

Exhibit P
To the Staff Report to
the Hearing Examiner

Phone (360) 855-0771
Fax (360) 855-0733

November 5, 2014

Neal Prather
720 Shoeshel Drive
Sedro-Woolley, WA 98284

RE: 3-LOT SHORT PLAT – PLANNING REVIEW – PRE-APP # 2014-190

Dear Mr. Prather,

Thank you for your request for a Pre Application meeting for a potential 3-lot subdivision of parcel P36405 at 720 Shoeshel Drive. There is currently an elder care facility and a mobile home on the property. This review includes the Planning Department's comments only; these comments are based on the Pre-Application application materials submitted on October 28, 2014. The Pre-Application meeting is scheduled for 2:30 PM on November 5, 2014.

1. Per SWMC 16.12.040(C): "Water supply facilities adequate to provide potable water from a public supply to each lot within a subdivision shall be installed in conformity with standards adopted by the Skagit County PUD. **Each lot shall be provided with a single connection to the Sedro-Woolley sanitary sewer system approved by the city engineer**, unless a shared connection is approved by the city engineer. All connections shall conform to applicable city ordinances and regulations." There may be a variance procedure to allow the use of septic on proposed lots 2 and 3. The following comments are based on the assumption that the sewer and water issues are addressed.
2. The subject parcel is zoned R-5. In this zone, single family homes are allowed on 8,400 square foot minimum lots.
3. Side setbacks in the R-5 Zone are 5 feet for single story structures and accessory structures, 8 feet for two story dwellings and 12 feet for three story dwellings. Front setbacks are 20 feet. Rear setbacks are 10 feet for dwellings and five feet for accessory structures.
4. Maximum lot coverage in the R-5 Zone is 35%. No more than 35% of any lot may be covered by structures.
5. The lot with at building line must be forty (40) feet.
6. The proposal is for three lots and will be processed as a short plat.
7. The maximum number of lots that may be accessed by a private driveway is 4. The proposal shows three lots owned by Prather as being and one lot to the south also served by the private drive.
8. Please coordinate with the Post Office for mail box installation requirements.
9. The notice of application process will still be necessary for the short plat. Two sets of stamped envelopes, addressed to all property owners and residents within 500 feet of the edges of the parcel will be required at the time of application. The labels shall be based on a map and list of property owners that must be submitted with the application.
10. A current title report will be required at the time of application for the short plat.
11. Though subdivisions are subject to landscape review, the site is large and wooded and has only 20 feet of frontage on a public right-of-way. Landscaping regulations are met by the existing conditions.
12. Please provide drawings indicating the location of the septic drainfields and tanks. Said facilities must be on the same lot as the building it serves or easements will be required.
13. Utility and access easements will be required to be shown on the plat maps.

14. Please coordinate with Cascade Natural Gas to locate gas lines and coordinate gas-line infrastructure development.
15. Any tracts (if any) used for stormwater shall be separate tracts that will be owned and maintained by the home owners association.
16. The mobile home was placed on the parcel in 2005 (file #3343-BP-05). A recorded agreement (AF#200511070077) waived the school impact fees for the mobile home so long as it was accessory to the elder care facility on the property. The two uses will no longer be tied together by a common parcel after the short plat, therefore the school impact fee will need to be paid at the time of subdivision.
17. Critical areas reporting will be required.
18. Maintenance agreements will be necessary for the shared driveway and other infrastructure.

These comments are not comprehensive and are intended to help provide feedback to the applicant prior to the submittal of permit applications in effort to expedite the application process. As conditions and situations change, the comments herein may be altered or rescinded. Building comments were provided by the city's consulting plans examiner/building inspector. If you have any questions, please do not hesitate to call me at 855-0771 or e-mail at jcoleman@ci.sedro-woolley.wa.us.

Sincerely,



John Coleman
Planning Director

cc: David Lee, City Engineer
Debbie Allen, Wastewater Treatment Plant Forman
Dean Klinger, Fire Chief
File – Pre-App-2014-190

COMMENT SHEET

DATE: 10-31-14

APP. NUMBER: 2014-190

PROJECT NAME: Neal Prather 3 lot short plat

LOCATION: 720 Shoeshel Drive, SW

STAFF COMMENTS:

SEWER -

LOT 1 WOULD BE REQUIRED TO CONNECT TO THE SANITARY SEWER LOCATED ON THE EAST SIDE OF SR9, AT THE TIME BUILDING PERMIT IS APPLIED FOR/APPROVED.

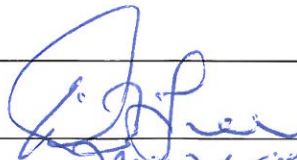
Ⓢ AT THIS TIME INTERNAL CITY DISCUSSIONS

ARE STILL UNDERWAY REGARDING THE EXISTING SEPTIC SYSTEMS - CAN THEY REMAIN & CONTINUE TO BE USED?

- SEWER CONNECTION FEE: \$ 6995 + \$ 725

- SCHOOL IMPACT FEES NEED TO BE PAID

SIGNATURE



11/5/14

DAVID LEE, CITY ENGINEER

DEPARTMENT

ENGINEERING -

COMMENT SHEET

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STAFF COMMENTS:

Please read and review Water Service
Information Guide.

Contact Ed Heidt - Project Specific questions
<copy submitted to City of Sedro-Woolley>

SIGNATURE Becky Jor

DEPARTMENT Skagit PUD