

Next Ord: 1608-08

Next Res: 765-08

MISSION STATEMENT

The mission of the Sedro-Woolley City government is to provide selected services that are not traditionally offered by the private sector. This will be achieved through providing the highest quality services we can within the resources with which we're provided; involving residents in all aspects of planning and operations; serving as a clearinghouse for public information; and operating facilities which meet the legitimate, identified concerns of the residents of and visitors to our community.

We believe in being community-centered, consistently contributing to the quality of life in our area and as fully deserving of the public's trust through the consistent expression of positive values and acceptance of accountability for producing meaningful results.

CITY COUNCIL WORKSESSION

AGENDA

March 4, 2008

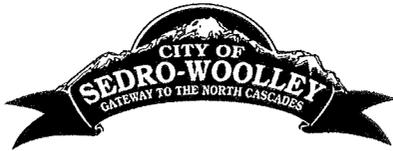
7:00 PM

Sedro-Woolley Community Center

703 Pacific Street

- A. Proposed Comprehensive Plan Amendments – 2008 Docket
(Introduce 2008 Comp Plan Docket)
(Staff Contact – John Coleman)

 - B. Sedro-Woolley Design Standards and Guidelines Manual Updates
(Direction on extent of revisions to Design Standards & Guidelines Manual)
(Staff Contact – John Coleman)
-



Building, Planning and Engineering Dept.
Sedro-Woolley Municipal Building
720 Murdock Street
Sedro Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: City Council and Planning Commission
From: Jack Moore,
Planning Director & Building Official
Date: March 4, 2008
Subject: Proposed Comprehensive Plan Amendments – 2008 Docket

CITY COUNCIL
WORKSESSION

MAR 04 2008

AGENDA ITEM A

ISSUE

Introduction of the proposed amendments to the Comprehensive Plan for 2008. No action or public hearings are scheduled for today's presentation.

PROJECT DESCRIPTION / HISTORY

Per the Growth Management Act (Chapter 36.70A RCW), changes to the Sedro-Woolley Comprehensive Plan may be considered no more than once per year. Amendments may be suggested by citizens, staff of elected officials. All proposed amendments to the Comprehensive Plan must be considered at one time; this list of proposed amendments is termed the "Docket."

The 2008 Docket includes five items:

- 1) A request by the Sedro-Woolley School District (District) that the District's 2007 Capital Facilities Plan be adopted as part of the Sedro-Woolley Comprehensive Plan. The 2007 CFP includes an increase in the school impact fee. The current school impact fee is \$2,010 per single family unit and \$1,595 per unit for multifamily developments. Based on the District's impact fee calculations in the 2007 CFP the newly recommended impact fees are \$5,239 per single family unit and \$5,254 per multi-family unit. This amendment will require changes to Chapter 15.64 SWMC and Capital Facilities Element of the Comprehensive Plan
- 2) A request by Sedro-Woolley, LLC to establish a new mixed-use commercial zone that will better enable the development of an urban village. Urban villages are encouraged by the Comprehensive Plan, but the applicant seeks zoning changes that better support the urban village concept which typically incorporate open space and higher residential densities. The proposed zone is based on the current Mixed Commercial zone but would allow for a greater diversity of options for mixing commercial, retail and residential uses through a process similar to the development of a master plan. In exchange for more flexibility for the developer, the zoning code would require the proposed development to meet a higher level of standards than is currently required by the municipal code, comprehensive plan and design standards. This zone will apply only to the properties listed in the application, by consent of the owners. This amendment will require changes to Title 17 SWMC – Zoning and Land Use Element of the Comprehensive Plan.

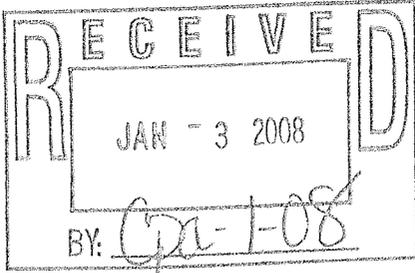
- 3) A rezone of the 8-acre "Lemley" property on Alexander Street recently purchased by the city. The property was recently annexed by the City. The Comprehensive Plan designation of the property is Residential-7 (R-7). The City would like to change the zoning of the property to Public. This amendment will require a change to the Zoning Map and the Comprehensive Land Use Zoning Map (Appendix A of the Comprehensive Plan).
- 4) A rezone of three city owned property currently used as the City's solid waste, department headquarters, yard waste and recycling yard. One of these properties was recently annexed by the City, but the others are already within the City limits. The Comprehensive Plan designation of two of the properties is Industrial, the rest is zoned R-7. The City would like to change the zoning of the properties to Public. This amendment will require a change to the Zoning Map and the Comprehensive Land Use Zoning Map (Appendix A of the Comprehensive Plan).
- 5) A proposal by the City to increase the park impact fees from \$1,000/unit to \$1,954/unit. This amendment will require changes to Chapter 15.60 SWMC and Appendix A of the Parks and Recreation Element of the Comprehensive Plan.

Exhibits included with this memo:

- A. School District Comprehensive Plan Amendment Application Materials**
- B. Sedro-Woolley, LLC Comprehensive Plan Amendment Materials**
- C. Zoning Map indicating location of proposed rezoned parcels**
- D. Current text of SWMC that addresses park impact fees (SWMC 15.60.070 and 15.60.080)**

RECOMMENDED ACTION

This is an informational presentation and no discussion or action is necessary at this time.



CITY OF SEDRO-WOOLLEY

Planning Department
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771 Fax (360) 855-0733

Application for Comprehensive Plan / Zoning Map Amendment

- Text Amendment (checked)
Map Amendment
(Check all that apply)

EXHIBIT A

Note: This application is available as a Word document. Include additional information as necessary on additional sheets of paper and attach to this application.

Name: Sedro-Woolley School District

Address: 801 Trail Road, Sedro-Woolley, WA 98284

Phone: 360-855-3500 E-mail: smhyre@swsd.k12.wa.us

1. Describe the purpose or goal of the proposed amendment:

The District is required to update our capital facilities plan

every 6 years. The district has increased needs for student classrooms. By increasing our impact fees, the District will be able to address our classroom needs.

FOR TEXT AMENDMENTS ONLY:

1. How will this improve or benefit the City of Sedro-Woolley in the future?
Having good schools makes for great communities. By having updated facilities this will reflect positively on the community.

2. What section(s) of the Comprehensive Plan will the proposed amendment affect?

Capital facilities element of the comprehensive plan.

3. What section(s) of the S-W Municipal Code will the proposed amendment affect?

Ch. 15.64 appendix A

4. List the proposed or amended text:

SEE ATTACHED

FOR LAND USE MAP AMENDMENTS ONLY:

1. Name and address of property owner. If applicant is not the owner, attach a signed statement from the legal owner agreeing to this application:

2. Legal description of property(s):

3. Describe the property: size, terrain, and critical areas:

4. Current land use designation/zoning: _____

5. Land use designation/zoning for property surrounding the subject property:

North: _____ South: _____

East: _____ West: _____

6. Actual use of land on this site and on all the surrounding property: _____

7. Proposed designation: _____

8. Supporting information for your request: _____

9. How will this improve or benefit the City of Sedro-Woolley in the future?

- Completed SEPA Checklist.
- Names and addresses of property owners within 500' of the subject property. See the attached mailing procedures for instructions.
- Assessors 18 X 24" section map of property with subject property highlighted. Other maps may be submitted that help support your proposal.

Process:

1. Applications will be accepted through January 31, 2008.
2. Applications will be reviewed for completeness. Additional information may be necessary to clarify the application.
3. The Planning Commission reviews all applications and decides which ones merit further study. Applicants will be notified of results of this review. Those which will be reviewed further will be required to pay the **application fee of \$200.00**. Applicant will be billed for public notice costs, which include publication costs.
4. The applicant is required to post a public notice sign on their property for rezone applications. Please see the attached Affidavit of Posting for instructions.
5. A public hearing will be held by the Planning Commission on the proposed amendments.
6. The Planning Commission will forward its recommendations on each application to the City Council.
7. The City Council will hold a public hearing and vote on each application (the Council may have additional public hearings, or hold joint public hearings with Planning Commission)
8. This process may take up to one year, or longer to fully complete.



Applicant



Date

Schools

The City of Sedro-Woolley does not own or operate school facilities. However, public facilities and services such as schools are vital to protect and enhance community and environmental quality. Deficiencies in school facilities might not raise severe obstacles to any single new development, but over time could cause deterioration of community quality. The City of Sedro-Woolley is ultimately responsible for assuring that adequate facilities and services, such as schools and school facilities, are available or can be made available to support planned growth. This responsibility is carried out by working with the Sedro-Woolley School District to identify needs for facilities and services based on the planned amount and location of growth. The mechanism for identifying needs is through the school district capital facilities plan, which is adopted as a subelement of the City's Comprehensive Plan.

The provision of an adequate supply of kindergarten through twelfth grade (K-12) public schools and K-12 public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for our children.

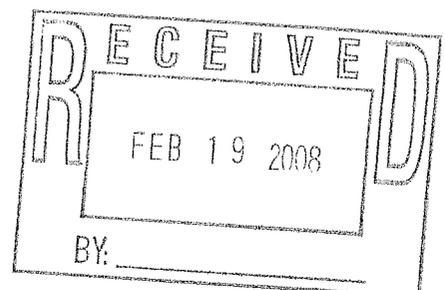
A. Identifying Needs for Facilities and Services

The Growth Management Act requires the City to prepare a capital facility plan which includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities. Furthermore, Chapter 15.64 requires that, as a condition of collecting school impact fees, the Sedro-Woolley School District prepare a six-year capital facility plan that describes the District's capacity needs for the six-year period of the plan and proposes funding to meet those needs.

B. Capital Facility Planning

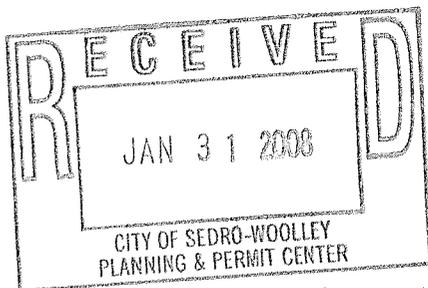
The Sedro-Woolley School District a six-year capital facility plan should be consistent with the Growth Management Act, City of Sedro-Woolley Comprehensive Plan, and the Sedro-Woolley Municipal Code.

The City's capital facilities element includes the Sedro-Woolley School District Capital Facilities Plan, which is included in Appendix _____ to the City's Comprehensive Plan.



CITY OF SEDRO-WOOLLEY

Planning Department
720 Murdock Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771 Fax (360) 855-0733



Application for Comprehensive Plan / Zoning Map Amendment

- Text Amendment
 - Map Amendment
- (Check all that apply)

EXHIBIT B

Note: This application is available as a Word document. Include additional information as necessary on additional sheets of paper and attach to this application.

Name: Sedro Woolley LLC (Robert Janicki)

Address: 103 N Township

Phone: (360) 856-2068 E-mail: rjanicki@janicki.com

1. Describe the purpose or goal of the proposed amendment:

SEE ATTACHED

FOR TEXT AMENDMENTS ONLY:

1. How will this improve or benefit the City of Sedro-Woolley in the future?

SEE ATTACHED

2. What section(s) of the Comprehensive Plan will the proposed amendment affect?

3. What section(s) of the S-W Municipal Code will the proposed amendment affect?

4. List the proposed or amended text:

**RESPONSES TO QUESTIONS - CITY OF SEDRO-WOOLLEY APPLICATION
FOR COMPREHENSIVE PLAN/ZONING MAP AMENDMENT**

I. Describe the purpose or goal of the proposed amendment:

This application proposes to establish a new Mixed-Use zone. This new zone is based on the existing mixed commercial zone, but would establish a new zoning designation providing for expanded mixed-use development opportunities. This new zone would apply to the subject properties listed in this application.

The purpose of the new Mixed-Use zone is to support the City of Sedro Woolley Comprehensive Plan goals and policies. Those goals and policies state the following for the Mixed Commercial zone, [City of Sedro Woolley Comprehensive Plan, Policy LU-6.2]:

“MC – Mixed Commercial. Allows 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.”

We believe in and support the City’s vision. The new Mixed-Use zone will support the accomplishment of the policy outlined above. The current development code established parameters on development within the current Mixed Commercial zone that are too narrow to accomplish the potential for this policy.

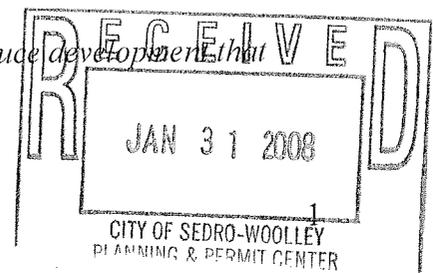
The City’s Municipal Code Intent for the Mixed Commercial zone supports the Comprehensive Plan goals as well. The Municipal Code states the following: 17.20.005 (*Mixed Commercial*):

The intent of this zone is to encourage a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff. Commercial development should be scaled down when adjacent to residential areas to improve compatibility between uses. (Ord. 1484-04 § 7 (part), 2004)

It is our belief that establishing a new Mixed-Use zone on the subject properties will provide opportunities to integrate these public policy goals with a variety of commercial and residential components. Expanded development opportunities under a Mixed-Use zone will also further the public policy goals included in the City’s Design Standards and Guidelines (Adopted October 13, 2004) and included in the City’s Municipal Code, Chapter 15.44 Design Review.

Introduction to Design Standards and Guidelines

The purpose of these standards and guidelines is to produce development that meets a number of objectives.



The City encourages forward thinking designs that exceed these minimum standards and guidelines. These include:

- Building on the rich heritage and character of Sedro-Woolley.*
 - Creating an environment that emphasizes building and landscaping, rather than parking and signs.*
 - Supporting pedestrian movement and the use of transit and bicycles.*
 - Maintaining the scale and texture of development.*
 - Multifunctional features.*
 - Low Impact Development techniques.*
 - Encouraging creative designs for sites and buildings.*
 - Allowing for infill development that is sensitive to its context.*
 - Implementing the Comprehensive Plan.*
 - Protecting and enhancing the City's environment for living and working in manners that support and stimulate business and industry and also promote desirability of investment and occupancy in business and other properties.*
- [page 3]*

Additionally, the new proposed Mixed-Use zone will provide for the following:

- Enhance the City's economic base.
- Provide for the attractive and welcoming appearance stated above.
- Integrate a diverse mix of residential and commercial uses.
- Support an urbanized type of development within the context of the City's roots and cultural values.

TEXT AMENDMENTS PORTION OF THE APPLICATION

1. How will this improve or benefit the City of Sedro-Woolley in the future?

Granting the proposed zoning application will provide for a Mixed-Use zone with expanded development opportunities. The result of these development options will allow for both commercial (office and retail) uses, increased residential densities, recreational opportunities (for example, a movie theatre or bowling center) and cultural uses. By raising the threshold of development options, an integrated site plan can be developed that can potentially include possibly one or a combination of some or similar public policy goals discussed in Question #1, above.

The basic premise of this zoning application is to provide for a greater diversity of options for mixed-use development. This includes a greater product mix and diversity of housing options in the residential portion of the mixed-use development. Commercial options would also be expanded to serve residents on site, city residents, and pass through traffic on State Route 20. This would serve as a gateway to downtown and provide the welcoming and attractive appearance for this area of the City envisioned in the Comprehensive Plan.

Specific benefits would include architectural design, site plan layout and landscaping that would fulfill and exceed the goals of the City's Design Standards. The proposed zoning would enhance the City's tax base through increased property tax values, Real Estate Excise Tax, sales tax on construction materials, sales tax from retail sales and permitting fees.

This Mixed-Use zone will also have the benefit of raising the standard for development within the City. The Mixed-Use zone, by providing more flexibility in development options, will provide for "highest and best" use of the proposed site.

This new zoning classification will allow for the scale of development, within the context of buffering and providing transitions for adjacent uses that will successfully implement public policy goals and provide significant investment for the City. This in turn can act as a catalyst for future development and increased economic activity. This will assist the City in establishing a stronger economic base and increasing local economic self-sufficiency.

Traffic impacts would be mitigated and more flexibility incorporated at the site for alternate uses that the market demand in Sedro-Woolley would support. Other areas could follow suit, in effect increasing the density of the city populace while promoting sales tax-revenue based on commercial activity.

2. What section(s) of the Comprehensive Plan will the proposed amendment affect?

As noted above, Policy L.U. 6.2 would be implemented through the proposed zoning change. *(Note: other Comp Plan references await the availability of LexisNexis electronic upgrade on the city website.)*

3. What section(s) of the S-W Municipal Code will the proposed amendment affect?

A new zoning classification will have to be included in Title 17 of the Sedro-Woolley Municipal Code. Chapter 15.44 – Design Review - would need to be amended to include reference to the new zoning classification so that the City's design standards would apply to the new zone.

4. List the proposed or amended text:

This application will amend sections of the Comprehensive Plan. This amended language will be provided and will include language to further support the application.

LAND USE MAP AMENDMENTS PORTION OF THE APPLICATION

1. Name and address of property owner. If applicant is not the owner, attach a signed statement from the legal owner agreeing to this application:

Sedro-Woolley, L.L.C.

2. Legal description of property(s):

See attached Skagit County Assessor Parcel Details.

3. Describe the property: size, terrain, and critical areas:

The size is approximately 37 acres.

The terrain is relatively flat.

The suspected critical areas and/or wetlands are probable in northwest corner. No critical areas have been studied beyond the existing Gateway Binding Site Plan.

4. Current land use designation/zoning:

Mixed Commercial

5. Land use designation/zoning for property surrounding the subject property:

North: Public (P)

South: State Route 20 and Industrial (I)

East: Mixed Commercial

West: Industrial (I) and Unincorporated

6. Actual use of land on this site and on all the surrounding property:

The proponent's land is vacant with the exception of a McDonalds. To the east are a mini-storage facility, restaurants, rental homes, gas station, single-family homes, and some vacant land. To the north are undeveloped school property and ball fields. To the west are an abandoned gas station converted to a flea market, RV repair facility, decommissioned chicken farm with vacant farm facilities and out-buildings. To the south are Highway 20 and industrial land across the railroad tracks.

7. Proposed designation:

Urban Village Mixed Use

8. Supporting information for your request:

We will be submitting more documentation in support of the application and we are preparing an Executive Summary of this additional information.

9. **How will this improve or benefit the City of Sedro-Woolley in the future?**

Please see response to Text Amendments portion of the application, Question #1 (same question).

- Completed SEPA Checklist.
- Names and addresses of property owners within 500' of the subject property. See the attached mailing procedures for instructions.
- Assessors 18 X 24" section map of property with subject property highlighted. Other maps may be submitted that help support your proposal.

Process:

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7. The City Council will hold a public hearing and vote on each application (the Council may have additional public hearings, or hold joint public hearings with Planning Commission).
8. This process may take up to one year, or longer to fully complete.



Applicant Sedro-Woolley, L.L.C.

1/31/2008

Date

ADDENDUM TO CITY OF SEDRO-WOOLLEY APPLICATION FOR COMPREHENSIVE PLAN/ZONING MAP AMENDMENT

PROPOSED/AMENDED TEXT

Summary

This addendum to the application provides a review of the specific references within the Comprehensive Plan to the proposed new zoning district – Urban Village Mixed-Use. It then summarizes benefits that will accrue from this new district providing for expanded development opportunities. These benefits are identified for the City of Sedro-Woolley, for the community, for the local economy and for the developer. Specific language is then offered for the zoning of this new mixed-use zone. Lastly, potential changes to the City Development Regulations found within the City Municipal Code and references to the City Design Standards and Guidelines, are identified.

1. Comprehensive Plan

The introduction and Vision Statement to the Comprehensive Plan [Section 1.04 and 1.08] state that most housing development that has occurred has been single family residential. It goes on to state that this raises the concern that Sedro-Woolley will become a “bedroom” community serving economic centers located along I-5. The Plan then states, “There has been a steady decline in the size of households, and an increase in the number of elderly individuals living on fixed incomes.” The Plan goes on to identify structural changes in the local economy resulting from a shift away from traditional industries, lumber and agriculture that are land intensive, to light industrial and service industries. (1)

The Plan states that one of the further directions from the Mayor was to, “Improve the attractiveness of commercial development along Highway 20.” The Comprehensive Plan also emphasizes the need for “urban infrastructure” in all new developments. (2)

Growth Management Act goals, incorporated into the Plan, include seeking a diversity of housing types and densities, encouraging local economic development opportunities, protecting the environment, and providing open space, among other goals.

The Land Use Element of the Comprehensive Plan [Policy LU-5.6] states, “Ensure that the community’s planning program reflect basic community values.” This would include those mentioned above as articulated in the Comp Plan Introduction and Vision. Specific land use categories are defined in LU-6.2, including the Mixed Commercial zone (MC) which is the current zoning on the subject property. The Comp Plan states that, “Permitted uses will be refined in the development regulations.”

As described in the Comp Plan, the Mixed Commercial zone shall allow for 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.”

In relation to the application for Comp Plan/Zoning Map Amendment, we believe that the Comp Plan designation of the Mixed Commercial is essentially appropriate for the land use. Our concern is primarily with constraints that have been written into the city zoning and development regulations code that constrain development options within the Mixed Commercial.

For this reason, we request that a new land use designation be incorporated into the Comprehensive Plan, titled, “*Urban Village Mixed-Use*” which would allow for development consistent with Comp Plan goals, which would be designated urban village to make the distinction between this zoning and that of the Central Business District, and to denote complimentary uses and synergies between development opportunities in the Central Business District core and that of mixed-use options for the subject properties along State Route #20.

2. **Benefits that will be realized from the “Urban Village Mixed-Use” zone.**

The proposed “Urban Village Mixed-Use” zone emphasizes aspects of New Urbanism planning. New Urbanism development is consistent with policies articulated in the Comprehensive Plan and the City’s Design Standards and Guidelines. The principle components of New Urbanism development include:

- Pedestrian access and walkways
- Connectivity for both pedestrian and vehicular flows
- Mixed-Use and diversity of development mix including residential, office and retail
- Diversity of housing to include a range of types, sizes and prices in close proximity
- Quality architecture and urban design
- Traditional neighborhood elements including open space at the center of the development
- Increased density to enable a more convenient, efficient use of services and resources
- Smart transportation including pedestrian friendly design
- Environmentally sensitive and sustainable, energy efficient and utilizing Low Impact Development to effectively manage stormwater and (possibly LEEDS) to design environmentally efficient buildings
- Promote open space through more efficient land use and increased densities, and
- Enhance quality of life.

BENEFITS OF NEW URBANISM

1. BENEFITS TO CITY OF SEDRO-WOOLLEY

Stable, appreciating tax base; Less spent per capita on infrastructure and utilities than typical suburban development due to compact, high-density nature of projects; Less traffic congestion due to walkability of design; Less crime and less spent on policing due to the presence of more people day and night; Better overall community image and sense of place; Less incentive to sprawl; Greater civic involvement of population and participation in the mixed-use development. (3) More efficient use of tax money with less spent on servicing suburban sprawl.

2. BENEFITS TO COMMUNITY

Enhanced quality of life due to living, working and recreating in a well thought out environment, surrounded by unique architecture, defined public spaces and the opportunity to safely walk amongst your community, resulting in a sense of place and belonging among a variety of age groups and incomes. Higher, more stable property values and less traffic congestion with less driving all contribute to the efficiency of design and uses. A healthier lifestyle with more walking in close proximity to main street retail & services, close proximity to bike trails, parks, and nature all add to the natural setting framed by the surrounding mountains and panorama. More freedom and independence to children, elderly, and the poor in being able to get to jobs, recreation, and services without the need for a car. Savings to school district in reduced busing costs from children being able to walk or bicycle to neighborhood schools. More diversity and smaller, unique shops and services with local owners who are involved in community; Big savings by driving less, and owning fewer cars.

3. BENEFITS TO LOCAL ECONOMY

Increased sales due to more foot traffic & people spending less on cars and gas; More profits due to spending less on advertising and large signs; Better lifestyle by living close to retail and employment opportunities reducing costly commutes; Economies of scale in marketing due to close proximity and cooperation with other local businesses; Smaller spaces promote small local business incubation; Lower rents due to smaller spaces & smaller parking lots; Healthier lifestyle due to more walking and being near healthier restaurants; More community involvement from being part of community and knowing residents

4. BENEFITS TO DEVELOPERS

More income potential from higher density mixed-use projects due to more leasable square footage, more sales per square foot, and higher property values and selling prices; Faster approvals in communities that have adopted smart growth principles resulting in cost / time savings; Cost savings in parking facilities in mixed-use properties due to sharing of spaces throughout the day and night, resulting in less duplication in providing

parking; Less need for parking facilities due to mix of residences and commercial uses within walking distance of each other; Less impact on roads / traffic, which can result in lower impact fees; Greater acceptance by the public; Faster sell out due to greater acceptance by consumers from a wider product range resulting in wider market share

3. Zoning for Urban Village Mixed-Use

We request that the following language and approach be included in this new “Urban Village Mixed-Use” zone.

Intent: The intent of this zone is to encourage a compatible mix of commercial and residential development, and more diverse types of residential density. This zone will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduction of dependence on motorized vehicles, and provide for a sense of an urban village experience to present an attractive and welcoming appearance to visitors at the western entrance of the City.

Principal uses:

1. Retail and wholesale sales, professional services, general services, and offices.
2. Recreational and cultural uses.
3. Food venues such as restaurants and taverns.
4. Banks and similar services.
5. Day care centers.
6. Residential to include multi-family.
7. Residential units contained above the first story of a commercial building (live/work units are specifically included) in varied densities.
8. Other uses as identified by the City.

Additional considerations of proposed zoning:

Parking – consideration for shared access between residential and commercial uses, potentially reducing requirements in 17.020.060 [SWMC – Parking for residential uses, for example]. Provision for partially underground parking with either landscape or constructed buffers to minimize visual impacts of parking. (City Design Standards and Guidelines, “Location of Parking: Guidelines #1) Parking development subject to project phasing with parking requirements to be determined within the context of development review of a site plan application addressing the specific types of housing and unit densities identified in the site plan...

Residential density – intended for a range of multi-family, multi-level structures with density not to exceed R-25 dwelling units per acre. The Urban Village Mixed-Use zone is not intended for individual lots. The R-25 is a maximum density and it is the intention of this zoning designation to encourage flexibility in dwelling unit densities, structures

and building height, providing for a diversity of mix of dwelling unit types and efficiencies associated with mixed-use development.

This zoning will allow for multi-family, multi-level buildings with varying densities (not to exceed R-25 du per acre), dedicated to residential uses, as part of an integrated mixed-use master site plan. Residential uses may also be integrated with retail or office within the same building structure, but this zoning allows dedicated residential structures in order to promote flexibility in the available residential unit mix.

Height restrictions – to revise the height restrictions to allow for five story residential structures, either four stories of residential over a retail ground floor or five stories of residential units. This recommendation subject to the ability of the Fire department to provide appropriate Levels of Service (LOS) for higher story structures and the permanent availability within the Fire department of appropriate fire fighting equipment.

Integrated site plan – to allow for mixed use development in the context of development for the entire site, allowing for single uses in specific structures (for example 100% residential in a structure, or solely retail uses within a structure) while achieving mixed-use development by the integration of uses across the entire site.

4. City Design Guidelines and Standards

The City of Sedro-Woolley Municipal Code [2.90] identifies types of development applications and the development review process. SWMC [15.44.010] Design Review Standards states,

“The intent of design review is to encourage better design and site planning throughout the city of developments which are significant in impact; encourage development which feature amenities designed to strengthen a sense of community; to minimize potential incompatible uses; and to increase community property values.”

Further, SWMC [15.44.070] states,

“Waivers to the required elements of design standards manual may be allowed by the design review authority if the applicant demonstrates that the overall project meets the intent of the design manual and other adopted standards, through the incorporation of “encouraged” design elements from the city of Sedro-Woolley design standards and guidelines or other significant design elements which accomplish the same purpose.” (4)

A potential development application on the subject properties under a new zoning designation “Urban Village Mixed-Use,” will accomplish multiple city adopted goals as stated in the Comprehensive Plan, Development Code, and City Design Standards and Guidelines. The applicant intends to integrate those desirable qualities as outlined above and within this zoning amendment application as established by City of Sedro-Woolley policy and goals.

The request for the new zoning designation is to provide the opportunity for those goals and policies to be realized in the context of a mixed-use development that can support the community, the City, and the environment. The development potential on the subject properties will not only achieve compliance with the City Design Standards and Guidelines, but may also exceed them in certain instances.

We recommend the City amend the City Design Standards and Guidelines to include the new zoning district, consistent with already established policies within the Design Standards and Guidelines and allowing for the above identified flexibility in achieving the goals and policies adopted by the City.

5. Conclusion

This application speaks to the future of the City and looks to provide a way to help the City achieve a higher degree of self-sufficiency and therefore, control over its own future. The potential mixed-use development of this site can have a profound impact on the community and for those pass through trips along State Route 20. By expanding the scope of potential development, consistent with generally accepted mixed-use standards, the City and its residents can achieve a more efficient, integrated mixed-use site that will provide significant public amenities in the areas of housing diversity, open space, walkability, environmental protection, an integrated roadway system, and expanding job creation through service sector and office uses.

Every suburban city now struggles with ways to increase the structural components of its revenue picture in the face of national fluctuations in housing market demand. Providing an increased range of housing types expands the market for local housing options.

The commercial side of mixed-use development also creates local jobs. On the retail side, the City can enhance its capture of retail sales tax thereby reducing “leakage,” the phenomenon that occurs when the residents of Sedro-Woolley are forced to purchase retail products outside of the City because the city’s retail sector is underserved locally. Development of an Urban Village Mixed-Use site will not only help recapture current lost consumption opportunities by local residents but also act to attract more retail expenditures by pass through traffic on State Route #20.

Increased revenue from this type of development can help fund needed infrastructure, parks and recreation activities and help provide the resources for the redevelopment of the Town Center and the Central Business District.

REFERENCES

- (1) (2) *City of Sedro-Woolley Comprehensive Plan: Introduction and Vision Statement*
- (3) “*Principles of New Urbanism*,” New Urbanism.org
- (4) *City of Sedro-Woolley Design Standards and Guidelines*, Introduction, page 3.

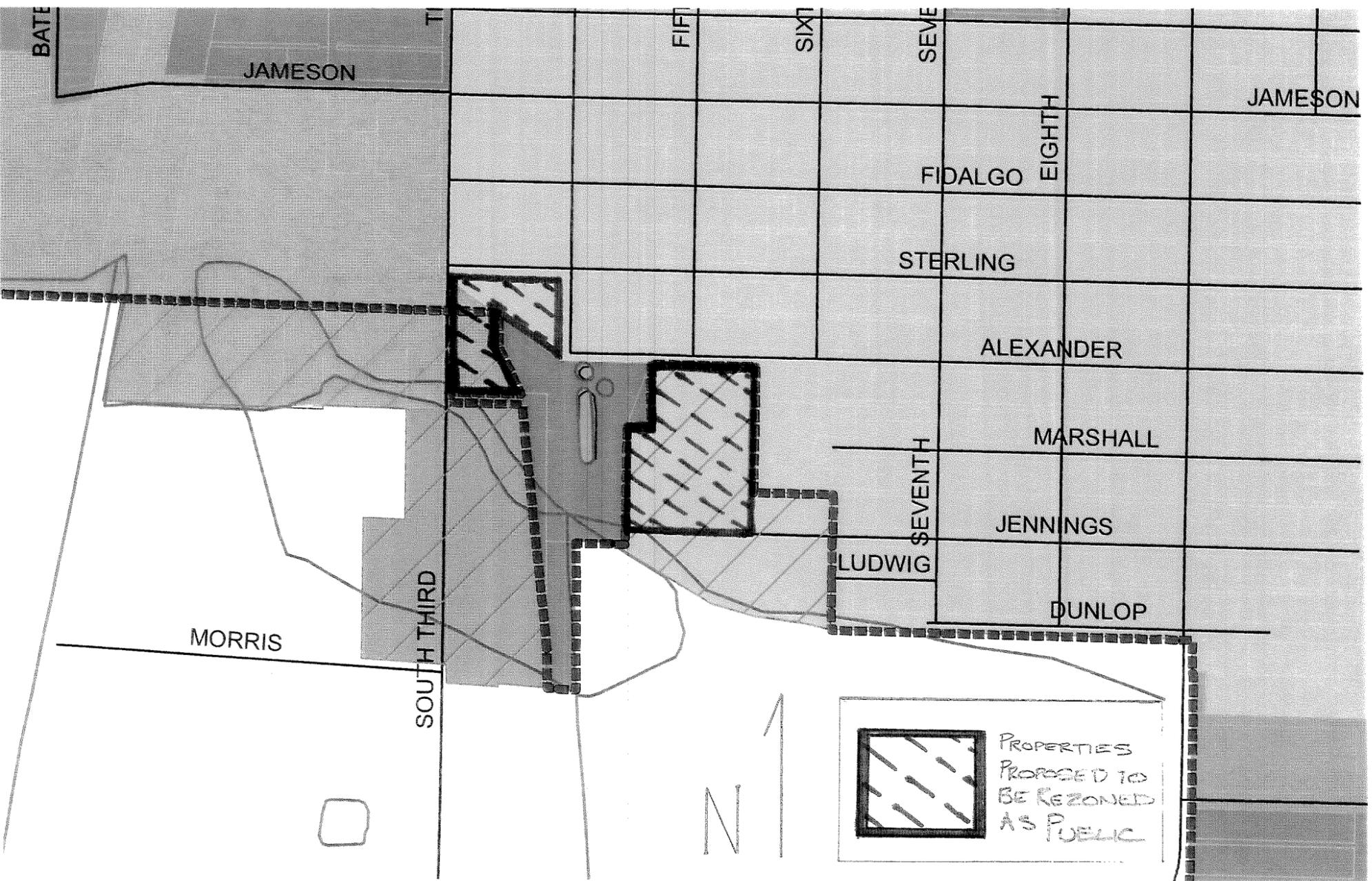
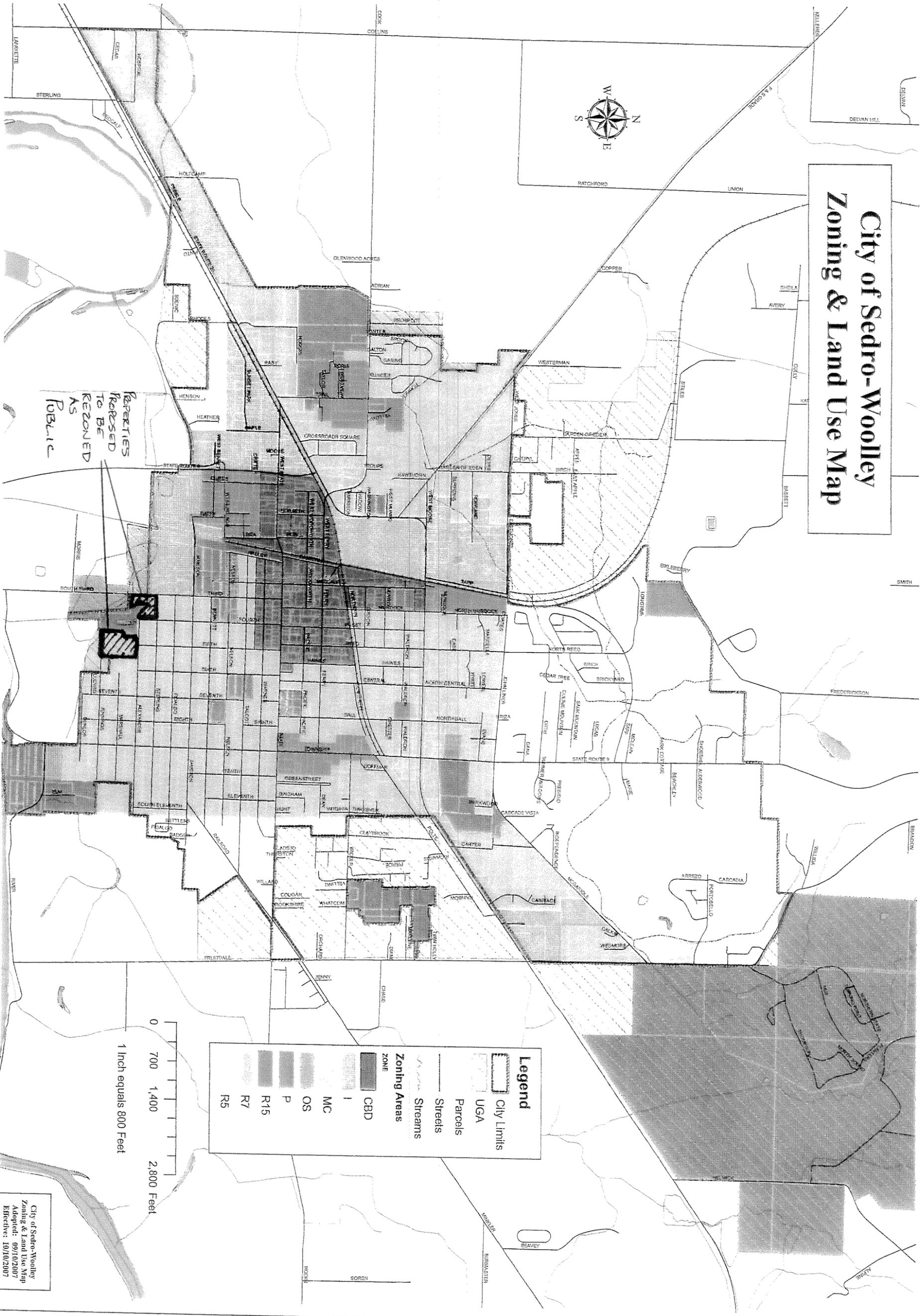


EXHIBIT C

City of Sedro-Woolley Zoning & Land Use Map



Properties Repealed To Be REZONED AS Public

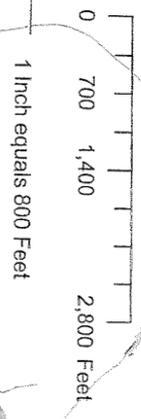
Legend

- City Limits
- UGA
- Parcels
- Streets
- Streams

Zoning Areas

ZONE

- CBD
- I
- MC
- OS
- P
- R15
- R7
- R5



City of Sedro-Woolley
Zoning & Land Use Map
Adopted: 09/10/2007
Effective: 10/10/2007

15.60.070 Park impact fee and establishment of service area.

A. Subject to the provisions of SWMC Section 15.60.080, the parks impact fee assessed pursuant to this chapter shall be set forth on attachment B, for each equivalent single-family residential dwelling unit, whether a single-family structure, a unit in a multifamily structure, a mobile or manufactured home on an individual lot or in a mobile home park, a detached relative cottage, or other dwelling unit, subject to the provisions in this chapter.

B. The impact fee set out in subsection A of this section shall be updated annually at a rate adjusted in accordance with the engineering news record (ENR) Construction Cost Index for the Seattle area, using a June-June annual measure to establish revised fee schedules effective July 1st of the current year.

C. For the purpose of this chapter, the entire city shall be considered one service area. (Ord. 1555-06 § 1 (part), 2006)

Attachment B—Schedule of Park Impact Fees

Parks Impact Fee Calculations

Additional acres needed	Improvements needed	Existing units	Projected units (2005-2025)	Cost per unit
85 acres new	Ballfields	4,422 units	1,347 new units	\$1,954.00
	Trails			
\$393,100	Play equipment	X 2.6 persons per unit = 11,497 estimated population in City and UGA.	15,000 total population projected for City and UGA.	
120,500	Climbing wall			
127,500	Recreation			
89,700	Water features			
189,000				
958,400				
165,000				
73,900				
43,100				
114,300				
158,100				
200,000				
Total:				
\$2,632,600.00				

The city elects to fund less than the full amount through parks impact fees, but will actively seek grant funds to fund the shortfall. Additional costs to fund the shortfall from impact fees should be through grant funds, by private donations to this city park funds, and through the general fund.

New units projected by 2025: one thousand three hundred forty-seven times one thousand dollars per unit equals one million three hundred forty-seven thousand five hundred dollars.

Parks impact fee per unit: one thousand dollars.

15.60.080 Calculation of park impact fees.

A. The director shall calculate the parks impact fees as set forth in SWMC Section 15.60.070, subject to the provisions of this chapter.

B. In determining the proportionate share, the method of calculating impact fees shall incorporate, among other things, the following:

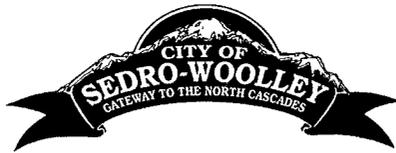
1. The cost of public parks necessitated by new development;
2. An adjustment to the cost of the public parks for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
3. The availability of other means of funding public parks improvements;
4. The cost of existing public parks improvements; and
5. The methods by which public parks improvements were financed.

C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the parks plan and that are required by the city as a condition of approving the development activity. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs.

D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.

E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.

F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies. (Ord. 1555-06 § 1 (part), 2006)



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Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: City Council and Planning Commission

From: Jack Moore, *JM*
Planning Director & Building Official

Date: March 4, 2008

Subject: Direction on scope of updates to the *Design Standards and Guidelines* manual

**CITY COUNCIL
WORKSESSION**

MAR 04 2008

AGENDA ITEM B

ISSUE

The Planning Commission has begun to update the *Sedro-Woolley Design Standards and Guidelines* manual that is used for site plan review and design review. The Planning Commission has indicated that it would be useful if the City Council gave some guidance as to the extent of the revisions the Council would like to see. In particular, would the City Council like the manual to be written with more specific guidelines for implementing downtown theme or would the City Council like to see less specific standards?

REQUESTED ACTION

Guidance as to the extent of the revisions the Council would like to see to the *Sedro-Woolley Design Standards and Guidelines* manual.