

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

TRANSMITTAL & REPORT MEMORANDUM

HEARING DATE: January 12, 2022 at 3:00 pm

TO: Sedro-Woolley Hearing Examiner

RE: LP-2021-067 – Preliminary Plat Approval for the Proposed Plat of
Bucko Estates

FROM: _____
Nicole McGowan, Assistant Planner

GENERAL INFORMATION

APPLICATION DATE: February 1, 2021

APPLICATION COMPLETE: February 22, 2021

RECOMMENDATION: Staff Recommends **Approval with Conditions**

PROJECT NAME: Plat of Bucko Estates

SITE LOCATION: 503 & 505 F&S Grade Road

PARCEL ID NOS. P37250, P37251, & P37253

ZONING DISTRICT: Residential 7

SITE AREA: 19.6 Acres

PROPERTY OWNER: Laura and Sarah Bucko
13315 Overton Street
Portland, OR 97229

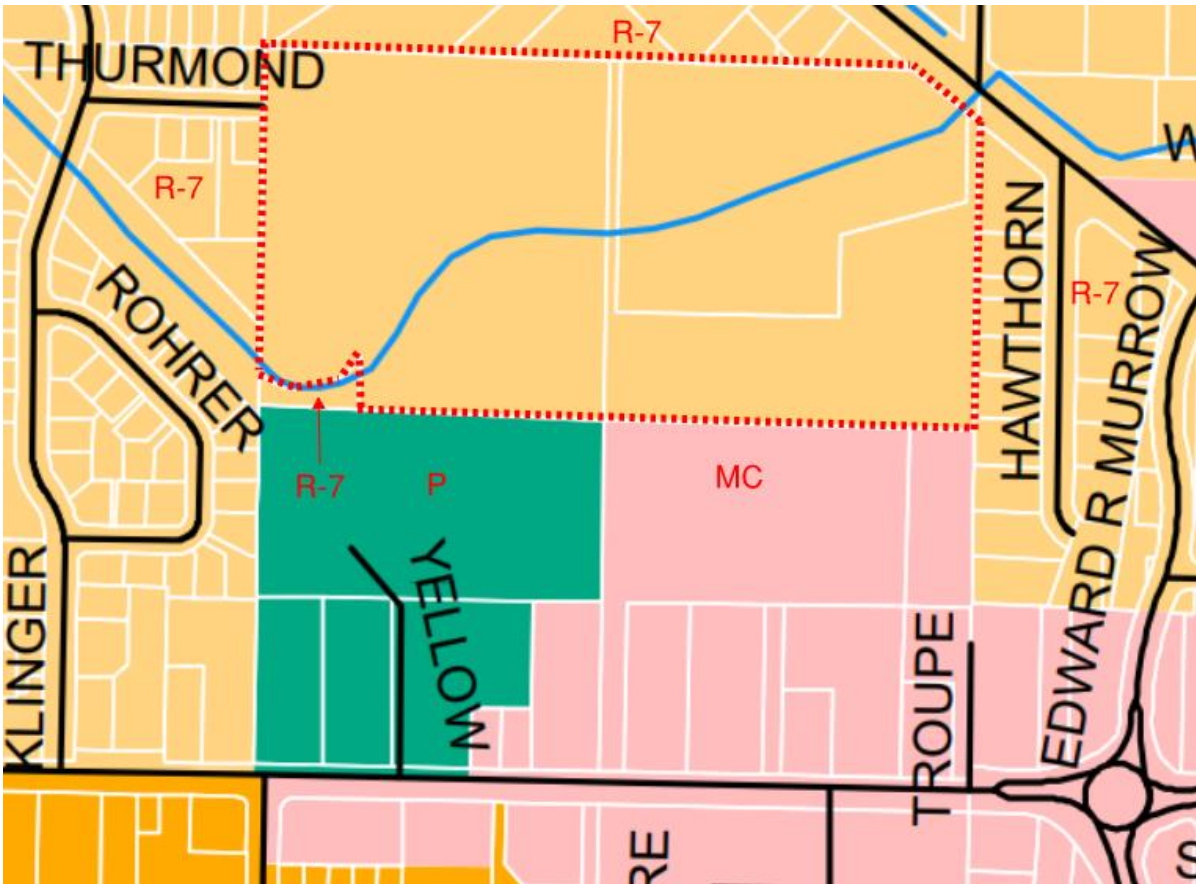
PROJECT PROPONENT: Ravnik & Associates, Inc., ATTN: Heike Nelson
PO Box 361
Burlington, WA 98233

DESCRIPTION OF PROPOSAL:

The Bucko Estates subdivision (long plat) proposal is for the construction of 64 residential lots (60 single-family and 4 duplex lots) on 19.6 acres spanning Assessor’s Parcels P37250, P37251, and P37253. The preliminary plat is proposed in three phases. The project includes streets, utilities and open space amenities to serve the proposed lots. The proposed subdivision is generally located southerly of F&S Grade Road, westerly of Hawthorne Street and easterly of Klinger Street. There is a fish-bearing stream on the property; a critical area report and mitigation plan has been submitted to address the stream buffer. The project also includes an arterial roadway extension from the west side of the subdivision southerly to Cook Road across the westerly side of Assessor’s Parcel P37256. No units are proposed on P37256, thus parcel P37256 is not listed as one of the parcels in the subdivision. However, P37256 is necessary to provide a road connecting the subdivision to Cook Road. The Sedro-Woolley City Council has an approved a Developer Agreement (DA) to address the details surrounding the provision of the arterial road to Cook Road.

COMPREHENSIVE PLAN LAND USE DESIGNATIONS, ZONING DESIGNATIONS AND EXISTING LAND USES OF THE SITE AND SURROUNDING AREAS:

Area	Land Use Designation	Zoning	Existing Use
Project Site	Residential 7	Residential 7	Two SFR on 19.6 acre site
North	Residential 7	Residential 7	Single-Family Residential
South	Mixed Commercial and Public	Mixed Commercial and Public	Farm/Agriculture and School
East	Residential 7	Residential 7	Single-Family Residential
West	Residential 7	Residential 7	Single-Family Residential



Residential 7 (R-7) Zoning Regulations:			
Minimum lot size:	6,000 square feet	Lot width at building line:	40 feet
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Rear Setback:	10 feet	Maximum building height:	35 feet
Side Setback:	5 feet for 1-story buildings, 8 feet for 2-story	Maximum building coverage:	50%

PUBLIC UTILITIES AND SERVICES PROVIDED BY:

Water:	Skagit County PUD #1	Cable TV:	Comcast
Sewer:	City of Sedro-Woolley	Police:	City of Sedro-Woolley
Garbage:	City of Sedro-Woolley	Fire:	City of Sedro-Woolley
Storm Water:	City of Sedro-Woolley	School:	Sedro-Woolley School District
Telephone:	Ziply Fiber	Hospital:	Peace Health United
Electricity:	Puget Sound Energy	Gas:	Cascade Natural Gas

ANALYSIS

1. Application Process and Public Notice:

- a. On September 30, 2020 city staff held a Pre-Application meeting with the project proponent for a 65 residential lots (60 single-family and 5 duplex) long plat proposal on 19.6 acres spanning Assessor’s Parcels 37250, 37251, and 37253 with a roadway dedication across the western portion of P37253 (the westernmost parcel) to accommodate a portion of a future arterial that will ultimately connect North Trail Road (to the north) and Cook Road (to the south). The property owner also owns Parcel P37256 to the south of the proposed subdivision.
- b. In January 2021 the City advised the applicant of the need to relocate the location of the arterial through the footprint of the Development Project due to infeasibility of the previously discussed location. The new arterial alignment was required to curve eastward to parcel P37256 – a parcel also owned by the applicant – then south to Cook Road. The revised alignment would necessitate amendments to the lot layout.
- c. On February 1, 2021 the City received the preliminary long plat application materials for Bucko Estates. The plat layout that was submitted did not include the arterial extension southerly to Cook Road across the westerly side of Assessor’s Parcel P37256. The project application did include a road across parcel P37256, but it was a local street, not an arterial road that provided north-south arterial connection. The long plat application (**Exhibit B**), a preliminary plat map, a critical areas assessment report, a SEPA Checklist (**Exhibit C**) and a landscape plan were originally submitted for a 65 lot, 70 unit subdivision. The application materials included a pedestrian trail in the critical areas buffer. The application was determined to be incomplete for reasons unrelated to the arterial.

- d. The applicant submitted revised application information and the application was determined complete on February 22, 2021.
- e. On February 26, 2021 the City issued the Notice of Application and SEPA Comment Period (**Exhibit D**). The notice was mailed to all property owners and residents within 500 feet of the property, posted on site, and published in the legal notices section of the Skagit Valley Herald on the same day.
- f. The SEPA comment period ended on March 12, 2021. Six comment letters from the public were received as well as one letter from Sedro-Woolley School District No. 101, one letter from the Skagit River System Cooperative, and one letter from the Department of Ecology. The collection of comment letters are included in **Exhibit E**.
- g. Because the application materials did not include the arterial as the city required, the city and the applicant began a process to negotiate a Developer Agreement to work out the road location, impacts of changing the road alignment and many other details that arose as a result of the need to change the arterial alignment. The Developer Agreement stipulates what roads and amenities shall be provided in each of the three phases of the project, addresses road design standards and several more details that are relevant to the subdivision. The Developer Agreement was ratified by the city council on December 8, 2021. An unsigned copy of that Developer Agreement is in **Exhibit G**.
- h. The resulting road location and lot layout are shown in the preliminary plat map (**Exhibit H**), Overall Site Plan Exhibit (**Exhibit I**) and Phasing Exhibit (**Exhibit J**). The revised application is for 60 single family lots and four duplex lots – for a total of 68 units. A revised Critical Areas Assessment Report and Mitigation Plan (**Exhibit K**) was submitted to reflect the amendments to the plat layout. The revised report did not include a trail in the buffer. An addendum to the SEPA Checklist (**Exhibit L**) and a revised landscape plan (**Exhibit M**) were submitted as well.
- i. On August 25, 2021 the City issued a SEPA Mitigated Determination of Non-Significance (MDNS) (**Exhibit N**). The SEPA MDNS was sent to all property owners and residents within 500 feet of the property, posted on site and published in the legal notices section of the the Skagit Valley Herald on the same day.
- j. The MDNS appeal period ended on September 8, 2021. The City received no appeals.
- k. A public hearing was scheduled for January 12, 2022. A Notice of Public Hearing (**Exhibit O**) was sent to all property owners and residents within 500 feet of the property, all parties of record, posted on the subject site and published in the legal notices section of the December 30, 2021 Skagit Valley Herald.

CONCLUSION: The application meets the procedural and public notice requirements in Chapter 58.7 RCW and for a Type IV application established in Chapter 2.90 SWMC.

2. Public Comment:

- a. During the comment period, the City received nine comment letters (**Exhibit E**).
- b. The city received six comment letters from the public expressing concerns about construction hours, air and noise pollution, lack of recreational trail systems, tree loss, lack of green space, drainage, the need for indigenous animal relocation, potentially inadequate buffers from Brickyard Creek, traffic flow issues, poor access to existing roadways, privacy, an existing unwanted ATV trail, infractions on property rights, and lack of public involvement.
- c. The city received one comment letter from the Skagit River System Cooperative (SRSC) expressing concern about the effects that the location of the proposed trail may have on habitat (**Exhibit E**). The trail was proposed to meander through the center of the buffer; SRSC was concerned that the location could cause habitat fracturing and allow weed growth. Upon clarification with SRSC (**Exhibit F**), relocating the trail to the outer portion of the buffer area would address those concerns.
- d. The city received one comment letter from the Sedro-Woolley School District No. 101 expressing concern about potential noise complaints with regard to the 49 buses currently operated by the School District on the adjacent property.
- e. The city received one comment letter from the Department of Ecology (**Exhibit E**) regarding potential water pollution of Brickyard Creek from stormwater runoff and the possible need for a Construction Stormwater General Permit (CSGP).

CONCLUSION: The application meets the procedural and public notice requirements in Chapter 58.7 RCW and for a Type IV application established in Chapter 2.90 SWMC

3. Environmental and Critical Areas Review:

- a. The applicant submitted a SEPA Checklist (**Exhibit C**), an addendum to the SEPA Checklist (**Exhibit L**) and a Critical Areas Assessment Report for the city to review. The Critical Areas Assessment Report indicates that there is a riparian corridor on the site and that creek buffers and buffer mitigation will be required.
- b. The Critical Areas Assessment Report and Mitigation Plan was reviewed for the city by a third party biologist. The third party review confirmed the findings and proposed mitigation as adequate per the city's critical areas regulations in Chapter 17.65 SWMC but concurred with SRSC that the trail should not be located through

the center of the protected critical area (PCA) buffer area to avoid the issues mentioned in the SRSC comment letter.

- c. The applicant submitted a revised Critical Areas Assessment Report and Mitigation Plan (**Exhibit K**). The revised Report does not include a trail in the creek corridor.
- d. A public comment requested, and SRSC supports (**Exhibit F**), a trail on the outer edge of one side of the creek buffer. Staff finds that an 8' wide crushed rock trail will be necessary on at least one side of the creek to accommodate maintenance of the drainage course and the plantings. The Public Works Department needs access to the creek to maintain the drainage course and the trail will benefit to the HOA in its capacity as the maintenance provider to the plantings in the PCA.
- e. On August 25, 2021 the City issued a SEPA Mitigated Determination of Non-Significance for the proposal (**Exhibit N**). The appeal period for the MDNS ended on September 8, 2021 and the city did not receive any appeals.

CONCLUSION: The application as conditioned meets State Environmental Policy Act (SEPA) requirements, the city's environmental policy requirements in Chapter 2.88 SWMC and the city's critical areas requirements in Chapter 17.65 SWMC.

4. Comprehensive Plan, Zoning and Permissible Uses:

- a. The City of Sedro-Woolley Comprehensive Plan identifies this area as medium density residential. Specifically, this area (excluding parcel P37256) is zoned Residential 7 (R-7). Parcel P37257 is the property to the south of the subdivision. That parcel is zoned Mixed Commercial and is not a part of the subdivision, but does accommodate the proposed roadway (North Rail Road) to Cook Road that is necessary to accommodate the subdivision.
- b. Chapter 17.12 SWMC contains the zoning and permitted uses for areas in the R-7 zone. The proposal is for single family lots and duplex lots, which are allowed per SWMC 17.12.010(A).
- c. Specific goals and policies from the Land Use Element of the Sedro-Woolley Comprehensive Plan that are relevant and applicable to this proposal include the following:
 - i. Goal LU1: To safely accommodate population growth without causing urban sprawl.
 - ii. Policy LU1.2: Prevent urban development outside the urban growth area (UGA).
 - iii. Policy LU3.1: Coordinate land use decisions with the transportation and capital facilities elements of the comprehensive plan.
 - iv. Policy LU4.4: Provide effective and timely application of sensitive and critical area land use policies, including SEPA review for all developments involving potentially significant environmental issues.

- v. Policy LU5.7: Recognize the rights of property owners to freely use and develop private property consistent with city regulations.
 - vi. Policy LU5.8: Encourage high standards of appearance in all residential areas and in other high visibility areas.
 - vii. Goal LU16: To protect, sustain and maintain Sedro-Woolley's critical areas, sensitive areas, and natural resource lands for present and future generations.
 - viii. Policy LU16.3: Require, as appropriate, site-specific delineation of sensitive and critical areas by owners/developers of property as part of the development review process.
 - ix. Policy LU17.7: Maintain or enhance water quality within the Skagit River and its tributaries.
 - x. Policy LU17.10: Water-courses, wetlands, bodies of water and their shores should be kept in a natural condition where possible, and protected from development impacts through the use of buffers and green spaces.
- d. Specific goals and policies from the Transportation Element of the Sedro-Woolley Comprehensive Plan that are relevant and applicable to this proposal include the following:
- i. The proposed north-south arterial roadway (called North Trail Road) to Cook Road across the westerly side of the subdivision and Assessor's Parcel P37256 is included as a planned Urban Major Collector Arterial as identified in the Figure 1 - Study Area of the Transportation Element (**Exhibit P**).
 - ii. Policy T6.2: Ensure that growth mitigates its impacts through transportation impact fees, SEPA mitigation, concurrency, and development regulations.
 - iii. Goal T7: To provide an adequate transportation system current with the traffic-related impacts of new development.
 - iv. Policy T7.1: Maintain the adopted Level of Service (LOS) standard for all roadways classified as arterials or state highways.
- e. Specific goals and policies from the Housing Element of the Sedro-Woolley Comprehensive Plan that are relevant and applicable to this proposal include the following:
- i. Goal H1: To provide sound, adequate housing for all current and future Sedro-Woolley residents.
 - ii. Policy H3.1: Require usable outdoor recreation space as part of all residential developments.
 - iii. Policy H4.1: Develop a mix of multi-family residential units and single-family units throughout the community.
 - iv. Policy H4.3: Encourage the development of residential structures that respect existing view of the natural features, and the right of everyone to enjoy them.
 - v. Policy H4.5: Require that developed and designed residential structures comply with the critical areas ordinances such as wetlands, frequently flooded areas, drainage, steep slopes, aquifer recharge areas, migratory routes and natural wildlife habitat.

CONCLUSION: The application as conditioned is consistent with the Sedro-Woolley Comprehensive Plan and permitted uses identified in Chapter 17.12 SWMC.

5. Application Type and Specific Criteria: Chapters 16.04 and 16.08 SWMC establish the requirements and criteria for approving a preliminary subdivision. A preliminary plat shall be approved if it meets the approval criteria in Chapter 58.17 RCW and the requirements of Chapter 16.04 and 16.12 SWMC.
- a. Preliminary subdivisions are approved subject to the criteria of Chapter 58.17 of the Revised Code of Washington (RCW), which requires provisions for public health, safety, and general welfare; open spaces; drainage; streets; transit stops; potable water supplies; sanitary wastes; parks and recreation and playgrounds; schools, sidewalks, and whether the public interest will be served by the subdivision and dedication. An analysis of each additional criterion will follow in subsequent sections.

The Developer Agreement (**Exhibit G**) addresses most of the provisions for public health, safety, and general welfare; open spaces; drainage; streets recreation areas and sidewalks.

The city and the applicant went to great lengths to provide an arterial connector road (called North Trail Road) from Cook Road to the northern boundary of the subdivision. The arterial connection will eventually connect to the already-constructed portion of North Trail Road at F&S Grade Road at a later time as part of a different project. The proposed road matches the Sedro-Woolley Traffic Improvement Plan and will include street trees, sidewalks and planter strips. In Phase 1 of the Bucko Estates project, the proposed subdivision will also provide an east-west local street that connects to F&S Grade Road at the southern terminus of Garden of Eden Road. The plans also provide provisions for drainage, water supplies and sewage. The proposed development is within close proximity to local schools; Cascade Middle School, Evergreen Elementary School and Sedro-Woolley High School are all located within 2 miles of the subject site. The proposal includes plans for a total of 29,480 square feet of usable open space as well as three protected critical area tracts that function as habitat buffer and open space.

- b. Per Ch. 16.08 SWMC, a preliminary plat shall follow the procedures for a Type IV permit review set forth in Chapter 2.90 SWMC. As concluded in Section 1 of this report, the application has followed the procedures for a Type IV permit review.

CONCLUSION: The proposed subdivision as conditioned is consistent with the criteria described in Chapters 16.04 and 16.08 SWMC as well as RCW 58.17.110 for preliminary subdivision approval.

6. Dimensional Standards:

- a. The dimensional standards of Chapter 17.12 SWMC apply to this proposed subdivision. The proposal is not using the optional subdivision process in Chapter

17.43 SWMC – Planned Residential Developments. Therefore only the standard lot dimensions in Chapter 17.12 SWMC apply.

- b. Single-family residential (SFR) lots in the R-7 are required to be no less than 6,000 square feet. The proposal is for 60 SFR lots that are each at least 6,000 square feet in size.
- c. SFR lots in the R-7 are required to be no less than 40 feet at the building line. The proposed plat layout includes SFR lots that are no less than 40 feet at the building line.
- d. The required minimum lot frontage on a public street, approved private street, or approved easement for standard lots in the R-7 zone is twenty feet. The proposed plat layout includes SFR lots with at least twenty feet of frontage on a public street or approved an easement.
- e. The standard minimum lot size for duplex lots in the R-7 is 9,000 square feet. Duplex lots are also required to be at least 80 feet at the building line and 100 feet deep. The proponent is proposing four duplex lots. Each of these lots are at least 9,000 square feet in size, are at least 80 feet wide at the building line and are 100 feet deep.
- f. The required minimum lot frontage on a public street, approved private street, or approved easement for standard duplex lots in the R-7 zone is twenty feet. The proposed plat layout includes duplex lots with at least twenty feet of frontage on a public street or approved an easement.
- g. The maximum coverage in the R-7 zone is 50% of the lot, including all structures – main and accessory. This standard is enforced at the time of building permit application.

CONCLUSION: The proposal meets the dimensional standards identified in Chapter 17.12 SWMC.

7. Streets, Sidewalks and Driveways:

- a. Streets and sidewalks in new subdivisions are required to meet the public works constructions standards described in 15.40 SWMC.
- b. The subdivision proposal plans a new public road that includes construction of curb, gutter, sidewalks and a planter strip with street trees along with any required pavement overlay and striping. The Developer Agreement stipulates the road dedication requirement timing, road length requirements and the provision of turn-arounds at the end of roads (the Developer Agreement requires temporary turn-arounds as part of the proposed phasing and long term turn-arounds where the project abuts neighboring property).

- c. The project includes constructing an arterial road per the Sedro-Woolley Comprehensive Plan. The Developer Agreement guides the timing of the construction of this arterial, which is an important piece of the city’s long-term transportation plans.
- d. To accommodate the arterial, some lots are designed with their backyards on the arterial to limit the number of access points onto the new arterial. Staff finds that it is in the best interest of the community to treat those back yards as rear setbacks for building purposes. Because no vehicle access is allowed on the arterial, there is no need to have a 20’ front setback enforced on the back yards of those lots. Staff finds that setback waivers for the following lots shall apply: Lots 64, 63, 31, 17, 18, 19, 20, 21 and 1 all have frontage along the arterial road but are accessed from local streets. All portions of these lots shall be allowed a 10’ setback where adjacent to the arterial. In addition, Lot 64 may have a 5’ setback along the property line with Lot 63 (for a 1 or 2 story building only). Also in addition, Lot 21 may have a 10’ setback on the Y Avenue frontage.
- e. SWMC 17.36.040(A) requires that ingress and egress be designed with respect to intersections, crosswalks and traffic in general so as not to create safety hazards or impedances. All of the lots will have access to local streets; none shall have access to an arterial. Proposed lots 56, 57, 59, and 60 will have access to Tract “L” – a 20’ wide non-exclusive, mutually beneficial cross use easement. Tract L accesses a local street.

CONCLUSION: The application as conditioned meets the streets and sidewalk standards identified in Chapter 15.40 SWMC and in the current Sedro-Woolley Public Works Department Standards Manual.

8. Landscaping and Residential Recreation Area:

- a. Per SWMC 17.38.010, all new developments of more than seven dwelling units shall be required as a condition of approval, to provide a minimum of 8,000 square feet of unpaved, usable open space with lawn or other soft surface for an outdoor recreation area, plus an additional 100 square feet of usable open space for each additional unit beyond the initial 25 units. A 64 unit subdivision is required to provide 11,900 square feet of recreation area per Ch.17.38 SWMC. The applicant has proposed to include four tracts of open space, totaling 29,480 square feet of shared open space for this subdivision.
- b. In accordance with Ch. 17.50 SWMC, the applicant was required to submit a landscape plan (**Exhibit M**) with the application materials. The applicant included designs for open space/recreation tracts in their landscape plan design details and the Developer Agreement addresses the phased provision of recreation areas.
- c. Neither the critical area mitigation plan nor the landscaping plan show any landscaping in the area between the west side of the culvert and F&S Grade Road. This area shall be improved from the existing condition to meet the requirements of

Chapter 17.50 SWMC. The project will be conditioned to require that the applicant provide landscaping plans for that area either in the critical area planting plan or the landscaping plan.

- d. The Critical Areas Assessment Report and Mitigation Plan indicates that the gravel driveway across the culvert will remain. That driveway currently leads to F&S Grade Road and its presence will encourage vehicles to drive into the critical area. The project is required to remove the gravel road and replace with amended soils and plantings as mentioned in the above note. As requested, a 12' gravel trail may be established across the culvert as part of the trail system in the PCA but shall terminate the trail at Thurmond instead of F&S Grade Road.
- e. Residential recreational areas are subject to the design standards outlined in the City of Sedro-Woolley Design Standards and Guidelines. The landscape plan and the Developer Agreement demonstrate that the required recreation areas will be provided in compliance with the design standards.

CONCLUSION: The proposal as conditioned meets the requirements for landscaping and recreational area as described in Chapters 17.38 and 17.50 SWMC.

9. Design and Construction Standards:

- a. The preliminary plat map (**Exhibit H**) and Developer Agreement (**Exhibit G**) demonstrate that the proposed road layout and lot access meet the standards in Chapters 16.08 and 15.40 SWMC.
- b. The roads through the subdivision are intentionally not connected to Thurmond Road to the west to prevent traffic from bypassing the new north Trail Road arterial. There is concern that easy sight between North Trail Road and the existing Thurmond Road will encourage drivers to “short-cut” over the landscape area to reach the nearby road. The road construction and landscaping in the area between the two roads should be robust and prevent vehicles from making the off-road connection. Pedestrian access between the streets is required.
- c. Per Ch. 16.08 SWMC, subdivisions must provide sewer and water from a public supply to each lot.
- d. The applicant submitted evidence of sewer availability from the city. The applicant will be required to extend the sanitary sewer services, in conformance with the Sedro-Woolley standards, to the site in a capacity suitable to serve the proposed new lots. Utility easements shall be granted to Sedro-Woolley for sewer infrastructure operation, maintenance, and replacement purposes. Utility easements shall be granted to Skagit PUD for waterline operation, maintenance, and replacement purposes.

CONCLUSION: The proposal as conditioned will meet the standards for design and construction in Chapters 16.08 and 15.40 SWMC.

STAFF RECOMMENDATIONS

Permit No. LP 2021-067 is hereby **recommended for APPROVAL subject to the following conditions:**

1. All development shall generally conform to the preliminary plat map as shown in **Exhibit H.**
2. Comply with the mitigation measures included in the SEPA MDNS issued August 25, 2021.
3. Provide an 8' wide crushed rock trail on the outer edge of the buffer area on the south side of Brickyard Creek.
4. The area between the west side of the culvert and F&S Grade Road shall be improved from the existing condition to meet the requirements of Chapters 17.50 and 17.65 SWMC. Provide landscaping plans for that area either in the critical area planting plan or the landscaping plan as appropriate. Areas of existing gravel driveway outside of trail area shall be landscaped per Chapter 17.50 SWMC. Amend the Critical Areas Assessment Report and Mitigation Plan as necessary to show the requested 12' gravel access road that leads from Thurmond Street across the culvert to the 8' wide PCA trail along the south side of the buffer.
5. Thurmond Avenue will not be connected to the new road system as part of this plat. In order to deter vehicles from attempting to make the connection, continue the street trees and salal groundcover through this area (as shown in the landscape plan) in addition to the Pacific Wax Myrtles already shown in the landscape plan.
6. Construction of all required infrastructure improvements, including, but not limited to, streets, curbs, sidewalks, sewer, landscaping and street lighting shall be completed prior to final plat application or bonding in an amount approved by the City Engineer shall be filed with the City.
7. The required recreation area amenities shall be commercial quality.
8. A homeowners association shall be created to own and maintain the open space tracts and PCA tracts. The HOA will own the common tracts and PCA tracts. The landscaping of the common areas and PCAs throughout the plat shall be maintained by the HOA. The applicant shall provide a detailed plan for how those areas will be maintained. Tract L shall be owned jointly by the owners of Lots 56, 57, 59 and 60 or the HOA. The homeowner's association documents shall be approved by the Planning Department prior to recording.
9. Reference the Developer Agreement and the Auditor's File recording number of that Agreement on the plat map document.

10. Reference the Auditor's File recording number of the home owners association documents on the plat map.

EXHIBITS

- A. Staff Report;
- B. Long Plat Application;
- C. SEPA Checklist;
- D. Notice of Application and SEPA Comment Period;
- E. Comments;
- F. Skagit River System Co-op letter;
- G. Developer Agreement;
- H. Preliminary Plat Map;
- I. Overall Site Plan Exhibit;
- J. Phasing Exhibit;
- K. Critical Areas Assessment Report and Mitigation Plan;
- L. Addendum to the SEPA Checklist;
- M. Revised Landscape Plan;
- N. SEPA Mitigated Determination of Non-Significance;
- O. Notice of Public Hearing; and
- P. Figure 1 - Study Area of the Transportation Element