

BACKGROUND

1. Name of proposed project, if applicable

CUP 2020-352

2. Name of applicant: Ginger Pennington

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

137 Fair Way, Chelan WA 98816
(509) 423-1394

4. Date checklist prepared:

11/21/2020, revised 5/9/21

5. Agency requesting checklist:

City of Sedro-Woolley Planning Department

6. Proposed timing or schedule (including phasing, if applicable)

ASAP after approval of project CUP and building permit issued

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.:

As proposed on site plan

8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal:

SEPA MDNS previous approval with storm water management plan

9. Do you know whether application are pending for governmental approvals of other proposal directly affecting the property covered by your proposal? If yes, explain.

Not at this time

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

Conditional use permit approval – City of Sedro-Woolley, Building permits

EXHIBIT H

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

There is an existing 2141 sq ft residence onsite, 850 sq ft one unit residence with laundry facilities, 2100 sq ft 3 plex, 3,936 sq ft 8 plex = 9,027 sq ft buildings with a total of 13 units existing

Proposed are five 3,224 sq ft 4 plexes with a total square footage of 16,120 sq ft for a total of 20 units
Total sq footage new + existing = 25,147square footage, 33 total units

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any and section township, and range, if known.

NW Section 25, TWP 25 Range 04: Corner of Jameson and 3rd Street, Sedro-Woolley

The project will be located on parcel numbers P-113969 1402 Third Street and P-130475 1402 Third Street
P-75934 1404 Third Street, P-130474 1404 Third Street

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes mountainous, other _____

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

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classification of agricultural soils, specify then and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Top Soil, Pit Run and Sand

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

No indications of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate source of fill

Excavation for foundation and parking lot, the site is level we anticipate using existing soils onsite.

f. Could erosion occur as a result of clearing, construction, or use: If so, generally describe.

No, We will be using Best Management Practices to include silt fences

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building): Approximately 50% of the site will be

h. Proposed measures to reduce or control erosion, or other impact to the earth, if any:

Best Management Practices will be used to include silt fences.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Dust, Emissions from construction equipment

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control if required.

3. Water

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A Will use sewer

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

See Approved Storm water system

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Approved storm water System

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Grass

- c. List threatened and endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping shall meet City of Sedro-Woolley requirements

- e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Blue Jays, Sterlings, deer

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route: If so, explain.

Yes, Pacific Flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

Install landscaping and open space area

- e. List any invasive animal species known to be on or near the site.

None Known

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing

Electric, gas: Heating and Lighting

- b. Would your project affect the potential use of solar energy by adjacent properties: If so, generally describe.

No

- c. What kinds of energy conservation features are included in the proposal? List other proposed measures to reduce or control energy impacts, if any:

All proposed structures shall meet WA State Energy Code Standards

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located with the project area and in the vicinity:

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:

None

4) Describe special emergency services that might be required:

911 in case of an accident

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example; traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site:

Construction noise, Construction will be conducted during City of Sedro-Woolley's approved hours of construction

3) Proposed measures to reduce or control noise impacts, if any:

Construction will be during approved hours only

8. Land and shoreline use

a. What is the current use of the site and adjacent properties: Will the proposal affect current land uses on nearby or adjacent properties? If so describe.

Multi family and a High School. The proposed multifamily units will be in keeping with the neighborhood



b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operation, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site:

Existing onsite: 2141 sq ft residence, 850 sq ft one unit residence with laundry facilities, 2100 sq ft 3 plex, 3,936 sq ft 8 plex = 9,027 sq ft buildings with a total of 13 units existing

d. Will any structures be demolished? If so, what

No structures will be demolished.

e. What is the current zoning classification of the site?

Industrial

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

Industrial

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

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify:

No

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

There are 20 units proposed with each with 2 bedrooms proposed for each unit (40 total) with approximately 50 people residing 2 – 3 people per unit are anticipated. Existing there are 14 bedrooms with approximately 21 people residing

Total Bedrooms 34, Total People Residing 71 (+-) Parking Provided 51 Spaces

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

None

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

N/A

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

Design and landscaping will blend into the existing neighborhood

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Currently there are 13 units on the (13 total units) With 20 units proposed. All totaled there will be a total of 33 units to be low-income and middle income units
- b. Approximately how many units, if any, would be eliminated: Indicate whether high, middle, or low-income housing. N/A
- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. AESTHETICS

- a) What is the tallest height of any proposed structures, no including antennas; what is the principal exterior building materials proposed.

26' 10", Hardi-Plank

- b. What views in the immediate vicinity would be altered or obstructed?

Housing

- c. Proposed measures to reduce or control aesthetic impacts, if any:
Landscaping, Architectural features (ie. Breaking up siding with different styles)

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting in the parking lot and path lighting

- b. Could light or glare from the finished project be a safety hazard or interfere with view?

No as all proposed lighting will point down-ward

- d. What existing off-site sources of light or glare may affect your proposal:

N/A

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

proposed lighting will point down-ward

12 RECREATION

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

There will be open space onsite for children to play

- b. Would the proposed project displace any existing recreation uses? If so, describe:

No

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

The site will have open space for the children to play

13. HISTORIC AND CULTURAL PRESERVATION

- A. Are there any buildings, structures, or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe:

None known

- b. Are there any landmarks features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources?

None Known

C Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

D Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. TRANSPORTATION

- a. Identify public streets and highways servicing the site or affected geographic area and describe proposed access to the existing street system. Show on site plans if any.
There are currently two access off 3rd street which will be revised to reflect the two access off 3rd street on the proposed site plans. There will be two new access points off Jameson Street. Sidewalks will be provided on sit along Fidalgo St, with sidewalks proposed for Jameson Street and 3rd street along with right of way as shown on the proposed site plan.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
The site is currently served by Skagit Transit System located at/near the high school
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The proposed project will provide a total of 55 parking spaces (sites existing parking being reconfigured into proposed parking layout). Total onsite parking 55 spaces
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Sidewalks will be provided on sit along Fidalgo St, with sidewalks proposed for Jameson Street and 3rd street along with right of way as shown on the proposed site plan.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Using the Institute of Transportation Engineer's general manual the proposed 20 units will add an additional 109 daily trips with approximately
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest projects on roads or streets in the area/ if so, generally describe.
No
- h. Proposed measures to reduce or control transportation impacts, if any:
Traffic Impact fees will be paid

15. PUBLIC SERVICES

- A. Would the project result in an increased need for public services: yes, fire protection in case of an accidental fire, police, protection, public transit, health care, schools.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Impact fees will be paid

16. UTILITIES

A. Underline utilities currently available le at the site:
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

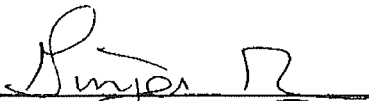
b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Puget Sound Energy
 Natural Gas: Cascade Natural Gas
 Water: City of Sedro-Woolley
 Refuse service: City of Sedro-Woolley
 Telephone: Frontier
 Sanitary Sewer: City of Sedro-Woolley

As needed connection/lines will be extended to the site

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 
 Name of signee Ginger Penington
 Position and Agency/Organization _____
 Date Signed 6/28/21