

To whom it may concert,

Hello I live on Hawthorn street in Sedro Woolley, I have lived there for 13 years. I received notice of the plans for the up coming project taking place in my back yard. My concern is what these 70 new home will do the water table around our homes. My entire street is on septic systems and as it is already we do not have proper drainage in our area. With more and more construction going on in the area it seems the water table is getting higher and higher. This is making our drain fields on our street struggle. What is going to be done to ensure that our properties will get proper drainage to prevent our drain fields from being flooded, preventing us from flushing toilets. Are there any plans to hook our street up to the city's sewer system? And if so, who's going to pay for it?

Thank you for your time.

Michele Batchelor

March 12, 2021

To: City of Sedro-Woolley Planning Department  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
jcoleman@ci.sedro-woolley.wa.us  
kweir@ci.sedro-woolley.wa.us

Doug Merriman  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
dmerriman@ci.sedro-woolley.wa.us

Re: Public Comment on Bucko Survivors Trust Application, Project Locations P37250, P37251, P37253,  
P37256

Dear City Officials,

My first comment is to strenuously object to a seven-day work schedule and the late hours of construction, meaning between 6 p.m. and 9 p.m. That is unreasonably late and zero days without the activity will create a nuisance that can have adverse health effects on me and the surrounding residents.

One example: I often go to sleep at 7 or 8 p.m. and in the warmer months need to be able to leave windows open for air flow as well as the quiet time. When it is overly warm I need to be able to utilize my deck and leave doors open that can provide a breeze without having the air and noise pollution of construction, trucks, dust, etc. Many in the community are trying to enjoy time outside in cooler temperatures after working all day. The late hours and seven day work week will severely interfere with that.

We all have the right to use and enjoy our property without unreasonable interference by others. We would have to endure thirteen or fourteen hours of disturbance per day if you allow work to continue after 6 p.m. and that is a stressful and harmful environment. Regarding seven day work week, that is equally unreasonable as it would be a thirteen or fourteen-hour daily disturbance with *no relief*. We need to have at the least a partial workday on Saturday and no work done on Sunday.

I have been so disappointed in recent years to see the trees basically eliminated from Cook Road down to Highway 20. Those trees kept our air so fresh and gave some buffer from the winds and noise. The quality of rural life in this area is nearly gone now.

Finally, I would like the city (all departments) to provide the citizens with more detailed information and seek input BEFORE you continue planning and making changes. Like this recent notice, most are very general, minimal, and are basically a done deal when sent to us. Who among the citizens that pay the taxes and city salaries had any say in what is happening in city development? We finance this city to do what the people want done and the overall feeling I have and hear from the community is that we are never invited to join in that process.

Thank you for your time.

Ann Cowan  
439 Rohrer Loop  
Sedro- Woolley, WA 98284  
206-459-9993

Cc: City Council via csalseina@ci.sedro-woolley.wa.us  
Julia Johnson – Mayor, City of Sedro-Woolley via swmayor@ci.sedro-woolley.wa.us

This email is comment on the Bucko development between Cook Road and F and S Grade Road. The file number is LP2021-067. It concerns the recreation/non-motorized transportation element of review.

I would ask that one condition of the MDNS be that the developer dedicate a specific (non-motorized) recreational trail along or within the setback zone for Brickyard Creek. It could be a necessary link in a future city trail system between Cook Rd and F&S Grade Road. It would have very low impact on the development if it is within the setback area for Brickyard Creek. But by reserving a specific recreational trail easement in an area, and not just a flood control or drainage easement, the City will forestall homeowner objections if such a trail is developed at a later date.

Although it is not clear how the Trail system would be connected in the future, Brickyard Creek provides a future pathway for trails because it is already covered by setback zones and drainage easements. Ultimately, the trail system could connect US #10 bike route, the Cascade Trail, and the SWIFT Center park. This may already be on the agenda, but it is important to plant seeds for future recreation trails.

---

Patrick Hayden  
360.855.1811

---

To the city of Sedro Woolley Planning Department:

We received notice of the proposal yesterday off of F & S Grade Road. We live on the corner of F & S Grade Road and have the following concerns:

1. When we applied for a building permit, we were told we had to observe a 110' set back from Brickyard Creek. The proposal shows 55" setbacks. It does not show where this is mitigated.
2. Because F & S Grade Road was a former railroad track it does not contribute to a grid pattern for the city roads. This makes every intersection at odd angles and less than ideal driving conditions. We are concerned about the site plan because it connects to F & S Grade Road at a very awkward angle. It will add traffic to an already difficult intersection. Will there be sidewalks here?
3. The proposal does not add circulation within itself or within the neighborhood. It has three dead-ends within the site.
4. P37256 provides access to the Cook Road. I'm just wondering why the developers did not include this land for lots which would have created more circulation options within the site plan and given Brickyard creek more buffer. That parcel is more suitable for houses!
5. We support the addition of houses to Sedro Woolley and your efforts to reduce the housing shortage.
6. Its unfortunate that the roads could not have lined up with Trail Road which would have contributed to the city's grid system. Is there no funding to be found to help the school district move it's buildings?

Thank you.

Mary and Kevin McGoffin  
268 Burrows Lane  
Sedro Woolley

Sedro-Woolley Planning Department

Please record my questions and concerns in the official Public Comment of the Bucko Property Development Between Cook Road and F & S Grade Road, Parcels #P37250, P37251, P7253, and P37256 submitted today March 12, 2021.

1. Are the Buckos planning any privacy fence/privacy barriers on their property abutting Hawthorn Street?
2. What is the designation of "EX. ATV Trail" between Lot 310 and 312 Hawthorn Street onto Bucko's commercial zoned property? Why is the designation there? We have been told repeatedly by Sedro-Woolley Police Dept. Officers, Major Julie Johnson, and others in City Hall that it is illegal to run/race ATVs/Motorcycles in the City Limits.
3. Due to noise, disruption of peace, sanity, and safety of small children/young girls used as "starter girls" flags and all! WE DO NOT WANT an ATV Trail anywhere near Hawthorn Street. It should not be allowed in City Limits and we beg the Police Department to uphold City Laws.
4. We are requesting that NO DUPLEX APARTMENTS/BUILDINGS be built abutting Hawthorn Street. We are zoned ONE FAMILY RESIDENCE. Please respect our property rights, peace, and quiet.
5. Are ATVs/motorcycles to be allowed on the proposed Trail through the Property Development? We pray they will NOT BE ALLOWED!

EvYonne and Glen Michael  
PO Box 253 Sedro-Woolley, WA 98284  
212 Hawthorn Street, Sedro-Woolley, WA

Hello,

We'd like to submit the following comments for the Public Comment Period on Bucko Estates (between Cook Rd and F&S Grade Rd):

-There doesn't appear to be any green space for play area(s) for children in the proposal; as there will potentially be 70 residences in this area, and obviously many will have families, where will these children play safely?

-Is there a plan to relocate the indigenous animals that live in this area, the coyote family, deer, and other animals?

Thank-you!

Gayleen and Shawn Ronk  
801 Thurmond

Hi Katherine,

The Skagit River System Cooperative (SRSC) represents the off-reservation fisheries and natural resource interests of the Swinomish Indian Tribal Community and the Sauk-Suiattle Indian Tribe. The Swinomish Tribe and the Sauk-Suiattle Tribe are federally recognized Tribes and Signatories to the Treaty of Point Elliott of 1855. As such we take a keen interest in developments that have potential effects on fish and shellfish that utilize the Skagit basin. This email is intended to convey our concerns regarding a proposed development and its impacts on fisheries and fish habitat.

I understand that the proposed development intends to acquire a buffer reduction along Brickyard Creek, from 110 feet on the left and right banks, to 55 feet. This buffer will be recorded on the plat as a PCA, fenced and signed, and replanted with a selection of native trees and shrubs. Considering the existing condition of the riparian buffer in this reach of Brickyard Creek, a successful buffer implemented at 55 feet is an improvement over the existing condition.

I have some concerns about the trail proposed within the buffer. While in general I find the public access offered in our natural areas to be a good thing for the community and their understanding and appreciation of our natural systems, I have a few concerns about the trail detracting from the function of the buffer. SWMC 17.65.530.C.3 allows for pedestrian trails through buffers as long as the trail does not decrease riparian functional values and prevent or inhibit the buffer's recovery to at least pre-altered condition or function.

One concern I have is that the trail will introduce edges where weeds are able to thrive. The trail as designed will be a bisection of the buffer the length of the riparian area, creating two long edges on either side of the trail and aggravating edge effects. I am most concerned that the explosive growth of nonnative weeds often depend on these "edge" areas where there is no shading to reduce competitive growth. If a trail is to bisect the riparian area, I encourage the planting plan to reduce the tolerable/acceptable level of weeds allowed in the enhancement area. Page 94 of the Critical Areas Assessment indicates that "In enhancement areas, there will be less than 10% cover of blackberry, scotch broom, bindweed/morning glory and other non-native aggressive tree, shrub, or viny species combined at the end of the first through third growing seasons (Years 1-3) and less than 20% combined cover at the end of the fifth growing season (year 5)." In the enhancement area where there are trails, I would like to see the acceptable cover reduced from what is proposed, such that less than 10% weeds included as a performance standard after 5 years.

Additionally, I would like to see the proponent consider weed control along the trail beyond the 5 years proposed. If there are other landscaped areas within the development that will have contracted landscapers, I think it would make sense to have landscapers maintain the trail corridor from weeds. Away from the trail, shading can be expected to keep weeds in check. However, the trail offers a continual sunny and disturbed foothold for weedy species to encroach on the buffer plantings and/or the trail.

I am concerned that between the buffer reduction (110' to 55') and the trail (removing 8' + 2' + 2' from one side of the buffer), that the remaining enhancement area is insufficient protection for Brickyard Creek, a salmon-bearing stream with an incredible amount of development pressure in the last few years. I would like to see additional enhancement considered elsewhere in the development. Additionally, I am curious how the new road crossing (with 600 SF impact) and the ongoing impacts of a

road crossing the stream, with the limits in habitat development and introduction of water pollutants are being mitigated? The proposed buffer is simply mitigation for the buffer reduction.

A suggestion to mitigate for these additional impacts would be to remove the existing culvert on the property just south of the intersection of Garden of Eden Road and F&S Grade Road. The area could be naturalized, noxious weeds controlled, and would go a long way to mitigating for the outstanding impacts of this substantial development along a Type F stream.

I have a concern about the utility lines proposed for beneath Brickyard Creek. I would like to see those utilities buried or bored sufficiently deep that there is no risk of exposure due to erosion or changes in the streambed. Brickyard Creek is a rapidly developing watershed, and it is hard to predict what this development will do to streamflows in the future. Without a separate engineering analysis by a project engineer, I suggest a depth similar to what Skagit PUD is utilizing for pipelines in some low velocity tributary streams in the Nookachamps basin (Beaver Lake outlet stream and a small tributary to Clear Lake). That is, pipes are to be buried with 3.5-4 feet of cover over the top of pipe. Sufficient cover will protect fish habitat and water quality, and prevent a future emergency project should a too-shallow pipe become exposed (as on a natural gas pipeline in Colony Creek recently).

I greatly appreciate the opportunity to review and comment on this proposal. I look forward to seeing how the City and proponent can work together to ensure no net loss to the Brickyard Creek habitats, and maintain the stream as a valuable asset for the community. Please get in touch for any questions or clarifications.

**Nora Kammer**

Environmental Protection Ecologist

Skagit River System Cooperative

*MAILING:* PO Box 368, LaConner, WA 98257

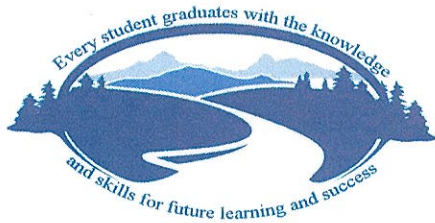
*PHYSICAL:* 11426 Moorage Way, La Conner, WA 98257

Phone: 360.391.8472

Fax: 360.466.4047

*SRSC's offices are open Monday through Thursday.*





# Sedro-Woolley School District No. 101

801 Trail Road, Sedro-Woolley, WA 98284 • (360) 855-3500 • FAX (360) 855-3574

June 29, 2021

Katherine Weir  
Assistant Planner  
City of Sedro-Woolley Planning Department  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
(360) 855-3206

Re: Bucko Estates, File #LP-2021-067, between Cook Road and F&S Grade Rd, Parcels #P37250, P37251, P37253 and P37256

Dear Ms. Weir,

Thank you for the opportunity to provide post-SEPA comments. The Sedro-Woolley School District serves approximately 4,500 students. The Bucko Estates is located within the boundaries of the District and the District will serve the students generated from this development. The District operates a Transportation Department located at 317 Yellow Lane, Sedro-Woolley, WA 98284. Buses that transport students to and from school, and to various athletic and other extracurricular activities operate from this location.

We note that the SEPA checklist asserts "There are no existing noises in the area that will negatively impact the functionality of this proposed residential plat." SEPA checklist, Environmental Health, Noise, page 13. Since the proposed Bucko Estates is located in the vicinity of the Transportation Department, we wanted the City, the developer, and the consultants to be aware of the current conditions in the vicinity of the proposal.

As of the 2020-21 school year, the District operates 49 buses. As enrollment continues to grow, the District is likely to add more buses to the fleet. On a typical school day, the District starts to prepare the buses at 5:15 a.m. for a 5:30 a.m. departure. Based on weather conditions, the start time could be even earlier. In addition to the afternoon return trips to the Transportation Department, the District also provides bus services to various athletic and extracurricular activities including field trips. In some cases, those buses return as late as 11:30 p.m.

The Transportation Department has been located at this address since the early 1960's. Other developers have built homes in the vicinity of this facility. Even though the Transportation Department was sited first (long before the homes were built), some homeowners have expressed concerns about the noise made by the buses. It is possible that they have other concerns. At this point, whether the bus operations "negatively impact the functionality of this proposed residential plat" is not a question that the District can answer. However, it would be reasonable for the developer to assume that bus services will continue to operate out of the existing location.

**Phil Brockman**, Superintendent • **Michael S. Olson**, Assistant Superintendent

**Darrell R. Heisler**, Executive Director of Human Resources & Technology • **Brett Greenwood**, Executive Director of Business & Operations  
An Equal Opportunity Employer

If you have any questions, please call. Thank you.

Sincerely,



Brett Greenwood  
Executive Director of Business, Operations, & Technology  
Sedro-Woolley School District

cc: Bucko Survivors Trust  
ATTN: Sarah Bucko  
13315 Overton Street  
Portland, OR 97229  
(360)840-2609  
sarahbucko12@gmail.com

Heike Nelson, PE and John Ravnik, PE  
Ravnik & Associates  
P.O. Box 361/1633 Lindamood Lane  
Burlington, WA 98233  
(360) 707-2048  
hnelson@ravnik.net  
jravnik@ravnik.net



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000  
711 for Washington Relay Service • Persons with a speech disability can call (877) 833-6341*

March 12, 2021

Katherine Weir, Assistant Planner  
Planning Department  
City of Sedro-Woolley  
325 Metcalf St  
Sedro-Woolley, WA 98284

**Re: Bucko Estates**  
**File# LP-2021-067, Ecology SEPA# 2020100959**

Dear Katherine Weir:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) notice of application utilizing the optional determination of nonsignificance (DNS) process for the Bucko Estates Project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Stormwater runoff can have a significant impact on water quality, introducing sediment and other pollutants into waters of the state. Such pollutants can impair or eliminate aquatic habitat and prevent such waters from having multiple beneficial uses (e.g., fishing, swimming and drinking).

Based on the documents provided to the SEPA Register, it appears this project may be subject to Ecology's National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (CSGP).

CSGP permit coverage is necessary if construction activity meets the following criteria:

- Clearing, grading, and/or excavation results in a disturbance of one or more acres and discharges stormwater to surface waters of the State.
- Clearing, grading, and/or excavation on sites smaller than one acre that are a part of a larger common plan of development or sale also require coverage if the common plan of development will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.

Katherine Weir  
March 12, 2021  
Page 2

- Forest practices, (including but not limited to class IV conversions) that are a part of a construction activity that will result in a disturbance of one or more acres, and discharge to surface waters of the State.

Information regarding the NPDES Construction Stormwater General Permit can be found at:  
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

Thank you for considering these comments from the Ecology. If you have questions about determining the need for CSGP coverage or you need information regarding applying for and implementing the CSGP, please contact Stephanie Barney from our Bellingham Field Office at (360) 255-4390 or by email at [stephanie.barney@ecy.wa.gov](mailto:stephanie.barney@ecy.wa.gov).

Sincerely,



Katelynn Piazza  
SEPA Coordinator

Sent by email: Katherine Weir, [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us)

ecc: Heike Nelson, Ravnik & Associates  
John Ravnik, Ravnik & Associates  
Stephanie Barney, Ecology