

Next Ord: 1631-08  
Next Res: 788-08

VISION STATEMENT

SEDRO-WOOLLEY IS A FRIENDLY CITY THAT IS CHARACTERIZED BY CITY GOVERNMENT AND CITIZENS WORKING TOGETHER TO ACHIEVE A PROSPEROUS, VIBRANT AND SAFE COMMUNITY

MISSION STATEMENT

TO PROVIDE SERVICES AND OPPORTUNITIES WHICH CREATE A COMMUNITY WHERE PEOPLE CHOOSE TO LIVE, WORK AND PLAY

**CITY COUNCIL WORKSESSION**

**AGENDA**

**January 6, 2009**

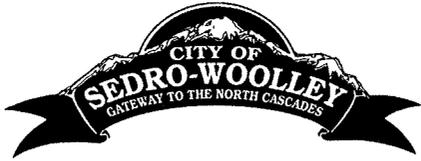
**7:00 PM**

**Sedro-Woolley Municipal Building**

**Council Chambers**

**325 Metcalf Street**

- A. Burlington Flood Update – Chal Martin
- B. Planned Residential Development (PRD) ordinance modification with golf course dedication  
*(Staff Contact – Jack Moore)*
- C. SWMC 16.04.110 – Merger (aggregation) of lots  
*(Staff Contact – Jack Moore)*



**Building and Planning Departments**

Sedro-Woolley Municipal Building

325 Metcalf Street

Sedro Woolley, WA 98284

Phone (360) 855-9929

Fax (360) 855-0733

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**MEMO:**

**To:** City Council  
Mayor Anderson

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

**Date:** January 6, 2009

**Subject:** Planned Residential Development (PRD) ordinance modification with golf course dedication

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**CITY COUNCIL  
WORKSESSION**

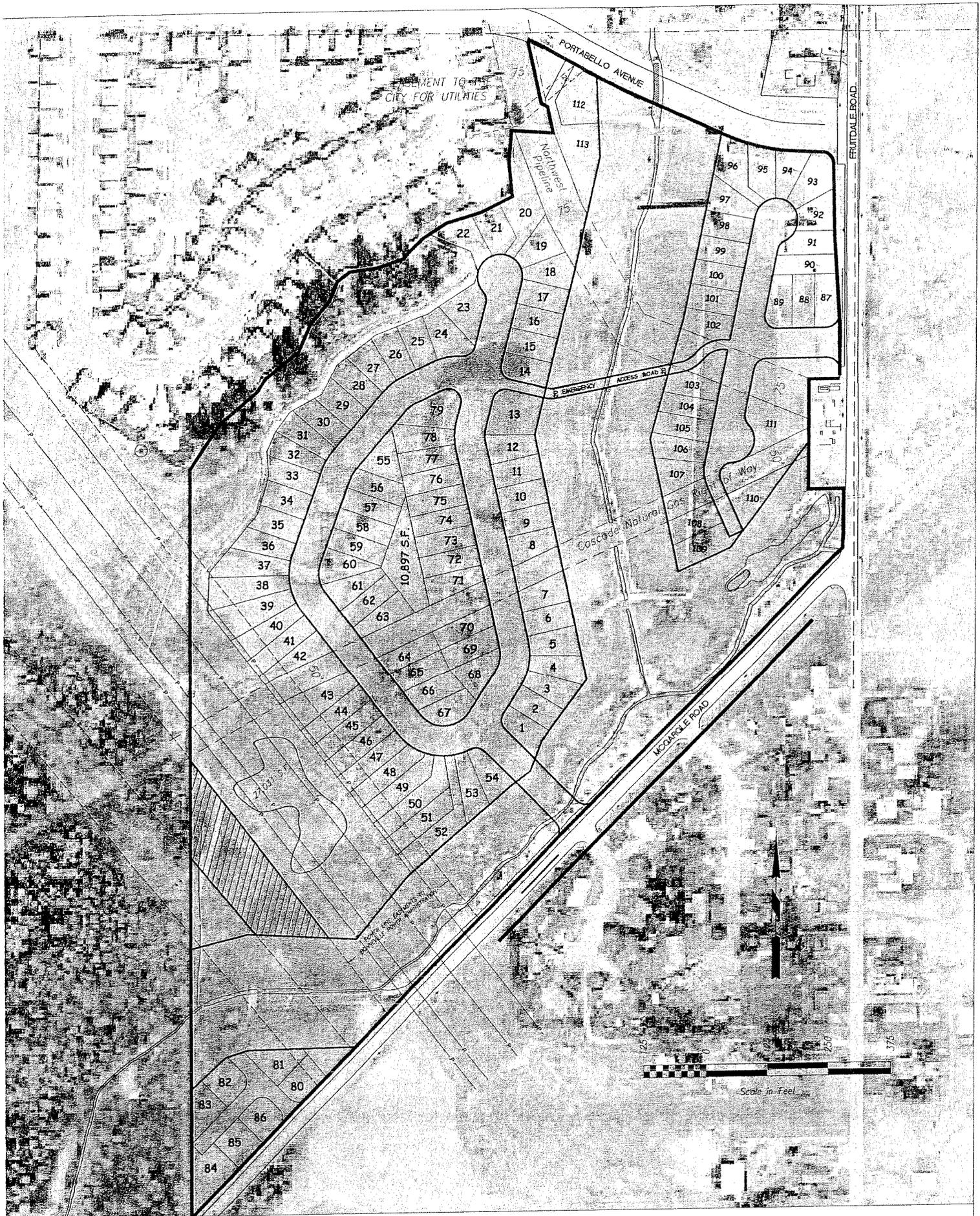
JAN 06 2009

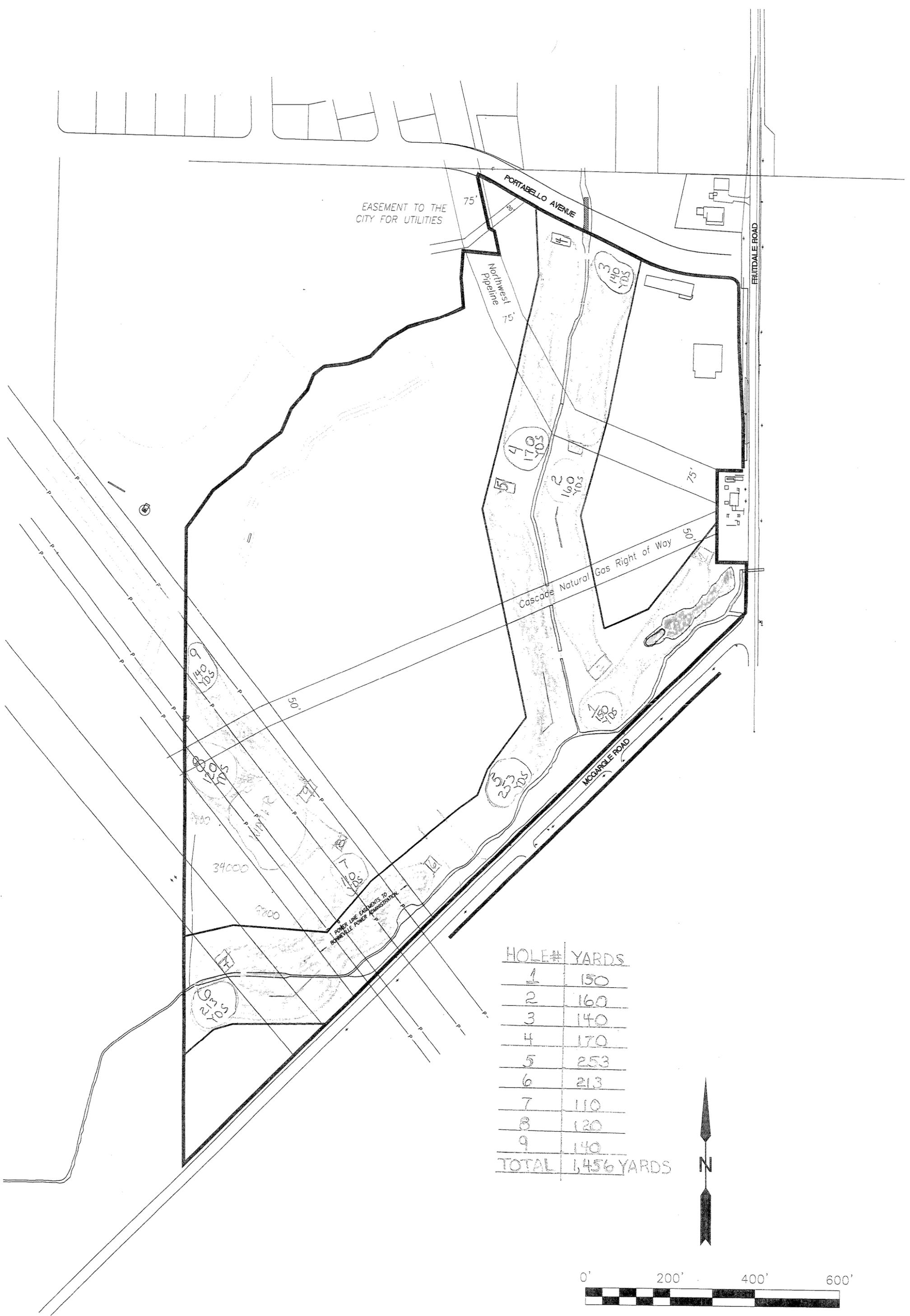
AGENDA ITEM     B    

The owner of the golf course would like to discuss a possible modification to the PRD ordinance that would allow a reduction in lot size with the dedication of a municipal golf course.

**EXHIBITS:**

1. Proposed plat layout
2. Proposed golf course layout
3. Proposed modification to SWMC 17.43







RECEIVED

November 3, 2008

NOV 4 2008

Mr. Eron Berg  
City Attorney  
720 Murdock Street  
Sedro-Woolley, WA 98284

Mr. Jack Moore  
Planning Director  
720 Murdock Street  
Sedro-Woolley, WA 98284

Re: Proposed Redevelopment of "Sedro-Woolley Municipal Golf Course"

Dear Eron and Jack:

I understand that you have been discussing with Bob Ruby his concepts for potential redevelopment of the existing property owned by Bob's company, Granite Holdings LLC ("Granite"). I am writing on behalf of Granite to offer some language for you to consider before we make any formal application.

Granite's property at 839 Fruitdale Road includes parcels P-39391, P-39370, P-39361, and P-39369. The property is zoned R-5. The existing Sauk Mountain View Golf Course occupies this approximately 50-acre site. The City operates the golf course under a lease with Granite.

Bob's concept is to convert this regulation golf course into a smaller executive golf course of approximately 10 acres to accommodate players' time constraints, dedicate the golf course to the City (Bob likes the new name "Sedro-Woolley Municipal Golf Course") and subdivide the approximately 40 acres remaining into a small community of single family detached homes on lots no smaller than 5,000 square feet (sf) in size. We have been asked to assist Bob on this project and to consider approaches to achieve the minimum 5,000 sf lot size, which is necessary to make this project feasible.

We recognize that the R-5 zoning has a minimum lot size of 8,400 sf. Sedro-Woolley Municipal Code (SWMC) 17.08.030.A. We are also aware of the City's Planned Residential Development (PRD) process, in which development in an R-5 zone with certain amenities may be approved with a minimum lot size of 6,000 sf. and an average lot size of 6,720 sf. *See* SWMC § 17.43.060.B.1-2 ("averaged lot size . . . not less than twenty percent of the minimum lot size of that zone").

A narrowly drafted text amendment to the PRD code, section 17.43.060, which recognizes the unique circumstances of the provision for and dedication of a municipal golf course, could allow Granite to subdivide a portion of this property into 5,000 sf lots, while limiting the reach of such an amendment. Using the PRD process provides the additional review by requiring a conditional use permit. We offer the following as possible language for an amendment to the PRD section:

**17.43.060 Property development standards.**

B. Minimum Lot Requirements in the R-5 and R-7 zones.

1. Lots in the R-5 and R-7 zones may be a variety of sizes; provided, no lot shall be less than six thousand square feet in size, except where planned residential development is proposed in conjunction with a municipal golf course, no lot shall be less than five thousand square feet.

2. The averaged lot size in the R-5 zone shall be reduced by not less than twenty percent of the minimum lot size for that zone, except where planned residential development is proposed in conjunction with a municipal golf course the average lots size shall be not less than 5,000 sf.

We would appreciate your comments on this proposed language. We would also like to talk further about how best to initiate this process. We understand that we can request a text amendment to the Zoning Code by written communication to the Planning Department and payment of a \$200 fee. The SWMC lists land use code text amendments as a Type V action. SWMC § 2.90.010.C.5, F.1.a.

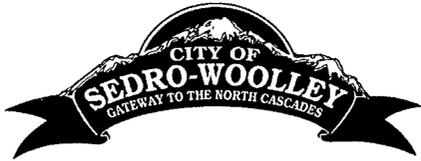
We look forward to working with you on this text amendment. Should you have any other questions or concerns regarding this proposal, please contact me at 206-382-9540 or by e-mail at [bcarson@gordonderr.com](mailto:bcarson@gordonderr.com).

Very truly yours,

  
Brent Carson

HRL:rl

cc: client



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**MEMO:**

**To:** City Council  
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JAN 06 2009

AGENDA ITEM     C    

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**ISSUE**

The planning department would like to discuss the following ordinance and determine if the City Council wishes to continue to limit construction on pre-platted lots in the Plat of Sedro (the southern portion of town).

This section was added to our municipal code in 2004:

***16.04.110 Nonconforming lots of record—Merger.***

- A. A “lot of record” is a separate lot or tract which was legally created under the laws applicable at the date of creation.
- B. A vacated street right-of-way does not constitute a separate lot of record, but is merged with the adjoining lot or tract by operation of law.
- C. A lot which is substandard in size shall be merged in title with the adjoining lot of record with a contiguous boundary in the same ownership, provided: this shall not apply if the lot was legally created by short plat, subdivision, planned development, or binding site plan, with formal city approval pursuant to a subdivision ordinance.
- D. A lot which has merged with an adjoining parcel may not be sold separately, nor be issued a separate building permit, nor constitute a separate lot for purposes of a boundary line adjustment. (Ord. 1487-04 § 2 (part), 2004)