0	4,000,000

Report Date: May 02, 2018

Page 19



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	20	Trail Road - Garden of Eden Rd Extension Trail Road F&S Grade Road to Jones Road Construct new major collector.	SW56	06/13/18	06/27/18			01	S W	0.150	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2024		0	TIB	637,000	213,000	850,000
Totals				0		637,000	213,000	850,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	850,000
Totals	0	0	0	0	850,000

Report Date: May 02, 2018

Page 20



Six Year Transportation Improvement Program From 2019 to 2024

Agency: Sedro Woolley

County: Skagit

MPO/RTPO: SCOG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	21	Sapp Road Overlay Sapp Road Reed Street to Township Street Grind and overlay; upgrade ADA ramps.	SW57	06/13/18	06/27/18			05			CE	No

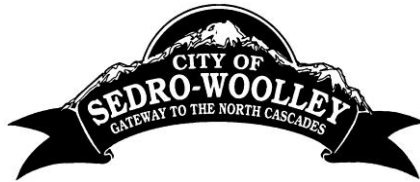
Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2024		0	TIB	226,000	40,000	266,000
Totals				0		226,000	40,000	266,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	266,000
Totals	0	0	0	0	266,000

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Sedro Woolley	6,221,320	12,516,850	6,409,030	25,147,200

Report Date: May 02, 2018

Page 21



MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: May 15, 2018

Subject: Updates to Planned Residential Development Regulations – Ch17.43 SWMC – Continued

ISSUE

The Planning Commission is continuing its detailed discussion of possible amendments to the Planned Residential Development (PRD) regulations in Chapter 17.43 of the Sedro-Woolley Municipal Code (SWMC). The Planning Commission has worked for several months to determine which issues that are specific to Sedro-Woolley need to be addressed in the new PRD regulations. The PC has also carefully studied the PRD regulations adopted by several other cities in western Washington and discussed which elements of those that may be incorporated in the Sedro-Woolley PRD regulations. As discussed at previous PC meetings, the following topics have been addressed:

- Density determination – Sedro-Woolley's Residential 1 (R-1) zoning code specifies a maximum of one unit per acre (SWMC 17.06.030). The Residential-5 (R-5) zoning code specifies a maximum of five unit per acre (SWMC 17.08.040). Residential-7 (R-7) zoning code specifies a maximum of one unit per acre (SWMC 17.12.040). The Residential 15 (R-15) zoning code specifies a maximum of fifteen units per acre (SWMC 17.16.040). This density information has been incorporated into the PRD ordinance for convenient reference.
- Density bonus – After reviewing other PRD regulations in Western Washington, staff has found that most other jurisdictions do not grant a density bonus. However, PRD regulations typically result in a developer being able to get more lots in development than in a standard subdivision. The PRD regulations allow clustering and smaller lot sizes, therefore the PRD regulations allow property developers to fully realize the maximum units per acre allowed by the underlying zone. Because the standard subdivision process requires that lots be a minimum size, it is typically not possible for a standard subdivision to accommodate 5 lots per acre in the R-5 or 7 units per acre in the R-7 zone. For example, after providing roads and stormwater facilities, the typical density of a subdivision in the R-5 zone is four units per acre. Thus the PRD regulations act as a de facto density bonus.

- Private streets – The Planning Commission had a comprehensive discussion of the merits and demerits associated with private streets at the previous meeting. The consensus was to exclude the option of private streets in the Sedro-Woolley PRD regulations.

Attached is the draft of new Sedro-Woolley PRD regulations based on previous PC discussions and previous drafts. This is a rough draft; inconsistencies, errors and omission may be present. In future drafts more detail about amenities and design requirements can be addressed. This draft addresses the base density of the gross site; this was missing in earlier drafts. Today's Planning Commission review of the proposed PRD regulations will focus on improving the next set of draft amendments.

Please see previous staff memos (on the PC meeting materials page http://www.ci.sedro-woolley.wa.us/governing_bodies/planning_commission/planning_meetings.php) for previous information regarding the PRD update process.

ATTACHMENTS

Attachment 1 – Draft PRD regulations

RECOMMENDATIONS

Discuss draft PRD amendments and propose changes as necessary.

DRAFT AMENDMENTS TO Chapter 17.43 – May 2018

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Sections:

- [17.43.010](#) Purpose.
- [17.43.020](#) ~~Districts~~ Zones where permitted.
- [17.43.030](#) Permitted uses.
- [17.43.040](#) Commercial uses.
- [17.43.050](#) Relationship of design to adjacent areas.
- [17.43.060](#) Property development standards.
- [17.43.070](#) Approval—Procedure.

17.43.010 Purpose.

It is the purpose of this chapter to create open space in residential developments and to encourage imaginative site and building design that exceeds the minimum standards found in the subdivision regulations – Title 16 SWMC – by permitting greater flexibility in zoning requirements than is permitted by other sections of this title. Furthermore, it is the purpose of this section to:

- A. Promote the retention of significant features of the natural environment, including waterways and views;
- B. Encourage a variety of housing types and densities;
- C. Encourage maximum efficiency in the layout of streets, stormwater facilities, utility networks and other public improvements through innovative site layout and the use of clustering;
- D. Create and/or preserve usable open space for the enjoyment of the occupants and the general public~~;~~;
- E. Allow development of land with physical constraints while preserving the natural characteristics of the site, including topography, native vegetation, critical areas and other natural amenities of value to the community; and
- F. Encourage infill within areas of the city which are characterized by existing development.

17.43.020 ~~Districts~~ Zones where permitted.

Planned residential development (PRD) may be permitted in the following districts:

- ~~1A.~~ R-1, Residential 1
- ~~B.~~ R-5, Residential 5;
- ~~2C.~~ R-7, Residential 7;
- ~~3D.~~ R-15, Residential 15.

17.43.030 Permitted uses.

The following uses are allowed in planned residential developments:

- A. Within the R-1, R-5 and R-7 zones, allowable residential uses shall include only single-family residences, townhouses or detached condominiums. Within the R-15 zone, residential development of all types, regardless of the type of building in which such residence is located, such as single-family residences, duplexes, triplexes, four-plexes, townhouses or apartments; provided that hotels, motels and mobile home parks are prohibited~~;~~;
- B. Accessory uses specifically limited to meet the needs of the residents of the PRD such as garages and recreation facilities, of a noncommercial nature~~;~~;
- C. In planned residential developments of twenty acres or more, commercial uses may be permitted as set forth herein.

D. A variety of housing types are offered; advantage is taken of unusual or significant site features such as views, waterways or other natural characteristics; separation of auto and pedestrian movement; development aspects of the PRD complement the land use policies of the comprehensive plan; and some extraordinary public benefit is derived in exchange for the increased density in the planned residential development.

E. Except as set forth herein, the use restrictions of the underlying zone shall apply.

17.43.040 Density

Permitted density. Density shall be allowed as determined in the underlying zone as shown in the table below. Allowed number of units shall be calculated by dividing the gross site area by the maximum units per gross acre and rounding down to the nearest whole number.

<u>Underlying Zone</u>	<u>Minimum units per net acre (see SWMC 16.04.060)</u>	<u>Maximum units per gross acre</u>
<u>Residential 1</u>	<u>1</u>	<u>1</u>
<u>Residential 5</u>	<u>4</u>	<u>5</u>
<u>Residential 7</u>	<u>4</u>	<u>7</u>
<u>Residential 15</u>	<u>4</u>	<u>15</u>

17.43.040 Commercial uses.

Commercial uses are permitted in the PRD which satisfy the criteria of this section. Such uses are intended to serve the surrounding neighborhood, be comprised of small-scale buildings that maintain the visual character and architectural style of the residential area, and minimize visual and functional conflicts between residential and non-residential uses within and abutting the PRD. Commercial uses within the PRD shall meet the following criteria:

A. Shall be limited to:

1. Retail businesses serving the local neighborhood; provided, that drive-through businesses and 24-hour establishments are prohibited;
2. Personal or professional services;
3. Public and quasi-public uses;
4. Recreational uses;
5. Residential dwellings located either behind or above an allowed commercial use are permitted;
6. Beauty salons;
7. Day care centers.

B. Bulk restrictions.

1. Maximum building size: five thousand square feet.
2. Minimum setbacks:
 - a. Front: ten;
 - b. Side: ten;
 - c. Rear: ten.
3. Maximum building height:
 - a. Commercial: twenty five feet
 - b. Commercial with residential above: thirty five feet.

C. Design Standards.

1. Lot size: Commercial lots shall not exceed twenty thousand square feet in area per twenty acres of land within the PRD. Any increase in commercial area shall be based upon twenty-acre increments of additional land, and proportionate increases shall not be permitted.
2. Landscaping requirement: Shall comply with the landscaping requirements for commercial uses in SWMC 17.50.
3. Signage: Total sign area is limited to one percent of gross floor area utilized by the activity. Monument signs are restricted to no more than six feet high. Internally illuminated signs, flashing signs, mechanically mobile signs, or neon signs are not allowed. All signs must be ground oriented or a facade sign.
4. Parking: Two parking spaces required per one thousand square feet of commercial area. On-street parking which fronts the parcel shall be counted in the overall parking requirement. Off-street parking shall be located at the side or at the rear of the building.
5. The site plan for the commercial area shall comply with the design standards and guidelines of Chapter 15.44. The site plan and commercial designation must be submitted and processed as part of the PRD application.

17.43.050 Relationship of design to adjacent areas.

A. The design and layout of a planned residential development shall take into account the relationship of the site to the surrounding areas. The PRD shall be so designed as to minimize any undesirable impact of the PRD on adjacent properties.

B. Setbacks, building heights and lot sizes of the PRD shall be comparable to, or compatible with, those of the existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may be permitted.

17.43.060 Property development standards.

A. Acreage Minimum. The minimum site for a planned residential development shall be three acres.

B. Minimum Lot Requirements in the R-1, R-5 and R-7 zones.

1. Single family residential lots in the R-5 ~~and R-7 zones~~ zone may be a variety of sizes; provided, no lot shall be less than six thousand square feet in size.
2. Single family residential lots in the R-7 zone may be a variety of sizes; provided that no lot shall be less than 4,800 square feet in size – except ten percent of the single family lots in a PRD may be as small as 4,000 square feet in size;
3. In the R-5 and R-7 zones, the minimum lot size for all lots created through a PRD process with duplex homes shall be 8,000 square feet if both units comprising a single duplex are located on the same lot.
4. In the R-5 and R-7 zones, the minimum lot size for townhouse style multi-family units on their own platted lot is 2,500 square feet for lots that have a unit on either side and 3,500 square feet for lots at the end of a townhouse row.
25. The averaged lot size in the R-5 ~~zone~~ and R-7 zones shall be reduced by not less than twenty percent of the minimum lot size for that zone.
6. Single family residential lots in the R-1 zone may be a variety of sizes; provided that no lot shall be less than 8,400 square feet in size.
7. In the R-1 zone, the minimum lot size for all lots created through a PRD process with duplex homes shall be 10,500 square feet if both units comprising a single duplex are located on the same lot.

8. In the R-1 zone, the minimum lot size for townhouse style multi-family units on their own platted lot is 4,000 square feet for lots that have a unit on either side and 5,500 square feet for lots at the end of a townhouse row.

9. The averaged lot size in the R-1 zone shall be reduced by not less than twenty percent of the minimum lot size for that zone.

C. Unit Distribution. In the R-1, R-5 and R-7 zoning designations, at least 60 percent of the units in the PRD shall be single family lots. Commercial, multifamily and duplex uses may not be constructed within any phase until no fewer than two-thirds of the single family detached residential homes are constructed and have received a certificate of occupancy.

D. Landscaping. Each lot created through the PRD regulations shall have a minimum of 25 percent landscaping that shall be approved as a condition of the building permit.

E. Setbacks. Setbacks to lots within the PRD shall be the same as the underlying zone unless alternate setbacks to lots within the PRD are specified in the PRD approval. Setbacks to properties surrounding the PRD may not be reduced.

F. Off-Street Parking. Off-street parking shall be provided in a PRD to the same extent as required in the underlying zone for the same use.

G. On-Street Parking. One on-street parking space shall be provided per every four units. Each single family lot shall count as one unit. On-street parking for multi-family lots and commercial lots where multi-family units are allowed shall be anticipated as part of the street layout before the PRD is approved.

~~DH.~~ Open Space. Each planned residential development shall provide not less than twenty percent of the gross site area of the PRD for common open space which shall be:

1. Concentrated in large usable areas of at least ~~two-six~~ thousand square feet in area and designed to provide either passive or active recreation;
2. If under one ownership, owned and maintained by the ownership; or
3. Held in common ownership by all the owners of the development by means of a homeowners' or similar association. Such association shall be responsible for maintenance of the common open space;
4. Dedicated for public use, if acceptable to the city and/or other appropriate public agency;

5. Stormwater facilities and utility corridors/~~easements~~ shall not be counted towards open space calculations, unless they meet the definition of usable open space in subsection (F); and

6. Any amenities in a public right-of-way, such as roads, parking strip landscape areas and sidewalks, in shall not be counted towards open space calculations.

~~EI.~~ Of the open space required to be provided, fifty percent shall be "usable open space". "Usable open space" includes only open space which is accessible for active or passive recreation purposes, is visually integrated into the design so that is an intentional aspect of the PRD, or is of direct benefit to the PRD residents.

1. That portion of multiuse stormwater facilities which provide significant recreational ~~or aesthetic~~ benefit per 17.48.070(J) may count as usable open space.

2. Only that portion of utility corridors/~~easements~~ which contain improved walking trails may be counted as usable open space.

3. Only open space which satisfies the requirements of the design standards and guidelines of Ch. 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual may be counted as usable open space.
4. That portion of sensitive areas, such as fish and wildlife habitat areas, may be included in the usable open space calculation which are accessible to the residents or public and integrated into the design of the PRD in a manner which results in restoration or enhancement of the functional values of the sensitive area.

J. Stormwater Detention Facilities. Stormwater detention facilities may be included by the city as part of the open space necessary for a density bonus, but not as part of the minimum required open space, subject to Sedro-Woolley Stormwater management regulations (Chapter 13.36 SWMC) and may be one of two types of ponds; dry or wet. (MAY NEED TO CAREFULLY REVIEW OPEN SPACE/RECREATIONAL SPACE CREDIT)

1. Dry ponds for the purposes of this chapter are stormwater facilities that incorporate usable recreation area per the following criteria:

- a. The detention facility does not provide drainage for public facilities including public streets unless all easements and drainage releases are approved.
- b. The detention facility shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water shall be left) unless the facility is a pond designed as an aesthetic amenity.
- c. The side slope of the detention facility shall not exceed thirty-three percent, unless such slopes already exist naturally and are covered with vegetation. Where the facility has a hard surface wall or slope, the vertical drop shall not exceed twenty-four inches without fencing appropriate to the site conditions to protect public safety.
- d. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in a natural or near natural condition.
- e. The detention area shall be landscaped both in a manner consistent with maintaining high aesthetic standards and is able to withstand the inundation expected.
- f. Use of property set aside as open space area for both detention and recreation purposes shall not be acceptable if the detention area is rendered unsuitable or unavailable for recreation use during dry weather.
- g. In the case of joint use of open space set aside (not dedicated to city) for detention and recreation, the homeowner's association shall be responsible for the maintenance in perpetuity of the facilities in the condition approved under the development contract.

2. Wet ponds contain water year round and may count towards open space if the wet pond is an amenity to the PRD and meets the criteria below. Wet ponds that do not meet the below criteria shall be screened per the screening requirements in SWMC 17.50.120:

- a. Contain circulated water that is not brackish;
- b. Be surrounded by a trail or be located adjacent to another active open space.
- c. Children's play structures may not be located closer than 150 feet to a stormwater pond.
- d. The pond must be curvilinear in shape, not rectangular.
- e. Only 30 percent of the circumference of the pond may contain berming.
- f. The inside slope of the pond shall be three to one or flatter.
- g. Gravel and asphalt shall not be used for pond access.
- h. No fencing shall be provided around the pond.

i. The applicant shall place appropriate signage near the pond which says, "This pond is for stormwater detention and/or treatment purposes. Swimming or fishing or other recreational activities are prohibited" or similar signage approved by the Planning Director.

17.43.070 Approval—Procedure.

Planned residential development applications shall be processed as subdivisions under SWMC Chapter [16.08](#).

In addition, the following procedure is required for approval of the planned residential development.

A. Documents.

1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use and zoning of both the site and the surrounding areas;
2. A map of the site drawn to a scale of not less than one inch representing one hundred feet showing the following:
 - a. Existing site conditions including watercourses, floodplains and unique natural features,
 - b. The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, types of dwelling units, density per type, and nonresidential structures, including commercial facilities, if any,
 - c. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, and similar public or semipublic uses,
 - d. The existing and proposed circulation system of streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way,
 - e. The existing and proposed pedestrian circulation system,
 - f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone,
 - g. The proposed treatment of the perimeter of the PRD, including materials and techniques used such as screens, fences and walls;
3. In addition to the graphic illustrations listed in subdivisions 1 and 2 of this subsection, the applicant shall submit a written statement providing the following information:
 - a. ~~Justification for the density bonus, if requested by the applicant,~~
 - b. Program for development including staging or timing of development,
 - c. Proposed ownership pattern upon completion of the project,
 - d. Basic content of any restrictive covenants,
 - e. Provisions to assure permanence and maintenance of common open space through a homeowners' association or similar association, condominium development or other means acceptable to the city;
4. An application for preliminary plat must be submitted with the PRD application. Fees for the subdivision shall be in addition to those of the PRD application.

B. A PRD application must contain sufficient detail to show compliance with the design standards and guidelines of Ch. 15.44 for the layout, infrastructure, and buildings within the PRD, to allow the reviewing body to incorporate compliance with design standards into its recommendation and final decision. The applicant is expected to submit this information in a format that meets the standards of an architect or design professional. The integration of a

comprehensive, well-planned design into all aspects of the PRD is a required element of the application. The application and approval shall require subsequent construction within the PRD to conform with the approved design elements, at a sufficiently detailed level to ensure subsequent compliance with the approval documents.

C. Filing of Application. Application for approval of the PRD shall be made on forms prescribed by the planning department and which shall be accompanied by a filing fee as required.

D. Public Hearing. A PRD is a Type ~~III~~IV land use application under Ch. 2.90. The hearing examiner shall hold a public hearing on the proposed PRD.

E. Hearing Examiner Recommendation. Following the public hearing, the hearing examiner shall make a report of findings and recommendations with respect to the proposed PRD, and shall forward the report to the city council. Such report shall include, but need not be limited to, the following items:

1. Suitability of the site area for the proposed development;
2. Requirements of the subdivision code for the proposed development;
3. Reasons for density bonuses;
4. Time limitations for the entire development and specified stages;
5. Development in accordance with the Sedro-Woolley comprehensive plan;
6. Public purposes have been served by the proposed development;
7. Compliance with the design standards and guidelines.

F. City Council Decision. After receipt of the hearing examiner's findings and recommendations, the city council shall hold a public hearing on the proposed PRD. The city council shall give approval, approval with modifications or disapproval to the proposed PRD. The city council's decision may be appealed to Skagit County Superior Court as allowed in SWMC Chapter [2.90](#).

17.43.070 Approval criteria

In addition to the findings of fact required for approval, the following criteria shall be met for approval of a PRD:

A. Design Criteria. The design of the PRD shall achieve two or more of the following results:

1. High quality architectural design, placement, relationship or orientation of the structures;
2. Achieving the allowable density for the subject property;
3. Improving circulation patterns;
4. Minimizing the use of impervious surfacing materials;
5. Increasing open space or recreational facilities on-site; and
6. Preserving, enhancing or rehabilitating the natural features of the property such as significant woodlands, or critical areas.

B. Perimeter Design. The perimeter of a PRD shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.

C. Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The

design of the circulation system shall be consistent with the requirements of Chapter 16.08 SWMC.

D. Site infrastructure. Small scale utility infrastructure, such as utility boxes, shall be located and/or screened so as not to be visible from the rights of way. Larger utility infrastructure, such as a pump station, shall be placed inside a building that meets design standards and functional needs of the utility.

17.43.080 Requirement for homeowner's association and restrictive covenants.

To preserve and maintain community facilities and open space, every PRD shall have a homeowner's association and agreements and enforceable covenants to fund and effectively collect funds for such an organization. Such agreements and enforceable covenants shall apply to all property within the PRD shall be recorded and shall run with the land.

A. The restrictive covenants and/or homeowner's association intended to be used by the applicant in a PRD, which purports to restrict the use of land, the location or character of buildings or other structures thereon, set aside open space, and establish provisions for the perpetual maintenance of common grounds, must be reviewed by the technical review committee. The city attorney will make a written report to the planning commission which shall be subject to approval by the city council, before final approval of the PRD application and recording with the county auditor.

B. The homeowner's association authority shall be established in restrictive covenants applicable to all property within the PRD. Such restrictive covenants shall provide, inter alia, for the assessment, collection and enforcement of collection of such homeowner's dues as are necessary for adequate maintenance of open space, common grounds and facilities, any private roads or utilities, and for performance of any other association obligations.

C. The exterior of any non-single family structure and property on which non-single family structures are located shall be maintained uniformly by the homeowner's association.

D. The homeowner's association documents must address storage and parking of RVs, trailers, boats, ATVs, etc. Such vehicles shall not be stored on city streets, rights of way, driveways or side yards. Screened, community owned storage areas for such vehicles may be provided.