

Next Ord: 1647-09
Next Res: 807-09

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/PLANNING COMMISSION WORKSESSION

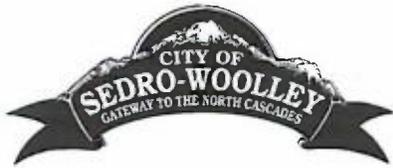
AGENDA

August 4, 2009

7:00 PM

**Sedro-Woolley Municipal Building
Council Chambers
325 Metcalf Street**

- A. Discussion on potential City-wide re-zoning and changes to SWMC 17.28 - Industrial Zoning
(Staff Contact – Jack Moore & John Coleman)



CITY COUNCIL WORKSESSION

AUG 04 2009

AGENDA ITEM A

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

MEMO:

To: City Council
Mayor Anderson
Planning Commission

From: Jack Moore 
Planning Director/ Building Official

Date: August 4, 2009

Subject: Citywide zoning changes--Comprehensive Plan Amendment CPA-4-09

ISSUE

The Planning Commission requests guidance from the City Council for possible changes to:

1. The City of Sedro-Woolley Zoning and Land Use Maps
2. Allowed/conditional uses in Industrial zones
3. Allowed/conditional uses in the Central Business District
4. SWMC 17.50.120 – Landscape screening requirements

PROJECT DESCRIPTION / HISTORY

The City Council directed the Planning Commission and Planning Department to analyze adjacent zoning districts, specifically where industrial properties abut single-family residential properties, and recommend changes to increase the compatibility of these uses.

The Planning Commission held public hearings, discussed the topic and crafted some preliminary ideas that the Planning Department used to produce the attached *Staff Report* (Exhibit B).

The Planning Commission set a schedule for future public hearings and two open houses, which are summarized in the attached memo.

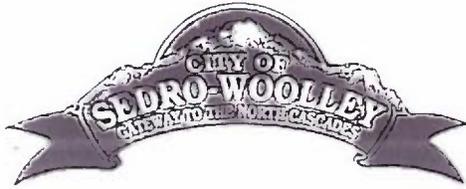
EXHIBITS

- A. Staff Report to the Planning Commission introducing CPA-4-09 (April 21, 2009)
- B. Staff Report to the Planning Commission including PC recommendations (July 21, 2009)
- C. Memo identifying additional meeting dates (July 23, 2009)

RECOMMENDED ACTION

No official action is requested at this time. The Planning Commission asks that the City Council provide comments and recommendations prior to proceeding with revisions to the zoning map and municipal code.

Exhibit A



CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

TRANSMITTAL & REPORT MEMORANDUM

DATE: April 21, 2009

TO: Sedro-Woolley Planning Commission

REGARDING **CPA-4-09** – Proposed updates to the **City Zoning map**

FROM: 
John Coleman, Senior Planner

The following amendments are submitted by the Planning Department proposing to update the City Zoning map. This amendment will also affect the Comprehensive Land Use Map in the Sedro-Woolley Comprehensive Plan. This report serves as the staff report for the proposed updates which has been assigned the file #**CPA-4-09** and was submitted in accordance with Chapter 2.90 SWMC.

FINDINGS OF FACT

PROPOSAL

In response to requests by the public, the Planning Commission and City Council the proposal is to review and possibly make changes to the zoning map and amend certain sections of the zoning code including the Industrial zone and Central Business District. The proposal includes three parts:

1. Review and possibly relocate Industrial zoned property that may be incompatible with the surrounding uses;
2. Adjust or clarify allowed uses in Industrial zones and which are conditional uses.
3. Reconfigure the zoning map (possibly with smaller Central Business District).

This update will require changes to the City Zoning Map (Exhibit A), Comprehensive Land-Use Map (Exhibit B), selected sections of Title 17 SWMC – Zoning (Exhibit C), and the Land Use Element (Exhibit D) and possibly the Parks and Recreation Element of the of the Comprehensive Plan.

ANALYSIS

Through the much of 2008, the Planning Department received many comments from the public about the compatibility of some Industrial zoned properties with the neighboring existing uses and requests for clarification of what uses should be allowed in the Industrial zone. These comments were largely driven by one proposal on a specific, currently-unused, Industrial property, but the comments opened up a broader conversation about the City's current zoning map, specifically about Industrial property adjacent to single family residential neighborhoods and schools. While the zoning is being reviewed city-wide as a result of the Industrial Zone buffering proposal, another major revision that has been of interest to the City for several years has also been proposed: review the boundaries of the Central Business District (CBD) and possibly reduce its boundaries and or alter Chapter 17.24 SWMC – Central Business District – to better accommodate residential development near the commercial services of the CBD.

In December the City Council approved a prioritized list of issues for the Planning Commission to address; the three items in this proposal were included as one action and included as the fourth priority item on the list. Because such changes affect the Comprehensive Plan, no action has been possible on this proposal until it could be reviewed as part of the Comprehensive Plan review cycle (2009 Docket). The third part of this proposal would require significant time to complete and, while it is related to the area-wide rezone, deals with detailed changes to the CBD zoning. This staff report will address part 3, however, staff recommends that it be separated from the rest of the proposal in CPA-4-09 and be given its own Docket file number.

Part 1 – Industrial Zone Buffering

The first part of this proposal is to review how different zones are arranged on the Zoning map and look for opportunities to buffer incompatible uses. Comprehensive Plan policy LU.1.5 encourages buffering residential uses from industrial and commercial uses and reads: "Buffer commercial and industrial land uses when they abut residential development." One potential action is to change zoning in many areas to provide buffers between incompatible uses; for example, change a portion of industrially zoned land next to the Residential 5 (R-5) to a buffering zoning designation with less impact on its neighbors (Mixed Commercial (MC), Residential 15 (R-15) or Public (P)). Another example is the opposite action, to upzone a portion of the R-5 land (if appropriate) to one of the buffer zoning designations. The City would like to retain at least as much property in the Industrial and MC zones as exists today, so any reduction of one of those zones in any location would require an addition in another area. Therefore this action will affect zoning city-wide. A city-wide review of zoning patterns is a major action that requires substantial public input as it may affect residents and property owners in many parts of the City.

Part 2 – Clarification of Industrial Zone Uses

A second part of many of the public concerns about the Industrial zone relates to what uses are allowed under the current language in Chapter 17.28 SWMC (Exhibit C). As per SWMC 17.28.010.A, the following uses are outright allowed uses in the Industrial zone:

1. Office parks, medical services wholesaling, and light manufacturing, processing, and industrial development;
2. Industrial equipment, supplies, services, including storage;
3. Agriculture;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use; and
10. Adult entertainment establishments (*details not listed here*).

All other uses (with the exception of residential uses, which are prohibited) are allowed conditionally. For any use that is allowed conditionally, the applicant must apply for a conditional use permit (CUP) and the CUP must be approved by the Hearing Examiner before the use can be commenced. It would be beneficial for users of the municipal code if definitions for the specific uses listed in 17.28.010.A (ie. “processing,” “industrial development,” etc.) were included in the definitions section of the zoning code (SWMC 17.04.030). In addition, the Planning Commission may want to examine what uses are allowed and discuss if those uses are still appropriate as outright allowed uses. This is the opportunity to change outright allowed uses to conditional uses or vice-versa.

The rules for the Industrial zone are found in Chapter 17.28 of the Sedro-Woolley Municipal Code (SWMC), a portion of the City’s development regulations. Changes to Chapter 17.28 SWMC, the Comprehensive Land-Use map and the Zoning map are anticipated as a result of this action. There is a possibility that a small portion of the Land-Use Element of the Comprehensive Plan will also have to be amended, depending on the extent of the proposed changes to the maps and the text of the zoning regulations.

Part 3 – Central Business District Zoning Changes

While the zoning is being reviewed city-wide as a result of the Industrial zone buffering proposal, another major revision that has been of interest to the City for several years has also been proposed: to review the boundaries of the CBD. This proposal could possibly reduce the CBD boundaries and/or alter the zoning code for the Central Business District to better accommodate residential development in the areas of the CBD that are not ideal for commercial development. Currently, residential development is not allowed except above or behind commercial spaces in the CBD. In areas off of major roads where commercial development is impractical (ie Haines Street north of Ferry Street), residential units may be appropriate, especially residential development such as row houses or other housing structures that are built on the front property line, as found in traditional downtown areas. Encouraging more residential development in the CBD also increases the number of local customers for businesses in the CBD, reduces the number of vehicle trips generated by the development because the units are within walking distance of the goods and services within

the CBD, and further increases the Comprehensive Plan vision to have a CBD that “is vibrant during the day with a healthy and safe nightlife.”

Currently, if an applicant wishes to build a residential development without a commercial component in the CBD, the applicant would be required to apply for a CUP. This is viewed as risky to the applicant because the CUP process is expensive and approval is not guaranteed. The CUP process also is necessary for owners of single family residents (SFR) in the CBD who desire to expand their residence. SWMC 17.24.010 does not allow SFRs in the CBD, so all SFRs are considered existing non-conforming, which requires a conditional use permit to expand (or rebuild in the case of a fire). Excluding single and multi-family construction along the major commercial roads in the CBD is important to allow the further commercial development in the area, however, commercial development on strictly residential roads with no transportation connectivity (such as the western end of West Woodworth Street) is not likely. Maintaining rules to require commercial activity in such areas may not be in the best interest of the community.

A separate, but related issue to accommodating additional housing in the CBD is the necessity for on-site play areas. SWMC 17.38.010 requires all developments that create more than four residential units to “provide a minimum of eight hundred square feet of unpaved, usable open space with lawn or other soft surface for an outdoor children’s play area, plus an additional fifty square feet of usable open space for each additional unit beyond the initial five units, up to a maximum of ten thousand square feet, except that this requirement does not apply to residential development which is secondary to a commercial use in the central business district...”

Properties in the CBD are intended for full build-out. The zoning code excludes CBD properties from maximum lot coverage requirements and allows of zero-lot-line construction in the CBD (Chapter 17.24 SWMC). The Planning Department recommends that the Planning Commission explore the possibility of eliminating the requirement for on-site play areas in the CBD. Instead, a program can be developed to create a CBD park fund dedicated for purchasing and developing parks in the CBD to accommodate/serve the new residents in the CBD. This would allow the use of property in the CBD to be developed at higher densities and with more lot coverage, as the current zoning allows. A CBD park fund would help create new public parks in the CBD. The currently required on-site play areas are private and have several drawbacks. Private play areas are often too small to create any benefit to the residents and take up valuable space that the developer can use to add more units, parking or stormwater facilities. There are no requirements that private play areas may not be maintained. Private play areas do not provide a public benefit. The private play area requirement can interfere with the traditional pattern of development in a dense, central business district. It may be more appropriate and beneficial to the community to allow/require developers of property in the CBD to contribute to a CBD parks development fund, separate from the park impact fee fund that is already in place.

The logistics for developing a CBD park fund shall be determined if the community shows an interest in such a plan. A treasury account will need to be established under the impact

fee rules in Chapter 82.02 RCW, an impact fee calculation must be developed based on the costs and needs involved in park development, and a new section to the Parks and Recreation Element will need to be written. As noted earlier, this third part of CPA-4-09 will require significant work on the part of both staff and the Planning Commission. Staff recommends that this third part be separated from the rest of CPA-4-09 and treated as a separate Docket item. This would allow the other two parts of CPA-4-09 to progress without being delayed by this more complicated proposal.

ANALYSIS OF EXISTING COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT ELEMENT

The following is a summary of how the proposal meets the existing language of the Sedro-Woolley Comprehensive Plan. After each excerpt are staff's comments on the section's relevance to the City's current Comprehensive Plan goals and policies. Comprehensive Plan language appears in *italics* and staff comments are in regular font.

1. *Goal GMA1: Encourage development in areas where adequate public facilities exist.* Encouraging denser residential development in the CBD meets the first goal of the Comprehensive Plan Introduction and Vision Statement. The sewer, transportation and utilities systems in the CBD are well developed. Development in the CBD is easily served by all the existing public utilities.
2. *CBD Vision Statement: The city endorses the preservation of a functional yet aesthetically pleasing downtown area. Downtown is the city's core—it is a place where residents can come to purchase basic goods without driving to other communities. It is also the center of the city's social life. The central business district is vibrant during the day with a healthy and safe nightlife. Residential space above first-floor shops helps see to that.* The vision statement sees the CBD as a central, vibrant location where City residents can walk and feel safe. Additional residents in and around the CBD will add to the amount of foot traffic in the area. The vision does specifically envision residential units above commercial space, but this does not exclude non-commercial associated residential uses in the areas that are not logically conducive to commercial activity.
3. *Policy T4.3: Encourage the use of commuting alternatives to the single-occupancy automobile. Alternatives include, but are not limited to walking, carpooling, bicycling and mass transportation.* Encouraging residential units near the downtown business area helps reduce single-occupancy auto trips by allowing resident to live within walking distance from a concentrated area of goods and services.
4. *Housing Objective – Promote residential development in commercial areas where combining such uses would promote the vitality and economic viability of the area.* The proposal to incorporate more residential units in the CBD is in line with this objective from the Housing Element, which calls for additional residential development in commercial areas, including the CBD.

5. *Land Use Policy LU2.5 – Buffer commercial and industrial land uses when they abut residential development.* This Policy clearly identifies buffering of industrial property from residential property as an important City objective.

RECOMMENDATION

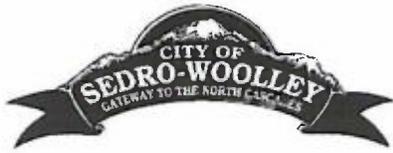
Based on the public comments received and Planning Commission discussion on April 21, 2009, staff shall continue to develop amendments to the Zoning and Land-Use maps, the Comprehensive Plan and the zoning codes for the Industrial zone and CBD. Staff recommends that a motion be passed to separate Part 3 of Docket file CPA-4-09, dealing with the Central Business District boundaries, residential uses and park development, and create a new CPA file number under which the CBD issues can be reviewed separately from the greater city-wide rezoning issues. At the next scheduled Planning Commission meeting (May 19, 2009) staff will provide revised Zoning and Land-Use maps and proposed text changes/amendments to the zoning code and Comprehensive Plan. There is a lot of work that still needs to be done on this issue and the Planning Department seeks as much public input as can be gathered; for this reason it is recommended that at least one open house be scheduled, and a public notice of the potential changes to the city-wide zoning map and zoning code be mailed directly to residents and property owners in Sedro-Woolley.

NOTICE OF PUBLIC HEARING PUBLISHED IN THE SKAGIT VALLEY HERALD: April 7, 2009

EXHIBITS:

- A. City Zoning Map
- B. Comprehensive Land-Use Map
- C. selected sections of Title 17 SWMC – Zoning
- D. Land Use Element of the of the Comprehensive Plan
- E. Notice of Public Hearing

Exhibit B



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

MEMO:

To: Planning Commission

From: Jack Moore,
Planning Director & Building Official

Date: July 21, 2009

Subject: Proposed Amendments to the **Zoning Map, Comprehensive Land Use Map and Title 17 SWMC - Zoning** – CPA-4-09

ISSUE

At the April 21, 2009 and May 19, 2009 Planning Commission meetings, public hearing was heard for CPA-4-09 – a proposal to update the Economic Development Element of the Sedro-Woolley Comprehensive Plan. The proposal is to review and possibly make changes to the zoning map and amend certain sections of the zoning code including the Industrial zone and Central Business District. The proposal includes three parts:

1. Review and possibly relocate Industrial zoned property that may be incompatible with the surrounding uses and other changes to the Zoning Map;
2. Adjust or clarify allowed uses in Industrial zones and which are conditional uses.
3. Amendments to the Central Business District to allow some multifamily units with limitations.

The Planning Commission reviewed the language of the existing Economic Development Element through section 8.12 at the May 16 meeting. Staff revised the text according to the Planning Commission's recommendations; the revised language is attached. Please review the changes and prepare to discuss the necessary changes to sections 8.16 and 8.20 of the Economic Development Element.

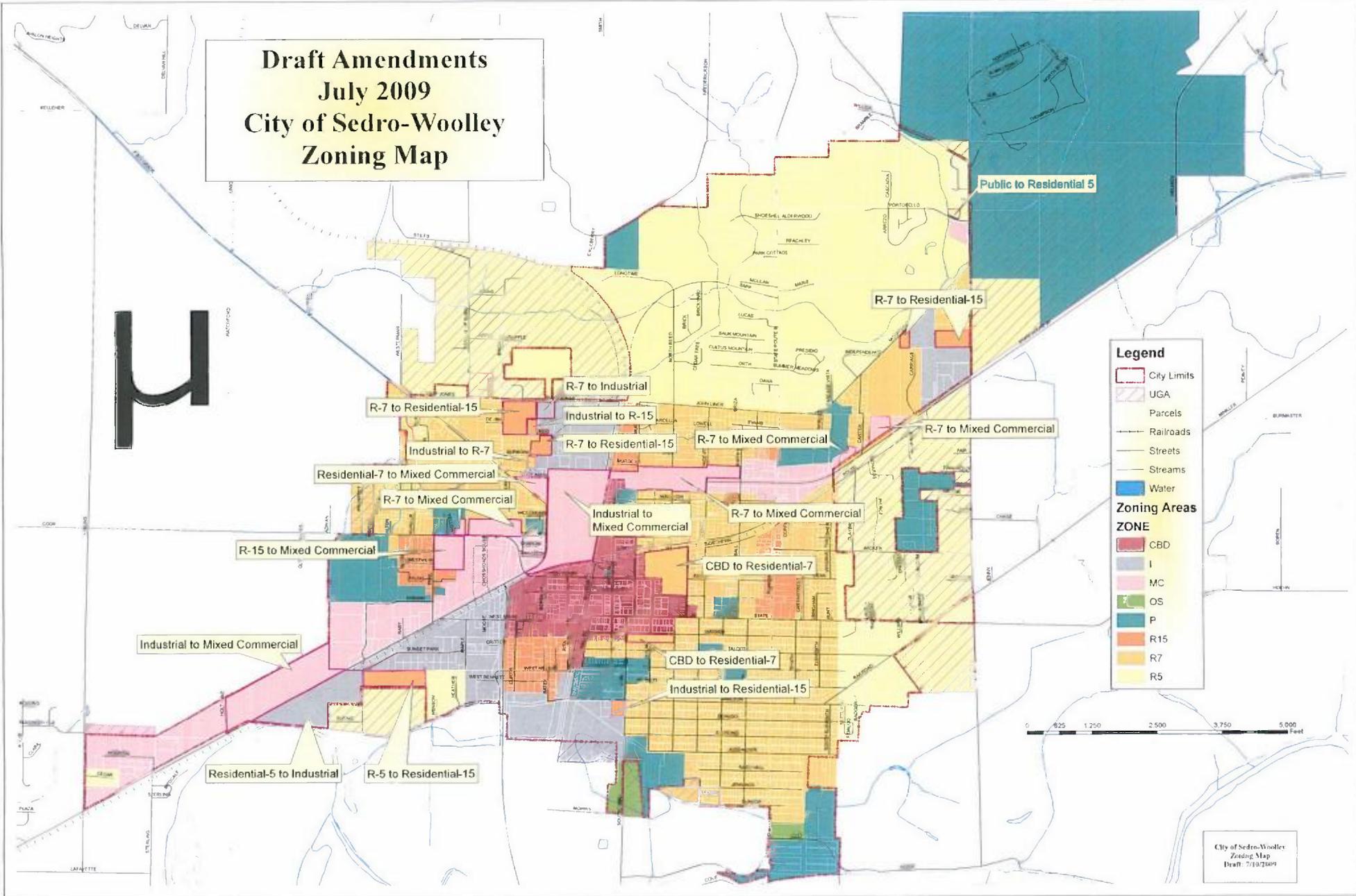
RECOMMENDED ACTION

Complete review of the existing zoning and proposed revisions. Please be prepared to recommend any additional changes and or additions to the zoning map and zoning title. No recommendation to the City Council is sought at this time.

ATTACHMENTS

- Proposed changes to the Zoning Map
- Proposed changes to the Industrial Zone regulations (Chapter 17.28 SWMC)
- Proposed changes to the CBD regulations (Chapter 1.24 SWMC)

Draft Amendments July 2009 City of Sedro-Woolley Zoning Map



Public to Residential 5

R-7 to Residential-15

R-7 to Industrial

R-7 to Residential-15

Industrial to R-15

R-7 to Residential-15

R-7 to Mixed Commercial

R-7 to Mixed Commercial

Residential-7 to Mixed Commercial

R-7 to Mixed Commercial

Industrial to Mixed Commercial

R-7 to Mixed Commercial

R-15 to Mixed Commercial

CBD to Residential-7

Industrial to Mixed Commercial

CBD to Residential-7

Industrial to Residential-15

Residential-5 to Industrial

R-5 to Residential-15

Legend

- City Limits
- UGA
- Parcels
- Railroads
- Streets
- Streams
- Water

Zoning Areas

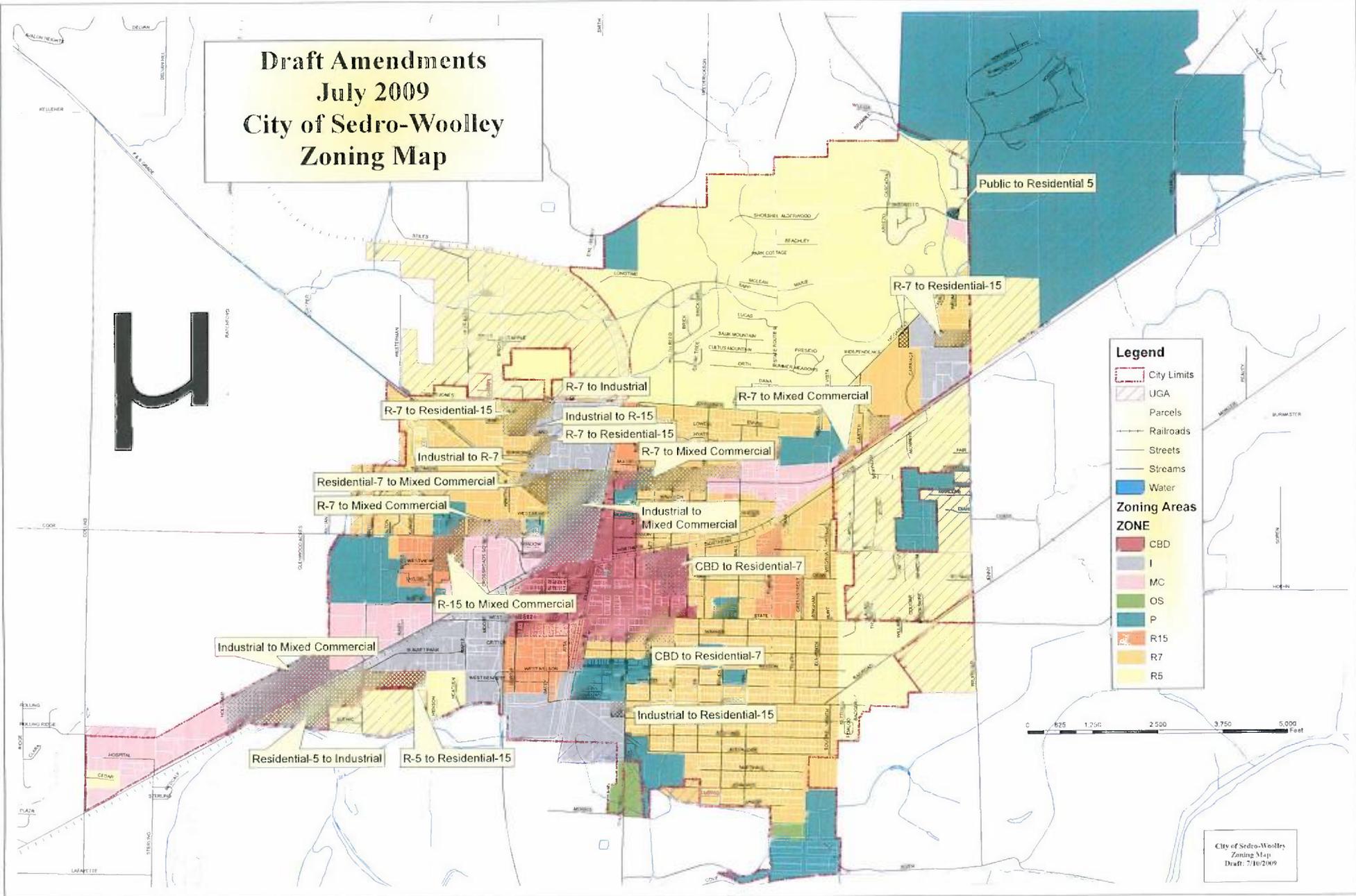
ZONE

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



City of Sedro-Woolley
Zoning Map
Draft: 7/10/2009

Draft Amendments July 2009 City of Sedro-Woolley Zoning Map



Public to Residential 5

R-7 to Residential-15

R-7 to Industrial

R-7 to Mixed Commercial

R-7 to Residential-15

Industrial to R-15

R-7 to Residential-15

R-7 to Mixed Commercial

Industrial to R-7

Residential-7 to Mixed Commercial

R-7 to Mixed Commercial

Industrial to Mixed Commercial

CBD to Residential-7

R-15 to Mixed Commercial

Industrial to Mixed Commercial

CBD to Residential-7

Industrial to Residential-15

Residential-5 to Industrial

R-5 to Residential-15

Legend

- City Limits
- UGA
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Zoning Areas

ZONE

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



City of Sedro-Woolley
Zoning Map
Draft: 7/10/2009

Chapter 17.28 INDUSTRIAL (I) ZONE

Sections:

- 17.28.005 Intent.
- 17.28.010 Use restrictions.
- 17.28.020 Bulk restrictions.
- 17.28.030 Minimum lot size requirements.
- 17.28.040 Screening requirements.
- 17.28.050 General regulations on uses and property.
- 17.28.060 Design review.

17.28.005 Intent.

The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city's economic base in a manner that minimizes impacts to surrounding non-industrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses.

17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services wholesaling, and light manufacturing, processing, and industrial development;
2. Industrial equipment, supplies, services, including storage;
3. Agriculture;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined, provided that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment, and provided further that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated.

B. Conditional Industrial Uses.

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;

4. Prisons;
 5. Incinerators;
 6. Animal slaughtering and meat packing, food processing;
 7. Wireless communication facilities;
 8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
 9. Garbage and/or recycling transfer stations or sorting facilities;
 10. All uses not permitted above or otherwise prohibited.
- C. Prohibited Uses. Residential uses other than those that are ancillary to an industrial use listed above.

17.28.020 Bulk restrictions.

A. Minimum setbacks to adjacent zones:

1. Setbacks to residential (R-5, R-7 and R-15) zones: Front setbacks shall be a minimum of twenty feet. Side setbacks shall be a minimum of thirty feet. Rear setbacks shall be a minimum of thirty feet.
2. Setbacks to all other zones: Front setbacks on an arterial street shall be a minimum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
3. Setbacks to the industrial zone: Buildings shall maintain a minimum ten foot setback to all lot lines when adjacent to other properties zoned industrial.

B. Building height restrictions: Building height restrictions shall be thirty-five feet. A variance to the building height restriction may be granted as set forth in SWMC Chapter 17.60.

17.28.030 Minimum lot size requirements.

There is no categorical minimum lot size for industrial uses in this zone. However the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceeding.

17.28.040 Screening requirements.

A six foot tall totally sight-obscuring fence, wall or other screen of equal effectiveness shall be maintained around all industrial storage and activity areas where adjacent to or across a public right-of-way from any other zone. The screening requirements in SWMC 17.50.080 shall also apply.

17.28.050 General regulations on uses and property.

The following provisions shall apply to all new and expanded uses within this district when located adjacent to a residential zoned district:

- A. There shall be no unusual fire, explosion, or safety hazards;
- B. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the state of Washington, Department of Ecology (WAC 173-60-040);
- C. Pollution standards set by regional, state, or federal pollution control commissions or boards shall apply to all uses;
- D. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated;

E. If less intense uses are proposed, they shall be located adjacent to the residential zoning to lessen the impacts of the industrial activity. Uses such as live/work units, parking areas, office buildings, stormwater facilities and open spaces should be used as a transition between industrial and residential zoning.

17.28.060 Design review.

All developments in this zone which are subject to environmental review shall comply with the design review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code.

Chapter 17.24
CENTRAL BUSINESS DISTRICT (CBD) ZONE

Sections:

- 17.24.010 Use restrictions.
- 17.24.020 Bulk restrictions.
- 17.24.030 Minimum lot size requirements.
- 17.24.040 Hazardous waste.
- 17.24.050 Parking.

17.24.010 Use restrictions.

Use restrictions in the central business district shall be as follows:

A. Permitted Uses.

1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail compatible uses on the second floor;
2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Also, multifamily housing, between two (2) and four (4) units per building, may be allowed independent of commercial uses outside of the above described area if the development meets the requirements of the CBD and multifamily design standards;
3. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State.
4. Quasi-public uses;
5. Public uses;
6. Public facilities.

B. Conditional Uses. All uses not permitted above.

C. Prohibited Uses: Adult entertainment establishments; heavy industrial uses as defined in 17.28; wireless communication towers.

17.24.020 Bulk restrictions.

Bulk restrictions in the central business district (CBD) shall be as follows:

- A. Minimum setbacks: none; Maximum setback: ten feet if pedestrian features are included.
- B. Maximum building height: thirty-five feet. Building height may be increased if the City Fire Department has a ladder truck and approved by the Fire Chief.

17.24.030 Minimum lot size requirements.

Minimum lot size requirements in the central business district (CBD) shall be as follows:

- A. Lot area: none;
- B. Lot frontage on a street: twenty feet.

17.24.040 Hazardous waste.

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements.

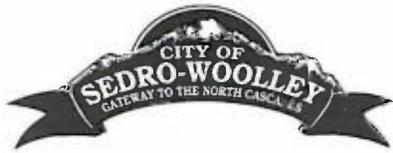
17.24.050 Parking.

A. Intent: To encourage the creation of a downtown parking district administered by the city. It would be authorized to collect in-lieu parking fees from new residential uses downtown and use that revenue, with any other revenue it generates, to manage a downtown parking district. The district may construct and maintain downtown parking for motor vehicles and bikes, lease parking, or otherwise monitor the provision of adequate parking and/or promotion of alternatives to driving.

B. The goal of the central business district is to create a pedestrian-friendly environment and to encourage commerce. Parking requirements in the downtown shall be as follows:

1. There shall be no off-street parking requirement for residential dwellings in association with a commercial or retail use in the Central Business District. New commercial or retail development may propose a shared parking arrangement to the planning director for review and approval.

Exhibit C



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

MEMO:

To: Planning Commission

From: John Coleman,
Senior Planner

Date: July 23, 2009

Subject: Additional meeting dates for proposed Comprehensive Plan Amendments – 2009 Docket

ISSUE

At its last meeting, the Planning Commission began the process of considering amendments to the City Zoning map and Zoning Code regulations. To provide the public a variety of different forums and meeting times, the Planning Commission set dates for several additional meetings. For your convenience, a summary of the next three months of meetings is provided below:

- **August 4, 2009, 7PM @ Council Chambers** – Joint Planning Commission / City Council worksession. A Worksession packet will be delivered Friday, July 31.
- **August 18 @ Council Chambers** – Regularly scheduled Planning Commission meeting.
- **August 20, 6:30PM @ Council Chambers** – Open House w/Planning Commission.
- **September 8, 2:00 – 4:00PM @ Council Chambers** – Open House. Planning Commissioners are not expected to attend this daytime workshop, but if you would like to attend we will be happy to see you.
- **September 8, 6:30PM @ Council Chambers** – Special Planning Commission meeting. This meeting will replace the regularly scheduled PC meeting for September because the PC will be having a training session on the day of the regularly scheduled meeting (see below).
- **September 15, 6:30PM @ Mount Vernon Police and Court Campus** – Short Course on Local Planning. Note this is the date of the regularly scheduled PC meeting, but we will be meeting in Mount Vernon for this special training opportunity. The agenda for the course is attached and will be held at the Mount Vernon Police and Court Campus located at **1805 Continental Place**.
- **October 20, 6:30 PM @ Council Chambers** – Regularly scheduled Planning Commission meeting.

ATTACHED

Short Course Agenda for September 15, 2009