


PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY

1415 FREEWAY DRIVE • MOUNT VERNON, WASHINGTON 98273 • PHONE 360 / 424-7104

November 3, 2016

**TO:** George Sidhu, P.E., Interim General Manager  
**CC:** File  
**FROM:** Larry Saunders, Capital Projects Coordinator   
**RE:** P36405 Neal Prather, Water Service

A resolution committee meeting was held on October 26, 2016, to address a request from Mr. Neal Prather for water service to his property, P36405, located on Shoeshel Drive, west of State Route 9, Sedro-Woolley.

The meeting is follow-up to Skagit Surveyors submitting plans to District staff on October 13, 2016, wherein an informal request for a water availability letter for water service to the property was made.

The attendees at the October 26 meeting were Mark Handzlik, Interim Engineering Manager; Mike Benton, Project Manager; Mike Demers, Engineering Technician; Mark Semrau Capital Projects Manager; and myself.

There is an existing 2-inch PVC waterline, (C.O. # 2053), that extends west off of State Route 9 on Shoeshel Drive a distance of approximately 875 feet. Water services have previously been installed on the 2-inch PVC waterline to serve 720 Shoeshel Drive (P36405) and 723 Shoeshel Drive (P36409).

Mr. Prather is proposing to subdivide (P36405), into three single-family residence lots.

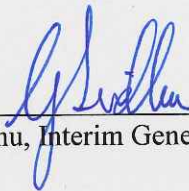
The Resolution Committee reviewed current zoning, the District's water system map, previous District and County correspondence, a previous Resolution Committee memo and the proposed plat map.

Following a lengthy discussion regarding Mr. Prather's request, the committee made the following decision based on the following: The current 2-inch PVC waterline is capable of furnishing potable water for the two new domestic services, the two new lots will front the existing 2-inch waterline. No fire flow is required at this time; therefore, the 2-inch waterline does not need to be upsized. As development expands a review of District Water Policy manual requirements, and future needs of the District will be necessary.

Water service can be provided to the proposed two additional lots, on P36405, off of the existing 2-inch PVC waterline along with the establishment of a 20-foot wide easement from the west end of the existing easement, Auditors File No. 715626, westerly to the west boundary line of P36405, a distance of approximately 473 feet. All costs to be borne by the property owner.

Approved

Not Approved

  
George Sidhu, Interim General Manager

12/20/16  
Date

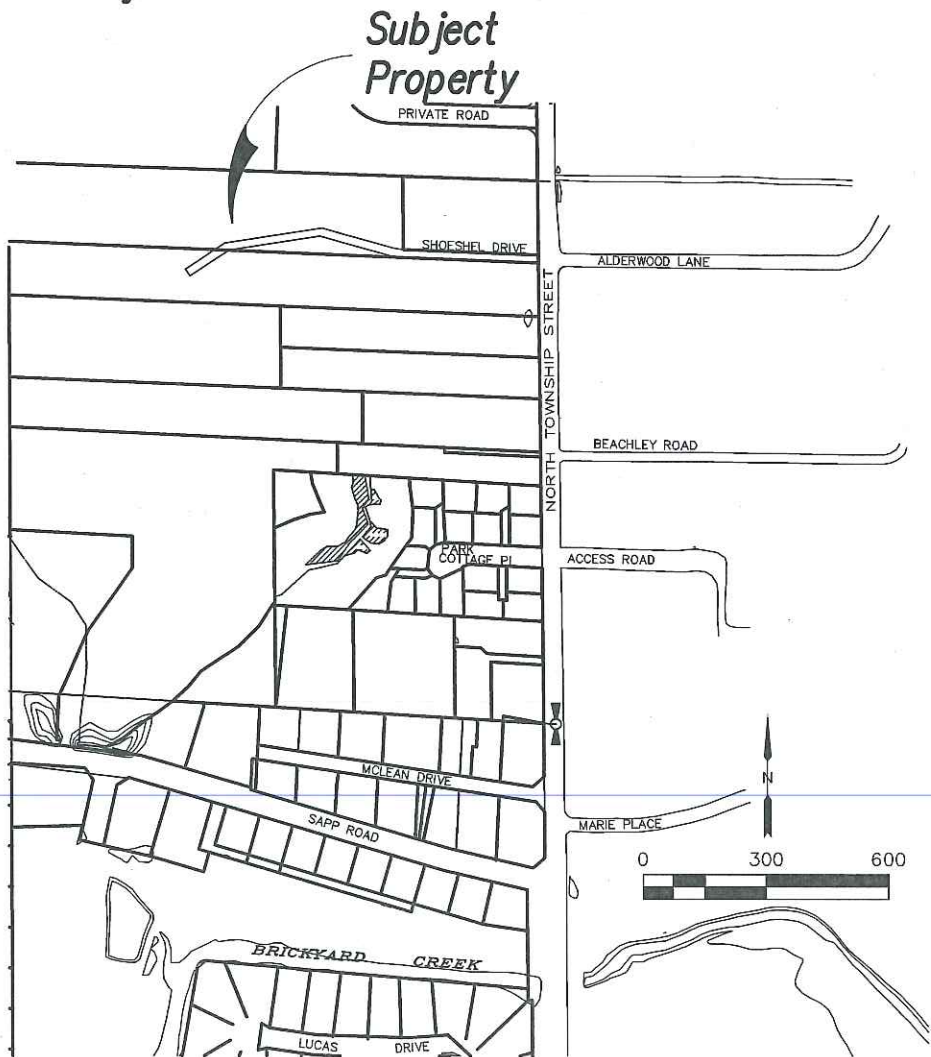
**Notes**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPERATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT MAY ALSO USE THE FACILITY.
3. BASIS-OF-BEARINGS -- ASSUMED N00°46'12"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13.
4. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
5. ZONING -- RESIDENTIAL DISTRICT.
6. SEWER -- CITY OF SEDRO-WOOLLEY
7. WATER -- P.U.D. NO. 1 OF SKAGIT COUNTY
8. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 192,377 S.F. / 4.42 ACRES.
9. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF SHOESHIEL DR. AND SR 9 NORTH.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

**Utility Easements**

1. A 30 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITY PUPOSES HAS BEEN ESTABLISHED ALONG SHOESHIEL DRIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO FUTURE OWNERS OF LOTS 1, 2, & 3 OF THIS SHORT PLAT. SEE AUDITORS FILE NO. 201512010096
2. A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES HAS BEEN ESTABLISHED ON PARCELS #36405 AND #36407, DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET OF THE EAST 860 FEET OF THE ABOVE DESCRIBED TRACT OF LAND. SEE AUDITORS FILE NO. 715626.
3. A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES HAS BEEN ESTABLISHED ON PARCEL #36409, DESCRIBED AS FOLLOWS: THE NORTH 20 FEET OF THE EAST 860 FEET OF THE ABOVE DESCRIBED TRACT OF LAND. SEE AUDITORS FILE NO. 715627

**Vicinity Sketch**



**Legal Description**

PARCEL 36405  
THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT IN THE SOUTH 130 FEET THEREOF, EXCEPT ROAD AND EXCEPT THE NORTH 180 FEET OF THE EAST 360 FEET OF THAT PORTION THEREOF LYING WEST OF HIGHWAY 9, FORMERLY 1-A.

**Consent**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

NEAL PRATHER \_\_\_\_\_ MARY E. BESS-PRATHER \_\_\_\_\_  
GEORGE SLONIKER \_\_\_\_\_ JOLEEN SLONIKER \_\_\_\_\_

**Acknowledgments**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NEAL PRATHER AND MARY E. BESS-PRATHER (HUSBAND AND WIFE) AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MEMBER THAT EXECUTED THIS SHORT PLAT AND ACKNOWLEDGED THIS SHORT PLAT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

BY \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE SLONIKER AND JOLEEN SLONIKER (HUSBAND AND WIFE) AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MEMBER THAT EXECUTED THIS SHORT PLAT AND ACKNOWLEDGED THIS SHORT PLAT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

BY \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**City Treasurer's Certificate**

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

CITY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**Skagit County Treasurer's Certificate**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

SKAGIT COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**Approvals**

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16, AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CITY PLANNER \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**Owner/Developer**

NEAL PRATHER  
MARY E. BESS-PRATHER  
720 SHOESHIEL DR.  
SEDRO-WOOLLEY, WA 98284

GEORGE SLONIKER  
JOLEEN SLONIKER  
723 SHOESHIEL DR.  
SEDRO-WOOLLEY, WA 98284

Short Plat for  
**Neal Prather & Mary E. Bess-Prather**  
and  
**George Sloniker & Joleen Sloniker**

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Aug 2016 at the request of Neal Prather & Mary E. Prather and George & Joleen Sloniker



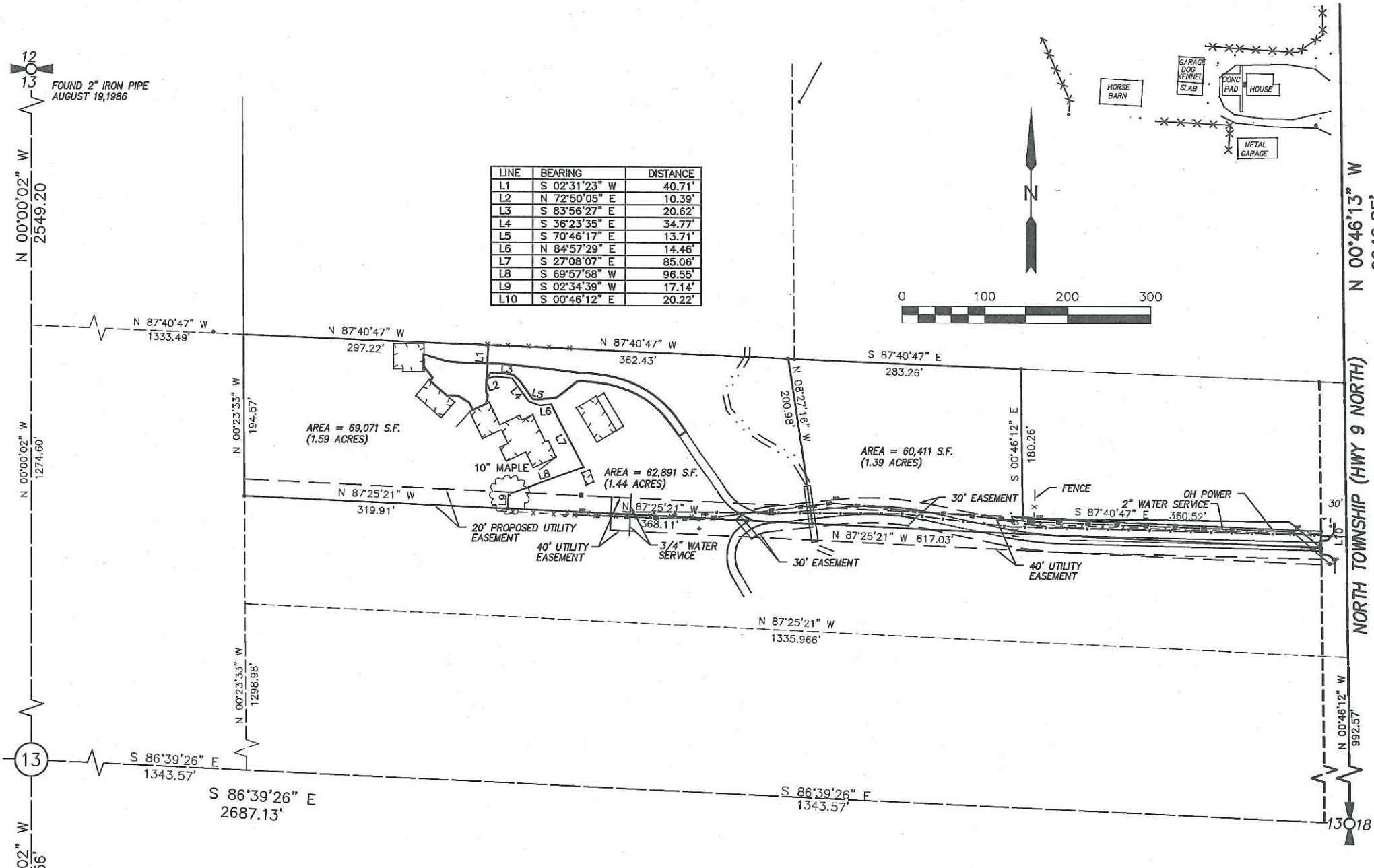
AUDITOR'S CERTIFICATE  
Filed for record this ... day of ... at 20... at ...M. in book ... of ... at page ... at the request of .....

County Auditor or Deputy Auditor  
John L. Abernethy CERT#17651  
Date

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**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 214093	DRAWN jjn	CHECKED jla	DATE 11Nov16	SCALE 1" = 300'	SHEET 1 OF 2
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SURVEYOR'S CERTIFICATE

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Aug 2016 at the request of Neal Prather & Mary E. Prather and George & Joleen Sloniker

John L. Abenroth CERT#17651  
County Auditor or Deputy Auditor  
Date



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**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**Legend**

- EASEMENT
- DRIVEWAY
- x-x-x- FENCE
- OH POWER
- - - WATER

**Addresses**

- LOT 1 = \_\_\_\_\_ SHOSHEL DR.
- LOT 2 = \_\_\_\_\_ SHOSHEL DR.
- LOT 3 = \_\_\_\_\_ SHOSHEL DR.

**Owner/Developer**

- NEAL PRATHER
- MARY E. BESS-PRATHER
- 720 SHOESHEL DR.
- SEDRO-WOOLLEY, WA 98284
- GEORGE SLONIKER
- JOLEEN SLONIKER
- 723 SHOESHEL DR.
- SEDRO-WOOLLEY, WA 98284

**Short Plat for  
Neal Prather & Mary E. Bess-Prather  
and  
George Sloniker & Joleen Sloniker**

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			214093	jjn	jla	11 Nov 16	1" = 100'	1 OF 2

FOUND "X" IN BRASS CAP IN CONCRETE MONUMENT IN CASE AND COVER ON 7/29/91.  
FOUND BRASS CAP IN CENTERLINE HIGHWAY 9 AUGUST 19, 1986



1415 Freeway Drive  
 P.O. BOX 1436  
 Mount Vernon, WA 98273-1436  
 tel: (360) 424-7104  
 www.SkagitPUD.org

*Owned by the people we serve.*

December 21, 2016

Marianne Manville-Ailles  
 Skagit Surveyors & Engineers  
 806 Metcalf Street  
 Sedro Woolley, WA 98284

**RE: Shoeshel Drive; P36405  
 Prather Short Plat  
 Water Availability**

Dear Ms. Manville-Ailles:

In response to your request, the Public Utility District No. 1 of Skagit County (District) has reviewed the above location for water availability and offers the following comments:

- The District **presently owns and operates** a 2-inch PVC water pipeline on Shoeshel Drive fronting the above-mentioned property.
- The District has **sufficient supply to furnish domestic water** to the property
- Upon receipt of the necessary fees, addresses, copies of building permits and site plans, a domestic metered water service can be installed to serve the property.
- Present fees for Type-I **standard** metered water services are as follows:

Size	Service Fee	SDF*	Total
5/8-inch	\$3,705.00	\$4,420.00	\$8,125.00
3/4-inch	\$3,785.00	\$6,630.00	\$10,415.00
1-inch	\$4,000.00	\$11,050.00	\$15,050.00

\*SDF = System Development

- **Upon request, fees for metered water services larger than 1-inch can be determined by District personnel.**
- The current standard service design and bill of materials does not allow for the installation of a residential fire sprinkler system. If a residential fire sprinkler system is required, or desired, then the service line size, the meter location and the bill of materials will need to be reviewed and possibly revised by the District.
- **Meter Sizing.** Applicants need to submit to the District a complete list of fixtures with their respective equivalent fixture unit values, and the minimum meter size necessary, based on the most current Uniform Plumbing Code (UPC). This can be completed by the applicants licensed architect, mechanical engineer or plumber. The portion(s) of the UPC (Chapter 6, Appendix A, etc.) used for fixture unit values and meter sizing is to be noted on the submittal, along with the preparer's name, signature, license number, and phone number. Any irrigation demand shall also be included in these calculations. If a larger meter is determined to be necessary to provide sufficient volume to both dwellings, costs for upsizing the existing meter can be determined by District personnel.

- For new water services, 2-inch and smaller, a dual check valve will be included in the meter assembly. The check valves will create a closed pressure zone within the customer's plumbing system. Installation and maintenance of a thermal expansion tank and pressure/temperature relief valve is necessary to satisfy building regulations. Consult with a licensed plumber, the appropriate local building department, and the Uniform Plumbing Code for specific requirement.
- **Cross Connection Control.** The current Washington Administrative Code (246-290-490) states the water purveyor's responsibility for cross connection control begins at the water supply and ends at the point of delivery to the consumer's water system, typically being the water meter. The water purveyor is not responsible for eliminating or controlling cross-connections within the consumer's water system. Under RCW 19.27, Skagit County is responsible for cross connection protection within the consumer's water system, and property lines.
- To protect the public water supply, the District may require premise isolation of a facility based on the highest potential health risk from potential or actual cross-connection onsite and/or within the building. Appropriate planning should address the possible requirement of a Reduced Pressure Backflow Assembly (RPBA) or Double Check Valve Assembly (DCVA) to be installed immediately after any metered water service or fire service connection, now or in the future. DCVAs can be installed below ground with brass plugs in the test cocks. RPBA's are to be installed above ground and protected from freezing and abuse and with a minimum of 12-inches of clearance below the assembly to finish grade. If the RPBA is installed in an above ground enclosure, the enclosure must have a drain opening adequately sized to handle the maximum flow of the relief valve.
- Currently, the normal static water pressure in this area is approximately 75 pounds per square inch.

The comments in this letter are based on information available at the time of writing. Modification to the water system or policy change can make the information provided outdated. A re-evaluation of the comments is necessary one year after the date of this letter.

Thank you for this opportunity to review and comment on water availability to the above property.

Sincerely,



Michael E. Demers  
Engineering Technician

## Katherine Weir

---

**From:** Michael Demers <demers@skagitpud.org>  
**Sent:** Thursday, October 15, 2020 2:23 PM  
**To:** Katherine Weir; David Lee; Dean Klinger; Doug Merriman; Leo Jacobs; Lin Tucker - Chief; Kevin Wynn; Carrie Weyand; Jill Scott  
**Cc:** John Coleman  
**Subject:** RE: Staff Transmittal  
**Attachments:** Resolution Committee Memo 12-20-16.pdf; Water Availability Shoeshel P36405.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.**

Good Afternoon Katherine,

The District's comments in the letters above still stand unless the fire flow requirement has changed.

Respectfully

**Michael Demers**  
Engineering Technician  
(360) 848-2157  
demers@skagitpud.org  
[www.SkagitPUD.org](http://www.SkagitPUD.org)



1415 Freeway Drive  
P.O. Box 1436  
Mount Vernon, WA 98273

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**From:** Katherine Weir <kweir@ci.sedro-woolley.wa.us>  
**Sent:** Friday, October 09, 2020 5:05 PM  
**To:** David Lee <dlee@ci.sedro-woolley.wa.us>; Dean Klinger <dklinger@ci.sedro-woolley.wa.us>; Doug Merriman <dmerriman@ci.sedro-woolley.wa.us>; Michael Demers <demers@skagitpud.org>; Leo Jacobs <ljacobs@ci.sedro-woolley.wa.us>; Lin Tucker - Chief <ltucker@ci.sedro-woolley.wa.us>; Kevin Wynn <kwynn@ci.sedro-woolley.wa.us>;

Carrie Weyand <cweyand@ci.sedro-woolley.wa.us>; Jill Scott <jscott@ci.sedro-woolley.wa.us>

Cc: John Coleman <jcoleman@ci.sedro-woolley.wa.us>

Subject: Staff Transmittal

Please see attached materials regarding files #SP-2020-264 and #ZV-2020-265. As stated in the transmittal document, Please submit all comments or direct any questions related to these files to the Planning Department by **October 27, 2020**.

Thank you,

**Katherine Weir**

Assistant Planner

City of Sedro-Woolley

360-855-3206