

## Exhibit List

### Conditional Use Permit #1702

1. Conditional Use Permit application form
2. Site plan
3. Topographical survey
4. Notice of Application and Draft Mitigated DNS
5. Notice of Public Hearing and Final Mitigated DNS
6. SEPA Environmental Checklist
7. Comments received
8. Mailing distribution list

**EXHIBIT** C

CITY OF SEDRO-WOOLLEY  
CONDITIONAL USE PERMIT APPLICATION

Property Owner Name JAMISON ST LLC (PAUL WARE) Phone No: 425 508 4241  
Address 18540 OSSELY CT MT DAVENPORT WA 98274

Address of Property (if different) 1404 3RD ST SEDRO WOOLLEY WA 98284

Legal Description (if available, please submit as a computer file in MS Word)

LOTS 5 THROUGH 9 & 11 THROUGH 16 INCLUSIVE & THE E<sup>ST</sup> 10' OF LOTS 4  
& 17 BLOCK 55 FIRST ADDITION TO THE TOWN OF SEDRO  
IN SKagit COUNTY WASH AS PER PLAT RECORDED IN VOLUME 3  
OF PLATS TAB 29 RECORDS OF SKagit COUNTY WASHINGTON

Size of area (in acres and square feet)

Present Zoning H. I. Comprehensive Plan Designation H. I.

Existing use: 32 UNIT APT

Proposed use: SAME

Describe the neighboring uses within 100-200 feet of the proposed conditional use:

RES SCHOOL & HI.

Applicant's Representative (if applicable) PAUL WARE

Criteria

In reviewing a conditional use permit request, the Planning Commission must consider the following criteria specified in Section 17.56.060 of the Sedro-Woolley Zoning Ordinance. Use extra sheets if needed, or submit as a computer file in MS Word.

1. How does the proposed use conform with the Comprehensive Plan for the City of Sedro-Woolley?

DOES NOT CONFORM BUT IS GRANDFATHERED

EXHIBIT 1

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,

3. Is the proposed development or use well planned in all respects so as to be an asset to the community?

Yes

Please attach the following:

- Site plan - see site plan instructions.
- State Environmental Policy Act (SEPA) checklist
- Mailing labels for property owners located within 300 feet of the site, list to be obtained from the County Assessor's Office. Postage costs will be determined at time of mailing.
- Fees based on current fee schedule
- The terms and conditions of covenants and agreements regarding the intended development.

Signature: Alan FOR JAMISON ST LLC Date: 8/28/03

Please check one:

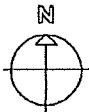
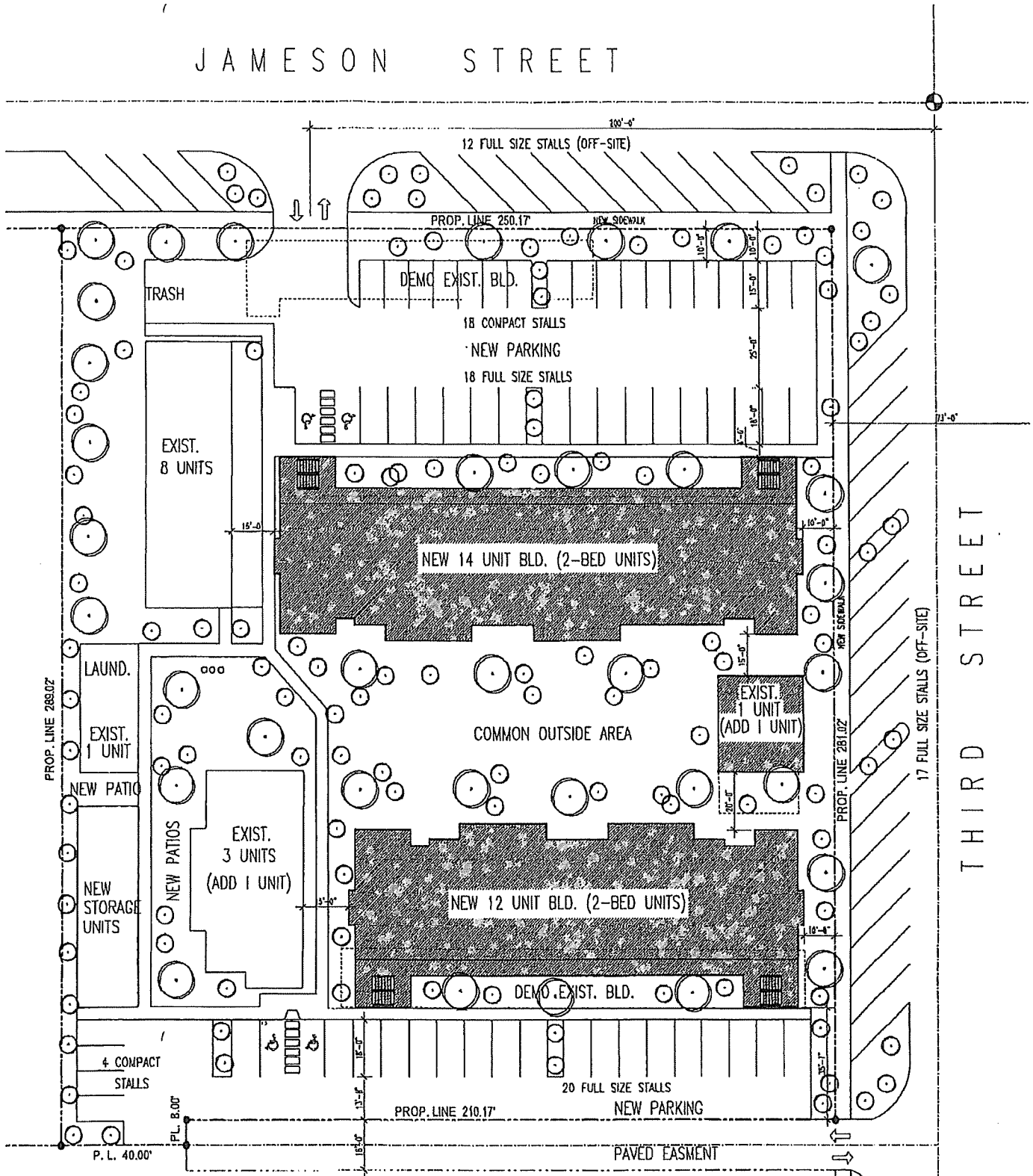
- Property owner
- Representative

Site Plan Requirements:

1. 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
  - Topography at appropriate contour intervals
  - 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)

Please note that the site plan requirements for a pre-application conference are less extensive.

2. Vicinity map

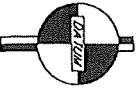


SITE PLAN

41 UNITS TOTAL  
 89 PARKING STALLS TOTAL  
 (67 FULL / 22 COMP - 24%)

PLAN "E" MODIFIED 8/30/03

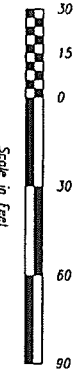
EXHIBIT 2



329.02' N00°02'20"E

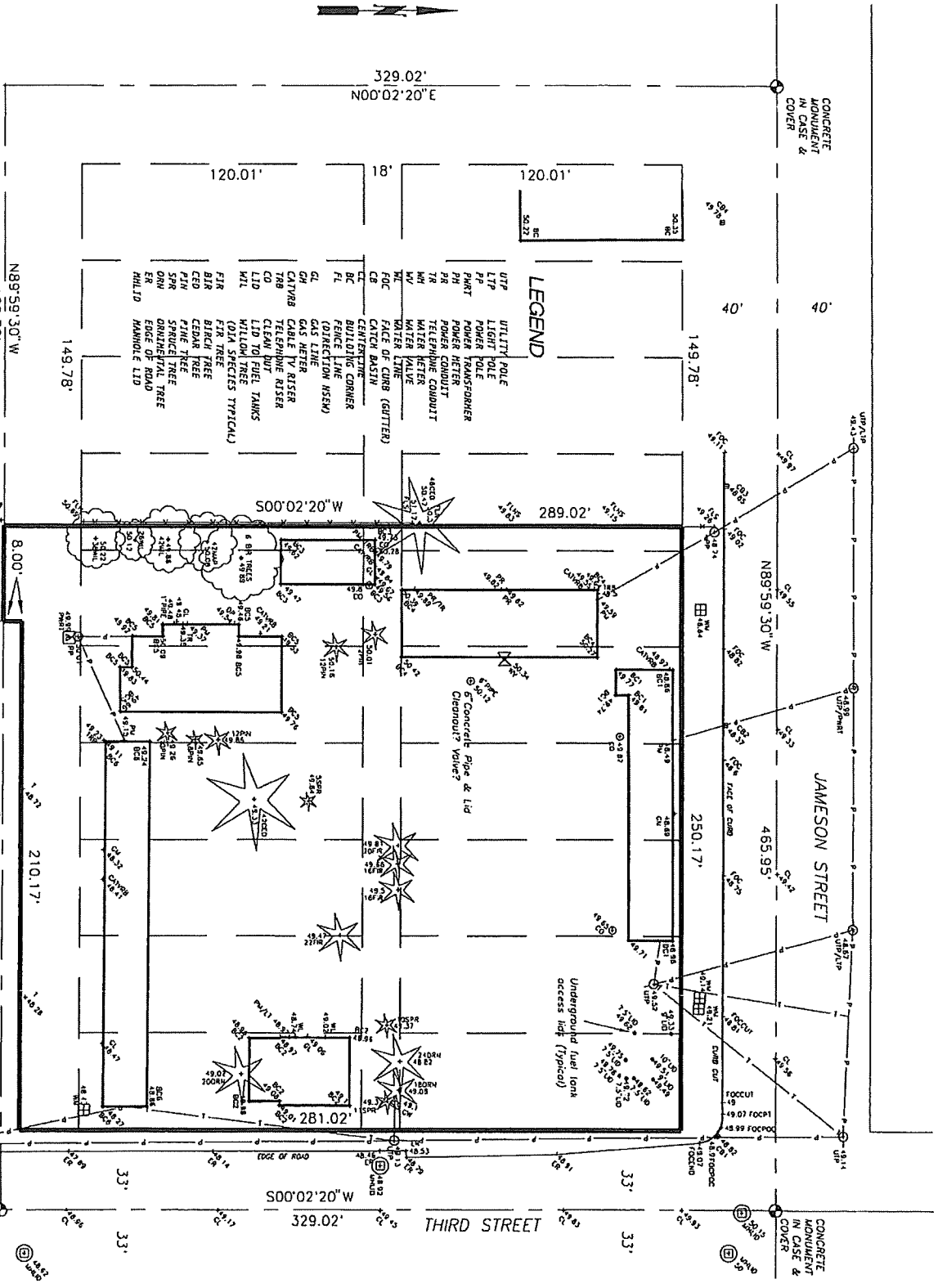
VERTICAL DATUM = NGVD29  
HORIZONTAL DATUM = ASSUMED

DATE	REVISION	BY	JOB#	DATE	BY	CHECKED	DATE	SCALE	SHEET
			0987	JUN-20-2002	djw	jha	JULY 3, 2003	1" = 30'	1 of 1



NOTE: NO UNDERGROUND UTILITIES WERE LOCATED OR SURVEYED

TOPOGRAPHY SURVEY  
for  
PAUL WARE



COPYRIGHT 2003 SKAGIT SURVEYORS, INC.



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

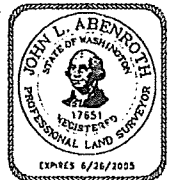


EXHIBIT 3

## NOTICE OF APPLICATION

Jameson Street Apartments  
Conditional Use Permit #1702 and  
Draft Mitigated Determination of Nonsignificance

**Description of proposal:** Build a 41 unit apartment complex and demolish existing 32 units. Additional parking and open space is included in the proposal. There is no record of any previous environmental review of the existing structures on the site.

**Proponent:** Jameson Street, L.L.C., Paul Ware, 18340 Osprey Court, Mount Vernon, WA 98273.

**Location of Property, including street address if any.** 1404 3<sup>rd</sup> Street, P75934 (Parcel A). P113969 (Parcel B). Property is located at the corner of 3<sup>rd</sup> Street and Jameson Avenue, Sedro-Woolley.

**Lead Agency:** City of Sedro-Woolley, WA 98284

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant.

1. Provide a stormwater analysis report for the project to be approved by the City Engineer which shows type of treatment and proposed facilities.
2. Street improvements to 3<sup>rd</sup> Street and Jameson Avenue as approved by the City Engineer, including street trees in compliance with SWMC 15.40.
3. Lighting: The site plan shall indicate the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties.
4. Provide a children's play area on-site. Specific area and equipment requirements shall be conditions of permit approval.
5. If Parcel B (P113969) is included in the project, remove or demonstrate to the city that the underground gas tanks on this portion of the site have been properly removed. Provide an environmental assessment report from a professional environmental abatement service addressing possible soil and water contamination on the site. If contamination is found, applicant shall be required to properly remove contaminants from the site, as per environmental assessment report.
6. Police Impact: Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element.
7. Construction shall comply with Northwest Air Pollution Authority Requirements.

**Special studies required:** Stormwater Analysis Report, if Parcel B is included, provide an Environmental Assessment Report addressing possible soil and water contamination.

**Other Permits Required and Related Actions:** Conditional use permit approval; fill and grade permit; building permits.

**Public Comment Period:** Interested persons may comment on the SEPA determination, receive notice, participate in any hearings, request a copy of the decision, and appeal the decision. Public comments on this draft MDNS must be received by **4:30 p.m. October 8, 2003** and should be submitted to City Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, WA 98284, or e-mailed to

G:\USERS\COMMON\Planning\Conditional use permit\Third Street Apts\Draft MDNS.doc

EXHIBIT 4

[jhallberg@ci.sedro-woolley.wa.us](mailto:jhallberg@ci.sedro-woolley.wa.us)

**Responsible Official/Title:** Jeroldine Hallberg, City Planning Director

**Address:** 720 Murdock Street, Sedro-Woolley, WA. 98284

**Date of Issue:** September 24, 2003

**Date of Publication:** September 24, 2003 in the Courier Times.

**Signature:**

  
- For Jeroldine Hallberg

FINAL Mitigated Determination of Nonsignificance and  
Notice of Public Hearing  
Jameson Street Apartments  
Conditional Use Permit #1702 and

**Description of proposal:** Renovate and expand an existing 32 unit apartment complex for a total of 41 units. The proposal will modify an existing non-conforming use. Additional parking and open space is included in the proposal. There is no record of any previous environmental review of the existing structures on the site.

**Proponent:** Jameson Street, L.L.C., Paul Ware, 18340 Osprey Court, Mount Vernon, WA 98273.

**Location of Property, including street address if any.** 1404 3<sup>rd</sup> Street, P75934 (Parcel A). P113969 (Parcel B). Property is located at the corner of 3<sup>rd</sup> Street and Jameson Avenue, Sedro-Woolley.

**Lead Agency:** City of Sedro-Woolley, WA 98284

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant.

1. Provide a stormwater analysis report for the project to be approved by the City Engineer which shows type of treatment and proposed facilities.
2. Street improvements to 3<sup>rd</sup> Street and Jameson Avenue as approved by the City Engineer, including street trees in compliance with SWMC 15.40.
3. Lighting: The site plan shall indicate the location of any lighting within the project. Lighting shall be shielded so as not to spill onto neighboring properties.
4. Provide a children's play area on-site. Specific area and equipment requirements shall be conditions of permit approval.
5. If Parcel B (P113969) is included in the project, remove or demonstrate to the city that the underground gas tanks on this portion of the site have been properly removed. Provide an environmental assessment report from a professional environmental abatement service addressing possible soil and water contamination on the site. If contamination is found, applicant shall be required to properly remove contaminants from the site, as per environmental assessment report.
6. Police Impact: Contribute voluntary police impact fees of \$202.96 per unit as per the City of Sedro-Woolley Comprehensive Plan Capital Facilities Element.
7. Construction shall comply with Northwest Air Pollution Authority Requirements.

**Special studies required:** Stormwater Analysis Report, if Parcel B is included, provide an Environmental Assessment Report addressing possible soil and water contamination.

EXHIBIT 5



**Other Permits Required and Related Actions:** Conditional use permit approval in accordance with SWMC 2.90 and 17.28; fill and grade permit; building permits.

**Appeal Period:** Appeals of this final MDNS must be received by **4:30 p.m. October 22, 2003** and should be submitted to City Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, WA 98284, or e-mailed to [jhallberg@ci.sedro-woolley.wa.us](mailto:jhallberg@ci.sedro-woolley.wa.us).

**Public Hearing:** The Sedro-Woolley Planning Commission will hold a public hearing on this application on **October 28, 2003** at 6:30 pm at the Sedro-Woolley Municipal Court Room, 220 Woodworth Street. Interested parties may submit comments or testify at the hearing. A complete project file is available for review at the Planning Department, 720 Murdock Street. The staff report will be available for review at least 7 days prior to the hearing.

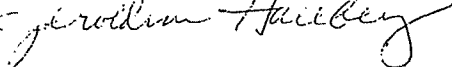
The courtroom is located on the second floor of the city hall building and is not wheelchair accessible. Please contact the Planning Department 24 hours prior to the hearing if accommodations will be needed.

**Responsible Official/Title:** Jeroldine Hallberg, City Planning Director

**Address:** 720 Murdock Street, Sedro-Woolley, WA. 98284

**Date of Issue:** Draft issued on September 24, 2003 and final issued on October 8, 2003.

**Date of Publication:** September 24, 2003 and October 8, 2003 in the Courier Times.

**Signature:** 

## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done and to help the agency to decide whether an EIS is required).

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Government agencies use this checklist to determine whether environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or is a question that does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions are asked about government regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

Complete the checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant" and "property or site" should be read as "proposal", "proposer", and "affected geographical area", respectively.

#### A. BACKGROUND

1. Name of proposed project, if applicable:

JAMESON ST APT.

2. Name of applicant:

JAMESON ST LLC. / PAUL WARE

3. Contact Person(s):

PAUL WARE 425 508 4241

EXHIBIT 6

4. Date checklist prepared:

8/23/03

5. Agency requesting checklist:

CITY

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

9/1/03 — 9/1/04

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

NO

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

— NONE

9. Do you know whether applications are pending for governmental approvals of other projects directly affecting the property (geographical area) covered by your proposal? If yes, explain:

NO

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

BUILDING PERMIT.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in the checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

DEMO 2 BUILDINGS  $\frac{1}{2}$  PARKING  
LOT  $\frac{1}{2}$  REBUILD 2 NEW BUILDINGS  
 $\frac{1}{2}$  PARKING LOT TO CITY CODES

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1404 3 ST S.W.

CORNER OF 3 RD & JAMESON

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

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

FLAT

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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

NO

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NONE

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

NO

- g. About what percent of the site will be covered by impervious surfaces after the project construction (for example, asphalt or buildings)?

70% + -

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

COVER EXPOSED SOIL MOUNDS WITH VISQUEE

2. Air

- a. What types of emission to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

3. Water

- a. Surface:

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

NONE

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

NO

3. Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site map.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge

NO

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

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

NONE

c. Water Runoff (including storm water):

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

EXISTING RUNOFF TO CITY STORM

2. Could waste materials enter ground or surface waters? If so, generally describe.

NO WASTE MAT

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

RETENTION, TO BE DESIGNED

4. Plants

a. Check or circle types of vegetation found on the site:

- LANDSCAPE {
- deciduous tree: alder, maple, aspen, other \_\_\_\_\_
  - evergreen tree: fir, cedar, pine, other \_\_\_\_\_
  - shrubs
  - grass
  - pasture
  - crop or grain
  - wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
  - water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_
  - other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

NONE

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

NONE

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

YES

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other \_\_\_\_\_  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

NONE

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

NO

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

NONE

6. Energy and Natural Resources

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

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

NO

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

NONE

7. Environmental Health

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

NONE

1. Describe special emergency services that might be required.

NONE

2. Proposed measures to reduce or control environmental health hazards, if any:

NONE

b. Noise

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

NONE

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

NONE

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

NONE

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

SCHOOL, RESIDENTIAL, VACANT & INDUSTRIAL

- b. Has the site been used for agriculture? If so, describe.

NO

- c. Describe any structures on site.

2 OLD APT. TO BE DEMO'D, 4 APT TO BE RESTORED

- d. Will any structures be demolished? If so, describe.

2 EXISTING APT

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

HEAVY INDUSTRIAL

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

HEAVY INDUSTRIAL / APT WITH COM. USE

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

NOT.



h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

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

41 FAMILIES

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

NONE

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

NO MEASURES TAKEN

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

NO MEASURES

#### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

41

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any:

NONE

#### 10. Aesthetics

a. What is the tallest height of any proposed structure, not including antennas? What is the principal exterior building material(s) proposed?

30' - UNPAVED SIDEWALK & CONCRETE ROOFS

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

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any:

LAND SCAPING

#### 11. Light and Glare

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

NONE

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

NO

c. What existing off-site sources of light or glare may affect your proposal?

NONE

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

NONE

12. Recreation

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

PARKS

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

NO

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

NONE

13. Historical and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on the site.

NONE

- c. Proposed measures to reduce the control impacts, if any:

NONE

14. Transportation

- a. Identify public streets and highways servicing the site, and describe proposed access to the existing street system. Show on site plans, if any:

CITY ST 3<sup>RD</sup> | JAMESON / HWY 9 / HWY 20

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO / ?

- c. How many parking spaces would the completed project have? How many would the project eliminate?

88 + -

- d. Will the project require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?

NO

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

? EXISTING

g. Proposed measures to reduce or control transportation impacts, if any:

NOISE

15. Public Services

a. Would the project result in any increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

SCHOOLS ? FIRE ?

b. Proposed measures to reduce or control direct impacts on public services, if any.

HARD WIRE EXISTING UNITS TO SMOKE DET.

16. Utilities

a. Circle utilities currently available at the site (electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_).

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

ALL OF THE ABOVE O

C. SIGNATURE

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

Signature: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

9/1/03

INTERNAL REVIEW OF DEVELOPMENT APPLICATION

Please review the attached application materials. All comments become part of the official record. Review is based on the adopted Comprehensive Plan, development regulations, and state and federal law. Thank you for your cooperation.

Application # 1702

Description: CONDITIONAL USE PERMIT FOR JAMESON APARTMENTS (aka: 1404 3<sup>rd</sup> Street)

Please submit comments to be included as mitigation measures by September 23<sup>RD</sup>.

Date routed: \_\_\_\_\_

ROUTE TO:

<input type="checkbox"/>	Mayor	Sharon Dillon	<input type="checkbox"/>	Street Foreman	Ray Melton
<input type="checkbox"/>	Clerk/Treasurer	Patsy Nelson	<input type="checkbox"/>	Parks Foreman	Shane Walley
<input type="checkbox"/>	Building Official	Ardell McCombs	<input type="checkbox"/>	Sanitation Foreman	Leo Jacobs
<input type="checkbox"/>	City Engineer	Rick Blair	<input type="checkbox"/>	City Attorney	Pat Hayden
<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Chief	Dave Cooper	<input type="checkbox"/>	Planning Staff	

Comments:

UPGRADE of water system with  
Hydrants poss. sprinkler system  
Per use

Emergency Veh. Access - over 150'  
Turnaround Required

EXHIBIT 7

INTERNAL REVIEW OF DEVELOPMENT APPLICATION

Please review the attached application materials. All comments become part of the official record. Review is based on the adopted Comprehensive Plan, development regulations, and state and federal law. Thank you for your cooperation.

Application # 1702

Description: CONDITIONAL USE PERMIT FOR JAMESON APARTMENTS (aka: 1404 3<sup>rd</sup> Street)

Please submit comments to be included as mitigation measures by September 23<sup>RD</sup>.

Date routed: \_\_\_\_\_

ROUTE TO:

<input type="checkbox"/>	Mayor	Sharon Dillon	<input checked="" type="checkbox"/>	Street Foreman	Ray Melton
<input type="checkbox"/>	Clerk/Treasurer	Patsy Nelson	<input type="checkbox"/>	Parks Foreman	Shane Walley
<input type="checkbox"/>	Building Official	Ardell McCombs	<input type="checkbox"/>	Sanitation Foreman	Leo Jacobs
<input type="checkbox"/>	City Engineer	Rick Blair	<input type="checkbox"/>	City Attorney	Pat Hayden
<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Chief	Dave Cooper	<input type="checkbox"/>	Planning Staff	

Comments:

9-22-03

No comment

St. Dept.





September 22, 2003

In reply to: INTERNAL REVIEW APPLICATION

Attention: 1404 3<sup>RD</sup> STREET APARMENTS.

Subject: APLICATION # 1702

I would ask for this project to follow the City of Sedro-Woolley Solid Waste Enclosure Standards before Approval. I can help with possible locations for the enclosures.

Thank you,

Leo Jacobs  
360-855-1884  
Solid Waste Foreman  
City of Sedro-Woolley

LJ/ji

cc: Jeroldine Hallberg, City Planner

INTERNAL REVIEW OF DEVELOPMENT APPLICATION

Please review the attached application materials. All comments become part of the official record. Review is based on the adopted Comprehensive Plan, development regulations, and state and federal law. Thank you for your cooperation.

Application # 1702

Description: CONDITIONAL USE PERMIT FOR JAMESON APARTMENTS (aka: 1404 3<sup>rd</sup> Street)

Please submit comments to be included as mitigation measures by September 23<sup>RD</sup>.

Date routed: \_\_\_\_\_

ROUTE TO:

<input type="checkbox"/>	Mayor	Sharon Dillon	<input type="checkbox"/>	Street Foreman	Ray Melton
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<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Chief	Dave Cooper	<input type="checkbox"/>	Planning Staff	

Comments:

9-22-03

No Comment

de

INTERNAL REVIEW OF DEVELOPMENT APPLICATION

Please review the attached application materials. All comments become part of the official record. Review is based on the adopted Comprehensive Plan, development regulations, and state and federal law. Thank you for your cooperation.

Application # 1702

Description: CONDITIONAL USE PERMIT FOR JAMESON APARTMENTS (aka: 1404 3<sup>rd</sup> Street)

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<input type="checkbox"/>	Building Official	Ardell McCombs	<input type="checkbox"/>	Sanitation Foreman	Leo Jacobs
<input type="checkbox"/>	City Engineer	Rick Blair	<input type="checkbox"/>	City Attorney	Pat Hayden
<input type="checkbox"/>	Fire Chief	Dean Klinger	<input type="checkbox"/>	Wastewater Foreman	Debbie Allen
<input type="checkbox"/>	Police Chief	Dave Cooper	<input type="checkbox"/>	Planning Staff	

Comments:

THIS PROJECT WILL IMPROVE THE GENERAL AREA AND PROVIDE IMPROVED LIVING CONDITIONS FOR THE NEW RESIDENCE.  
 APPEARS TO MEET BUILDING CODE REQUIREMENTS





Sedro Wooley Lumber Company  
PO Box 14487  
Tumwater, WA 98511

SHAUN TUAI  
300 STERLING STREET  
SEDRO-WOOLLEY, WA 98284

STEVE BEITLER  
P O BOX 423  
BURLINGTON, WA 98233

JUSTIN LYLE  
312 STERLING STREET  
SEDRO WOOLLEY, WA 98284

CLAUDE WEST  
311 FIDALGO STREET  
SEDRO WOOLLEY, WA 98284

JEFFREY HAWKES  
303 FIDALGO STREET  
SEDRO WOOLLEY, WA 98284

Cynthia A Ohrt/Chadwick  
  
Des Moines, WA 98198

~~WOOLLEY SEDRO  
P O BOX 14487  
TUMWATER, WA 98511~~

~~WOOLLEY SEDRO  
P O BOX 14487  
TUMWATER, WA 98511~~

~~CHADWICK OHRT  
  
DES MOINES, WA 98198~~

~~WOOLLEY SEDRO  
P O BOX 14487  
TUMWATER, WA 98511~~

~~WOOLLEY SEDRO  
P O BOX 14487  
TUMWATER, WA 98511~~

~~WOOLLEY SEDRO  
P O BOX 14487  
TUMWATER, WA 98511~~

~~WOOLLEY SEDRO  
801 TRAIL ROAD  
SEDRO WOOLLEY, WA 98284~~

~~WOOLLEY SEDRO  
801 TRAIL ROAD  
SEDRO WOOLLEY, WA 98284~~

HUBERT BURROW  
301 JAMESON  
SEDRO WOOLLEY, WA 98284

J WENRICK  
308 FIDALGO STREET  
SEDRO WOOLLEY, WA 98284

ROBERT LINDBLOOM  
320 FIDALGO STREET  
SEDRO WOOLLEY, WA 98284

JACK GANSKE  
322 FIDALGO STREET  
SEDRO-WOOLLEY, WA 98284

DOUGLAS DAVIS  
P O BOX 713  
SEDRO WOOLLEY, WA 98284

ARTURO DELGADO  
303 JAMESON STREET  
SEDRO-WOOLLEY, WA 98284

ARTURO DELGADO  
303 JAMESON STREET  
SEDRO-WOOLLEY, WA 98284

BRIAN ARENDSE  
ARENDSE KRYN KARL/JOY ANN  
SEDRO WOOLLEY, WA 98284

JOHN BURRESS  
1311 3RD STREET  
SEDRO-WOOLLEY, WA 98284

DEBRA SANDON  
304 JAMESON STREET  
SEDRO WOOLLEY, WA 98284

MARK HEIKELL  
12720 4TH AVENUE W #F339  
LYNNWOOD, WA 98204

ALBERT BINSCHUS  
807 21ST STREET  
ANACORTES, WA 98221

COLLEEN FRANCIS  
302 FERRY  
BURLINGTON, WA 98233

BAY VALLEY  
PO BOX 98795  
DESMOINES, WA 98198

EXHIBIT 8

BRUNO JOANNA R  
1217 WASHINGTON AVE  
BURLINGTON, WA 98233

Resident  
305 BENNETT ST  
SEDRO-WOOLLEY, WA 98284

SCHANER NANEATA  
307 BENNETT ST  
SEDRO-WOOLLEY, WA 98284

STEPHENSON ANTHONY E  
STEPHENSON DARLENE K  
18395 CARDINAL LN  
MOUNT VERNON, WA 98274

Resident  
309 BENNETT ST  
SEDRO-WOOLLEY, WA 98284

ROWE TOM  
ROWE CATHY  
311 BENNETT ST  
SEDRO WOOLLEY, WA 98284

MOLLER LES L  
12468 PATRICIA LN  
BURLINGTON, WA 98233

Resident  
325 BENNETT ST  
SEDRO-WOOLLEY, WA 98284

OGLETREE MARIAN ARLINE  
329 BENNETT ST  
SEDRO WOOLLEY, WA 98284

CARLSON ROBERT T  
CARLSON SALLY ANN  
335 BENNETT ST  
SEDRO WOOLLEY, WA 98284

GREENPOINT MTG FUNDING  
INC  
P O BOX 8708  
COLUMBUS, GA 31908

Resident  
340 JAMESON AV  
SEDRO-WOOLLEY, WA 98284

TRUST UBUNGEN  
UBUNGEN ROMEO N TRUSTEE  
2307 N 18TH PL  
MOUNT VERNON, WA 0

Resident  
330 JAMESON ST  
SEDRO-WOOLLEY, WA 98284

MILLER CARL  
326 JAMESON ST  
SEDRO WOOLLEY, WA 98284

BATCHELOR FRANKLIN W  
BATCHELOR BETTY A  
918 MARIE PL  
SEDRO WOOLLEY, WA 98284

Resident  
320 JAMESON AV  
SEDRO-WOOLLEY, WA 98284

DUNLAP JAMES A  
MCDOWELL LISA M  
321 JAMESON ST  
SEDRO WOOLLEY, WA 98284

SECRETARY OF HOUSING &  
URBAN DEV  
1600 SACRAMENTO INN WY  
#220  
SACRAMENTO, CA 95815

Resident  
329 JAMESON AV  
SEDRO-WOOLLEY, WA 98284

MESSENGER BRIAN  
S/CHRISTINA J  
MESSENGER ERIC J/JOLENE A  
22558 STATE ROUTE 9  
MOUNT VERNON, WA 98274

Resident  
337 JAMESON AV  
SEDRO-WOOLLEY, WA 98284

CRONKRITE PAMELA K  
336 FIDALGO ST  
SEDRO WOOLLEY, WA 98284

CORNUTT STEVEN C  
CORNUTT KATHLEEN F  
315 FIDALGO ST  
SEDRO WOOLLEY, WA 98284

JACOB KIPPERT J  
JACOB JULIE I  
321 FIDALGO ST  
SEDRO WOOLLEY, WA 98284

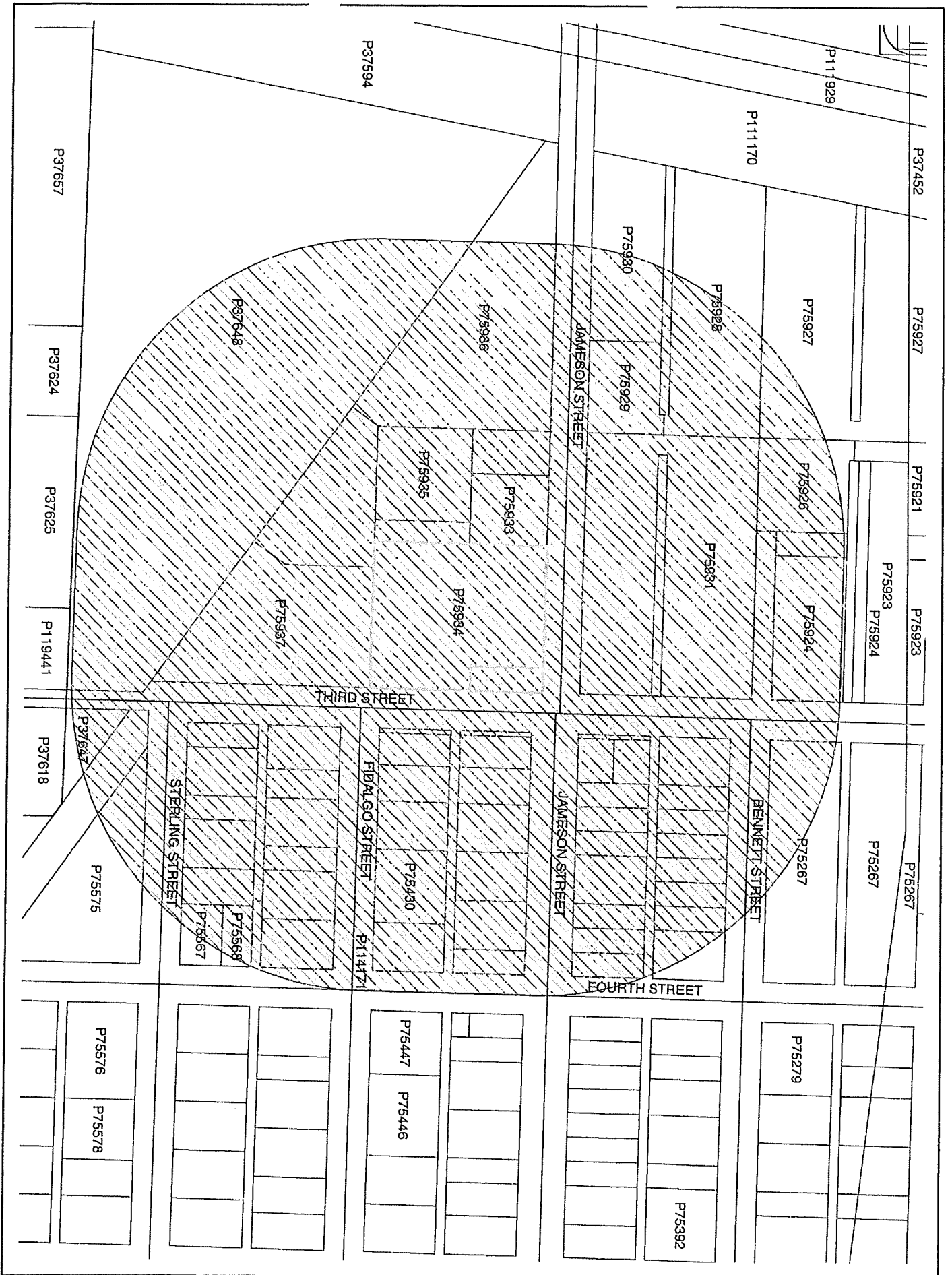
GIROTTI JASON  
HEMENWAY AMBER  
327 FIDALGO ST  
SEDRO-WOOLLEY, WA 98284

CRAWFORD ROBERT D  
CRAWFORD SHAYLA S  
333 FIDALGO ST  
SEDRO WOOLLEY, WA 98284

TRULOCK DENIS E  
1490 FARM DR  
FERNDAL, WA 98248

Resident  
336 STERLING ST  
SEDRO-WOOLLEY, WA 98284

SELF DEXTER  
SELF JOAN K  
931 ALEXANDER  
SEDRO WOOLLEY, WA 98284



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P75930

P75929

JAMESON STREET

JAMESON STREET

P37594

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FIDALGO STREET

P11471

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P75447

P75446

THIRD STREET

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STERLING STREET

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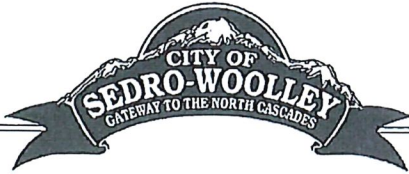
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CITY OF SEDRO-WOOLLEY

Planning Department  
720 Murdock Street  
Sedro-Woolley, WA 98284  
(360) 855-0771  
Fax: (360) 855-0733  
Email: [llahr@ci.sedro-woolley.wa.us](mailto:llahr@ci.sedro-woolley.wa.us)

**NOTICE OF DECISION**  
**Conditional Use Permit Application #1702**

This is to notify you that on October 28, 2003 the Sedro-Woolley Planning Commission **approved** with conditions application #1702, a Conditional Use Permit application to renovate and expand an apartment complex located in a Heavy Industrial zone at 1400 Third Street, Sedro-Woolley.

The applicant is Jameson Street, LLC., represented by Paul Ware, 18340 Osprey Court, Mount Vernon, Washington.

A public hearing was held October 28, 2003.

A Mitigated Determination of Nonsignificance was issued for this project on October 8, 2003 and the city did not receive an appeal of this determination.

This decision is final, unless appealed to the Sedro-Woolley City Council. Parties of record may submit a written appeal of this decision by **4:30 pm, November 11, 2003**. Information regarding appeal requirements, appeal rights for this decision and the appeal period is enclosed in this notice. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

A complete case file is available for review Monday-Friday, 7:30 am until 5:00 pm at the City of Sedro-Woolley Planning Department located at 720 Murdock Street. If you have questions, please contact Lacy Lahr, Planning Technician, at 855-0771.

**Date of Notice: October 30, 2003**

**EXHIBIT D**  
TO STAFF REPORT  
FOR CUP 2016-201

## **Appeal Deadline for This Permit: November 11, 2003**

### Notice of Appeal Rights

**Appeal Period:** Parties of record may appeal this decision in writing to the Sedro-Woolley City Council. Appeals must be received by **4:30 p.m. November 11, 2003.**

The notice of appeal shall contain a concise statement identifying:

- a) Appellant's name, address and phone number;
- b) A statement describing appellant's standing to appeal;
- c) Identification of the application that is the subject of the appeal;
- d) Appellant's statement of grounds for appeal and the facts upon which the appeal is based with specific references to the facts in the record. The appellant shall bear the burden of proving the decision was wrong;
- e) The specific relief sought;
- f) A statement that the appellant has read the appeal and believes the contents to be true, followed by the appellant's signature;
- g) The appeals fee. The fee is \$200 for permit applicant, \$100 for non-permit appellant residing more than 300 feet from applicant's property; and \$30 for non-permit appellant residing 300 feet or less from applicant's property.

*Parties of record* are the permit applicant, any person who testified at the open record hearing on the application, any person who submitted written comments concerning the application at the open record public hearing (excluding persons who have only signed petitions or mechanically produced form letters), and/or the City of Sedro-Woolley.

**Public Information:** The case file for this application is available for review at the City of Sedro-Woolley Planning Department, 720 Murdock St., between 7:30 a.m. and 5 p.m. Monday through Friday, holidays excluded. Contact Lacy Lahr, Planning Technician at (360) 855-0771, for more information.