

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: June 6, 2022

TO: Sedro-Woolley Hearing Examiner

RE: CUP-2022-065 – Conditional Use Permit – Gary Roberts

FROM:


Nicole McGowan, Assistant Planner

APPLICATION DATE: February 22, 2022

APPLICATION COMPLETE: February 23, 2022

RECOMMENDATION: Staff Recommends **Denial**

SITE LOCATION: 901 N Fruitdale Rd., Sedro-Woolley, WA 98284. Assessor's Parcel #39390

PROPERTY OWNER: Gary Roberts
901 N Fruitdale Rd.
Sedro-Woolley, WA 98284

PROJECT PROPONENT: Gary Roberts
901 N Fruitdale Rd.
Sedro-Woolley, WA 98284

DESCRIPTION OF PROPOSAL:

An application for a conditional use permit (CUP) (**Exhibit B**) has been received to convert an existing, approximately 936 sq. ft. detached garage into an Accessory Dwelling Unit (ADU) at 901 N Fruitdale Rd., Assessor's Parcel #39390. The property is currently zoned as Mixed Commercial. The roughly 5.69-acre property is largely vacant, with an existing non-conforming single-family residence (~1,374 sq. ft.), shop (~3,500 sq. ft.) and the aforementioned detached garage (~936 sq. ft.) located at the west end of the site. Residential uses are limited in the Mixed Commercial Zone. The only residential use permitted in this

zone are residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building. Single-family homes and ADUs are not permitted uses in the Mixed Commercial Zone. All uses otherwise not prohibited can be permitted as conditional uses. Therefore, an ADU may only be permitted at this location as a conditional use. A CUP must be obtained per the process in Chapter 2.90 SWMC and the criteria in Title 17 SWMC.

Site Address:	901 N Fruitdale Rd.	Parcel ID No.:	P39390
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Zoning District: Mixed Commercial (MC)

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

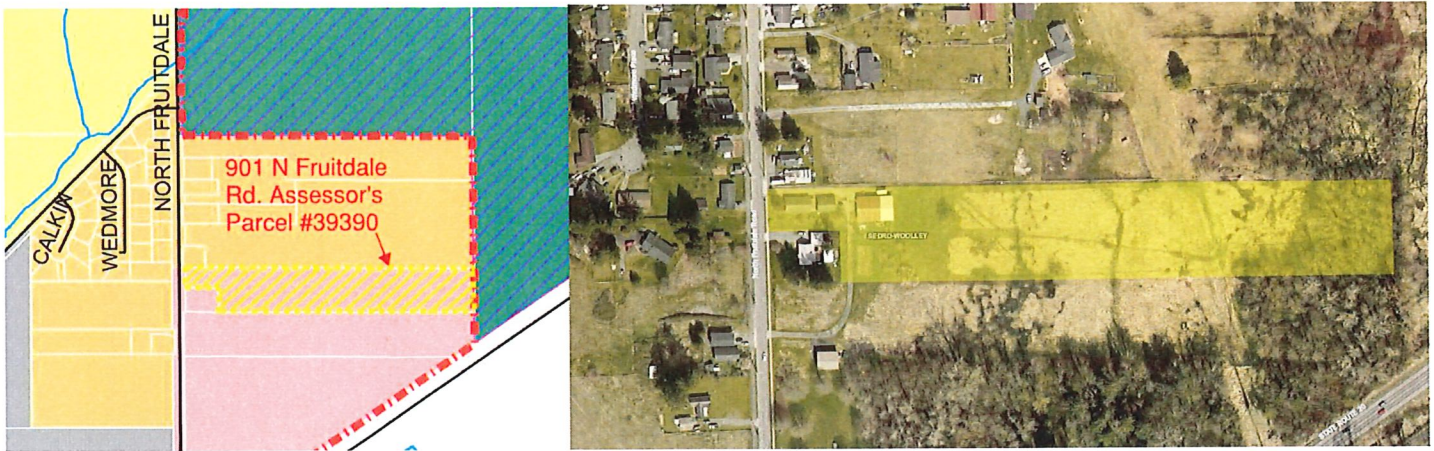
Area	Land Use Designation	Zoning	Existing Use
Project Site	Mixed Commercial	Mixed Commercial	Single-family residential/Commercial
North	Residential 7	Residential 7	Single-family residential
South	Mixed Commercial	Mixed Commercial	Single-family residential
East	Public (UGA)	Public Open Space (Skagit County)	Recreation
West	Residential 7	Residential 7	Single-family residential

Mixed Commercial (MC) Zoning Regulations:

Minimum lot size:	None	Lot width at building line:	None
Front Setback:	20 feet	Lot width at road frontage:	20 feet
Rear Setback:	20 feet	Maximum building height:	35 feet
Side Setback:	35 feet (setback to residential) 10 feet (setback to MC)	Maximum building coverage:	None

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:	Verizon	Hospital:	Peace Health United
Electricity:	Puget Sound Energy	Gas:	Cascade Natural Gas



ANALYSIS

Application Process:

1. On October 20, 2021, the city held a required pre-application meeting for a proposed ADU at 901 N Fruitdale Rd. with the project applicant.
2. On February 22, 2022, the city received a Conditional Use Permit application for the proposed ADU. Included in this submittal were a signed Conditional Use Permit application (**Exhibit B**) and a site plan (**Exhibit C**). After receiving all required submission materials, the application was considered complete February 23, 2022.
3. On March 1, 2022, the City issued a Notice of Application (**Exhibit D**) per the requirements listed in SWMC 2.90.075(B).
4. A public hearing before the Sedro-Woolley Hearing Examiner was scheduled for June 6, 2022 via Zoom.

CONCLUSION: The application meets procedural requirements for Type III applications established in SWMC 2.90.

Public Notification, Meeting and Comment:

1. The Notice of Application (**Exhibit D**) was issued on March 1, 2022 and the comment period ended on March 21, 2022. Notices were mailed to all residents and property owners within 500 feet of the subject property, published in the legal notices section of the Skagit Valley Herald and posted on the subject site on March 1, 2022. No comments were received.
2. The City issued a Notice of Public Hearing (**Exhibit E**) for the proposal on May 19, 2022. The notice was posted on site, published in the legal notices section of the Skagit Valley Herald and mailed to all residents and property owners within 500 feet of the property on May 19, 2022.

CONCLUSION: The city has met the noticing requirements for Type III applications established in SWMC 2.90.

Comprehensive Plan:

1. The Sedro-Woolley Comprehensive Plan identifies the zoning of this property as Mixed Commercial (MC). The intent of the MC Zone is to allow a compatible mix of commercial and residential development with standards intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads.
2. Specific goals and policies from the Land Use Element of the Comprehensive Plan that are relevant and applicable to this proposal include the following:
 - A. Goal LU5: To preserve community character.
 1. Policy LU5.2: Resist growth pressures which could have a negative impact on community values.
 - Staff finds that the proposed project fails to resist growth pressures which could have a negative impact on community values, attempting to allow further residential use outside of code allowance (to be discussed later in this report) on a property intended primarily for commercial use.
 2. Policy LU5.7: Recognize the rights of property owners to freely use and develop private property consistent with city regulations.
 - Staff finds that, for reasons discussed later in this report, the development proposal fails to be consistent with city regulations.
3. Specific goals and policies from the Economic Development Element of the Comprehensive Plan that are relevant and applicable to this proposal include the following:
 - A. Goal E1: To develop a sound fiscal base.
 1. Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.
 - Staff finds that the proposed ADU is for residential use and would not provide additional employment opportunities within the Sedro-Woolley economy.
 - B. Goal E2: To increase economic opportunities.
 1. Policy E2.1: Encourage local business development opportunities and utilization by the private sector particularly for small start-up businesses owned by or employing Sedro-Woolley residents. Promote local use of special small business financing and management assistance programs.
 - Staff finds that developing the subject property for further residential use would not support local business development opportunities or utilization of such businesses by the private sector.
 2. Policy E2.5: Reserve certain capable lands and sites for employment-related developments. Provide a suitable supply of commercial, retail, business, office and industrial lands within Sedro-Woolley to reduce commuting requirements to outside areas for employment opportunities.

- Staff finds that the roughly 5.69-acre site is intended for commercial development. The site is currently developed for residential use, as it currently houses an existing non-conforming single-family residence and garage at the west end of the property. The addition of the proposed ADU would not provide additional commercial development opportunity or related employment and, instead, would expand the non-conforming residential use of the site, making it difficult for the site to be developed for the intended commercial use of the Mixed Commercial property in the future.
3. Policy E2.6: Create local employment, shopping and other urban service activities that reduce Sedro-Woolley's dependence upon other urban areas.
- Staff finds that this proposal does not work to reduce Sedro-Woolley's dependence upon other urban areas as no employment, shopping or other urban services are being provided by the proposed ADU.

CONCLUSION: The application does not conform to the Sedro-Woolley Comprehensive Plan.

Zoning Code:

Specific Criteria: Chapters 17.20, 17.56 and 17.100 SWMC establish the requirements and criteria relevant for approving this application and are reviewed as follows:

1. SWMC 17.20.010 – Use Restrictions.
 - (A) Permitted uses in the MC Zone are as follows:
 1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
 2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
 3. Public utilities, other than wireless communications facilities; and
 4. Health facilities and services.
 - (B) Conditional uses in the MC Zone are as follows:
 1. Quasi-public uses;
 2. Wireless communications facilities;
 3. Public uses; and
 4. All other uses not otherwise prohibited
 - Staff finds that an accessory dwelling unit (ADU) is not a permitted use in the MC Zone.
2. SWMC 17.20.020 – Bulk Restrictions.
 - (A) Minimum setbacks to adjacent zones are as follows:
 1. Setbacks to residential (R-5, R-7 and R-15) zones: front setbacks on an arterial street shall be a minimum of 20 feet. On a nonarterial street, front setbacks shall be a minimum of 10 feet. Side setbacks shall be a minimum of 35 feet, which may be reduced to 20 feet if building step-backs as required by the design

standards and guidelines are incorporated into the site design pursuant to Chapter 15.44. Rear setbacks shall be a minimum of 20 feet.

2. Setbacks to all other zones: front setbacks on an arterial street shall be a minimum of 20 feet. On a nonarterial street, front setbacks shall be a minimum of 10 feet. Side setbacks shall be a minimum of 20 feet. Rear setbacks shall be a minimum of 20 feet.
3. Setbacks to the MC zone: buildings shall maintain a minimum 10 foot setback to all lot lines when adjacent to other properties zoned MC.
 - The applicant submitted a site plan (**Exhibit C**) showing the proposed ADU set back approximately 100 feet from N Fruitdale Rd. (an arterial) to the west, 30 feet from the property to the north (R-7) and 35 feet from the property to the south (MC). The setback measurement to the property to the east is not noted, but it is clear that the setback exceeds the required 20 feet. However, staff finds that the site plan does not meet requirements for side setbacks to residential zones.

(B) Maximum building height is 35 feet.

- The applicant did not include elevations or other information detailing the height of the proposed ADU with submittals, therefore, it cannot be determined at this time whether the ADU as proposed meets this requirement. Staff finds that this requirement has not been met.

3. SWMC 17.20.060 – Parking for Residential Uses in the MC Zone.

(A) The parking requirements for residential uses in the MC Zone are per the table below:

Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8 units

- The site plan shows 2 approximately 25 ft. x 25 ft. parking areas located at the north end of the property at both ends of the existing driveway. No floor layout has been proposed to show the number of bedrooms planned in the proposed ADU, however, staff finds that the site plan appears to provide enough parking to serve an ADU (to be explained further later in this report) and that this requirement has been met.

2. SWMC 17.56.060 – Criteria.

The criteria for conditional permits are as follows:

- (A) Conforms to the comprehensive plan;
- (B) Is compatible with the surrounding area, that is, causes no unreasonable adverse impacts; and
- (C) Is well-planned in all respects so as to be an asset to the community.
- The above criteria are presented as questions for the applicant to provide detailed answers to within the CUP application form. The applicant provided such responses with their CUP application (**Exhibit B**). Staff finds that the applicant's answers do not support the goals and policies that pertain to development and use of Mixed Commercial properties laid out in the Comprehensive Plan.
 - As discussed in section 3 of this report, the proposal is not in conformance with the Comprehensive Plan.
 - Staff finds that the proposed ADU would not be compatible with the surrounding area, as the subject property as well as all properties to the south within city limits are zoned Mixed Commercial. This zoning does not support ADUs as a permitted use and is intended primarily for commercial use.
 - Staff finds that allowing additional residential development in a manner inconsistent with what is permitted in the MC Zone on a property that already contains an existing non-conforming single-family residence would skew the balance of commercial and residential land use within the area. Expanding the nonconformity of the property would make it more difficult for the property to be developed for the intended commercial use of the Mixed Commercial property in the future. This property is located near an entrance to the City along a major road, so it is important for the development of the property to be in conformance with the City's vision for a Mixed Commercial property. For these reasons, staff finds that the proposal is not well planned in all respects so as to be an asset to the community.

3. SWMC 17.100.030 – Accessory Dwelling Units (ADUs) – Standards and Criteria.

- (F) The maximum size of an accessory dwelling shall not exceed 800 sq. ft., or no more than 66% of primary dwelling floor area, whichever is smaller.
- The ADU as proposed is 936 sq. ft., exceeding the maximum allowable square footage for ADUs by 136 sq. ft. Staff finds that this requirement has not been met.

CONCLUSION: The application does meet the review criteria set forth in the sections of Chapter 17 SWMC that apply to this proposal.

State Environmental Policy Act Review

According to WAC 197-11-800(1)(b)(i), the construction or location of four or less detached single family residential units is categorically exempt from SEPA threshold determination.

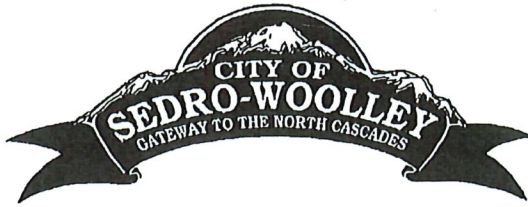
CONCLUSION: The application meets the SEPA standards identified in the State Environmental Policy Act (WAC 197-11).

STAFF RECOMMENDATION

Based on the above analysis, the Planning Department recommends **DENIAL** of Conditional Use Permit # CUP-2022-065 to allow the conversion of the existing, roughly 936 sq. ft. detached garage into an ADU at 901 N Fruitdale Rd., Assessor's Parcel #39390.

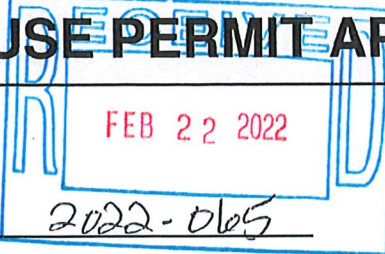
EXHIBITS

- A. CUP-2022-065 Staff Report
- B. Gary Roberts, Conditional Use Permit Application, CUP-2022-065 dated February 22, 2022
- C. CUP-2022-065 Site Plan
- D. CUP-2022-065 Notice of Application
- E. CUP-2022-065 Notice of Public Hearing
- F. Pre-App. 2021-416 Staff Comments



Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360)855-0771
Fax (360) 855-0733

CONDITIONAL USE PERMIT APPLICATION



DATE STAMP:

APPLICATION NUMBER: 2022-065Pre-application File #: 2021-416Pre-application date: OCT. 20, 2021

Section 1 – Applicant Information

Applicant Name: GARY ROBERTSApplicant Address: 901 N. FRUITDALE RD / PO BOX 603, S-WApplicant Phone: _____ Cell#: 3605108357 Fax#: _____Applicant email: garygroberts@gmail.comOwner: sameOwner Address: same

Section 2 – Project Information

Location: 901 N. FRUITDALE ROAD, S-WAssessor's Parcel number(s): 39390 Zoning Classification: MCDescribe existing use at the location and proposed use/land-use action: EXISTING:
SINGLE FAMILY HOME, SMALL BUSINESS, PROPOSED:
ADU (detached; conversion of existing garage)Zoning Designation: MC Flood zone: CTotal site size in acres: 5.69 Critical Areas by type and acres: na; UNKDescribe existing conditions on and adjacent to site: Flat fields, single
family homes

In reviewing a conditional use permit request, the Hearing Examiner must consider the following criteria specified in Section 17.56.060 of the Sedro-Woolley Municipal Code. Use extra sheets if needed:

1. How does the proposed use conform to the Comprehensive Plan for the City of Sedro-Woolley? The proposed use supports the Sedro-Woolley housing elements encouragement of the ADU program which encourages rental and owner rehabilitation and weatherization of existing dwelling units. It also encourages the development of diverse housing for a variety of families throughout the community.
2. Is the proposed use compatible with the surrounding area, this is, causes no unreasonable adverse impacts on other properties in the immediate vicinity? (If yes, please explain how the use is compatible. If no, explain how any impacts might be mitigated). YES. The surrounding area are residential single family homes. The ADU encourages the maintenance and creation of healthy residential spaces, promotes single family living, and encourages small scale multifamily (<4) within existing single family neighborhoods.
3. Is the proposed development or use well planned in all respects so as to be an asset to the community? The ADU construction will adhere as close as possible to ADU guidelines to create an attractive living accommodation for persons desiring to live in Sedro Woolley and will encourage the maintenance and creation of a healthy residential neighborhood as well as revitalization to these surrounding homes.
4. Other applications or variances being applied for as part of project: ADU size = 936 ft²; which is the size of the existing detached garage. All other ADU conditions will be/are met.

Please attach the following:

- ☒ Site plan - see site plan instructions.
- ☒ Written comments from City from Pre-Application meeting.
- ☒ Current title report (within 6 months of application).
- ☒ State Environmental Policy Act (SEPA) checklist (if required).
- ☒ Three ^{3x} sets of pre-addressed, postage-paid envelopes. See mailing procedure.
- ☐ Fees based on current fee schedule.
- ☒ The terms and conditions of covenants and agreements regarding the intended development.
- ☒ Written confirmation that the property owner is aware and supportive of proposed use.

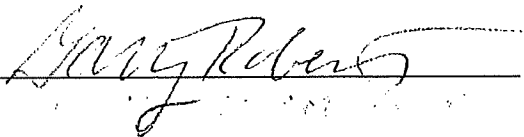
Site Plan Requirements: A scale drawing containing the following:

- ☒ Name of property owner, north arrow, scale
- ☒ All property lines, easements and their dimensions
- ☒ Adjacent streets and rights-of-way
- ☒ Circulation for vehicles and pedestrians
- ☒ Parking
- ☒ Location, size and shape of buildings existing and proposed
- ☒ Location of wells, creeks, lakes, rivers, waterfront, dikes, drainage ditches
- ☒ Location and dimensions of sewage systems
- ☒ Dimension and depth of any fill on the site X
- ☒ Topography at appropriate contour intervals X
- ☒ Structures on adjacent property (approximate location) ✓
- ☒ Significant trees: Trees over 6" diameter at a point 5 feet above the ground. Stormwater facilities (may be part of separate stormwater report) X

Section 3 – Signature

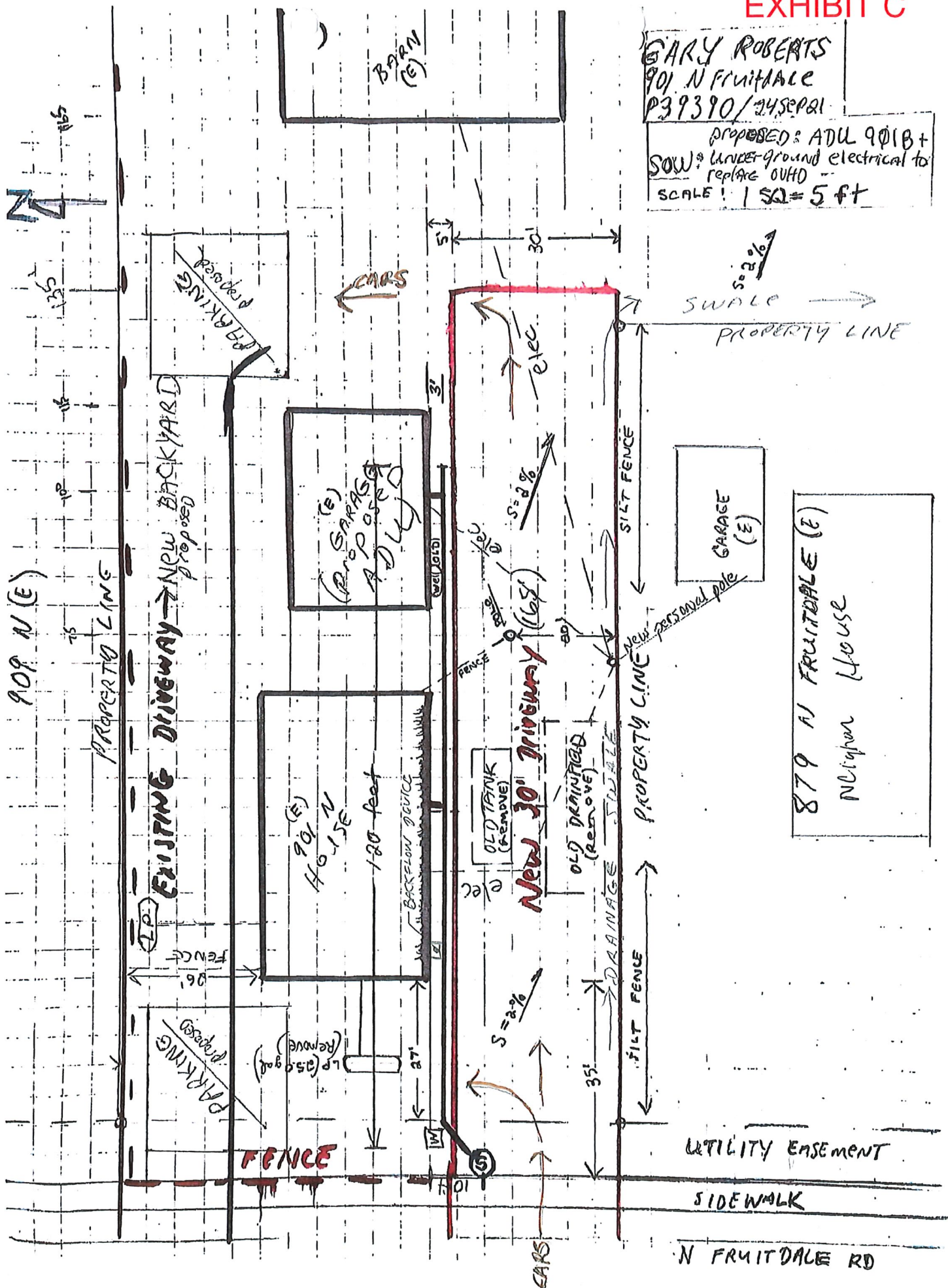
Application is hereby made for a CONDITIONAL USE PERMIT concerning the above stated activity. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the officials of the City of Sedro-Woolley the right to enter the above-described location to inspect the proposed or completed work.

Printed Name: GARY ROBERTS

Signature:  Date: 21 FEB 2022

GARY ROBERTS
901 N FRUIT AVE
P39390/24SEP81

PROPOSED: ADU 901B +
SOW: UNDERGROUND ELECTRICAL TO
REPLACE OUTHO --
SCALE: 1" = 5' ft



CITY OF SEDRO-WOOLLEY NOTICE OF DEVELOPMENT APPLICATION

Description of proposal/application: The City has received a conditional use permit application to convert an existing 875 sq. ft. garage into an ADU at 901 N Fruitdale Rd., Assessor's Parcel # P39390. Along with the existing, detached garage, there is an existing single family residence and small business located on the property. Application materials were determined to be complete February 23, 2022. File #CUP-2022-065.

Proponent: Gary Roberts
901 N Fruitdale Rd.
Sedro-Woolley, WA 98284

Location of project: 901 N Fruitdale Rd., Sedro-Woolley, WA 98284

Documents are available for review at: The City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 4:30 PM. For more information, contact Nicole McGowan at the Sedro-Woolley Planning Department. Phone: (360) 855-3206; email: nmcgowan@sedro-woolley.gov.

Public Comment Period: Interested persons may comment on the application, receive notice, request to be included as a party of record, or request a copy of the decision. Public comments and requests must be submitted to the City of Sedro-Woolley Planning Department **by 4:30 p.m. March 21, 2022**, 325 Metcalf Street, Sedro-Woolley, WA 98284. Comments may be mailed or emailed, should be as specific as possible, and include contact information.

Nicole McGowan, Assistant Planner
City of Sedro-Woolley Planning Department

Published in Skagit Valley Herald on March 1, 2022

NOTICE OF PUBLIC HEARING

Monday, June 6th, 2022 at 10:00AM

Virtual Online Meeting via Zoom Webinar

Application: CUP-2022-065 to convert an existing 875 sq. ft. detached garage into an Accessory Dwelling Unit (ADU) in the Mixed Commercial (MC) Zone.

Applicant Contact: Gary Roberts, 901 N Fruitdale Rd., Sedro-Woolley, WA 98284

Project Address: 901 N Fruitdale Rd., Sedro-Woolley, WA 98284. Assessor's Parcel #39390

Project: The proposed Conditional Use Permit is to convert an existing 875 sq. ft. detached garage into an ADU at 901 N Fruitdale Rd. – a property currently zoned as Mixed Commercial. Along with the existing, detached garage, there is an existing single-family residence and small business located on the property. File # CUP-2022-065.

Public Comment: Interested persons may comment on the application, receive notice and participate in any hearings and request a copy of the decision. Written testimony may be submitted to: City of Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to nmcgowan@sedro-woolley.gov until 9:00 AM on the date of the public hearing.

Documents are available for review: Please contact the Assistant Planner, Nicole McGowan, by phone at (360) 855-0771 or e-mail at nmcgowan@sedro-woolley.gov to request documents, which will be made available electronically or mailed to the requestor. Electronic documents are available at no cost; paper copies will be provided at the requestor's cost. A staff report will be available seven days prior to the hearing.

Hearing Examiner: The Hearing Examiner will hold an open record public hearing on the proposed project at 10:00 AM, **Monday, June 6th, 2022** via Zoom Webinar. There is no physical location for the hearing due to COVID-19 protocols. Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a decision whether to approve, approve with conditions, or deny the conditional use permit for the proposal.

Zoom Meeting: For information on how to join the remote meeting, visit the Planning Department hearing examiner page on the City of Sedro-Woolley's website: https://www.ci.sedro-woolley.wa.us/departments/planning/hearing_examiner.php

Notice Published: Thursday, May 19th, 2022



SEDRO-WOOLLEY FIRE DEPARTMENT

Frank Wagner - Chief
Jerry Gardner, Jr. - Asst Chief Training
Glen Gardner - Asst Chief Ops/EMS

325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-2252

Date: Wednesday, October 20, 2021

Application #: 2021-416

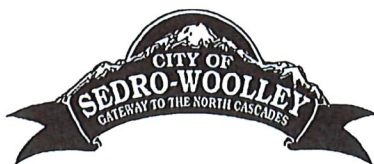
Project Name: 901 N Fruitdale Road

Address: 901 N Fruitdale Road

Comments:

- Commercial Occupancy/Use will need to be identified to establish any new IFC code requirements.
- Final Plans to show turnarounds compliant with driveway at or above 150 feet in length.

Jerry Gardner, Jr.
Assistant Chief



Building & Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

October 20, 2021

Gary Roberts
PO Box 603
Sedro-Woolley, WA 98284

RE: 901 NORTH FRUITDALE RD. – PLANNING REVIEW – APPLICATION # 2021-416

Dear Mr. Roberts,

Thank you for your request for a Pre-Application meeting regarding a proposed ADU at 901 North Fruitdale Rd. This letter contains the Planning Department's comments; these comments are based on the Pre-Application application materials submitted on September 27, 2021. The Pre-Application meeting is scheduled for 2:30 PM on October 20, 2021.

1. The subject parcel is in the Mixed Commercial Zone. ADUs are not a permitted use in the Mixed Commercial (MC) zone. A conditional use permit application will need to be submitted to the planning department to move forward with the approval process.
2. The proposal is subject to the MC zoning regulations in SWMC Chapter 17.20, found at <https://www.codepublishing.com/WA/SedroWoolley/#!/SedroWoolley17/SedroWoolley1720.html#17.20>.
3. At least one additional parking space will be required for the proposed ADU to accommodate for the additional residential space.
4. The proposal is subject to the conditional use permitting process which includes a pre-application meeting, letter of completeness, notice of application, notice of public hearing, open record public hearing, and notice of decision. Please note that SEPA review will not be required for this conditional use permit.
 - a. Because SEPA review is not required for this conditional use permit, only two sets of mailing materials for notifying all property owners and residents within 500 feet of the subject property will be required.
5. The proposal is subject to the *Sedro-Woolley Design Standards and Guidelines* manual http://www.ci.sedro-woolley.wa.us/Planning/documents/Design_Standards_and_Guidelines.pdf, particularly Chapter 2 Standards and Guidelines for All Development and Chapter 4 Additional Standards for the Mixed Commercial Zone.

These comments are not comprehensive and are intended to help provide feedback to the applicant prior to the submittal of permit applications in an effort to expedite the application process. As conditions and situations change, the comments herein may be altered or rescinded. If you have any questions, please do not hesitate to call me at 855-3206 or e-mail at nmcgowan@sedro-woolley.gov.

Sincerely,

Nicole McGowan
Assistant Planner

cc: John Coleman, Planning Director
David Lee, City Engineer
File – Pre-App-# 2021-416

Pre-Application Meeting
2021-416
901 N Fruitdale Road
October 20, 2021

Engineering Department Comments

Site Plan:

- Plan shows an old well. Has this well been properly decommissioned?
- Driveway is shown sloping towards property to the south. What measures will be put in place to eliminate the driveway runoff from flowing onto adjacent property?

Sewer:

- Sewer service to ADU may tie into service line to house as shown in the plan.
- Sewer GFC will apply, \$8,495.00

Traffic impact fee for ADU >450SF = \$1,713.00



David Lee, PE
City Engineer



1415 Freeway Drive • PO Box 1436

Mount Vernon, WA 98273

Phone (360) 424-7104

MEETING DATE: 10/20/2021 PROJECT NAME: 901 N Fruitdale RD Gary Roberts

SERVICE ADDRESS: 901 N Fruitdale Road Sedro Woolley

PARCEL: P39390

CONTACT: Gary Roberts

EMAIL/PHONE: 360-510-8357 garygroberts@gmail.com

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COMMENTS:

The property is currently served with a 5/8-inch meter. You will be able to serve all the buildings on the property, However you listed the property as having a business. With the property having a well the PUD will require either the well be decommissioned or an RPBA installed after the meter before any branch connections.

The District offers an incentive program to assist with the cost for installing the back flow device. Courtney Shilling is our CCS and will be more than happy to assist you with the program. Her contact info is shilling@skagitpud.org 360-848-2138

District Representative: Michael E Demers Michael E. Demers 10/20/2021
Signature Printed Name Date

Email: demers@skagitpud.org
Phone: 360-848-2157