

Next Ord: 1657-09
Next Res: 820-09

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 WORKSESSION

AGENDA

December 1, 2009

7:00 PM

Public Safety Training Room

325 Metcalf Street

- A. Planning Commission Recommendations on 2009 Comprehensive Plan Docket
(*Staff Contact – Jack Moore*)



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MEMO:

CITY COUNCIL
WORKSESSION

To: Sedro-Woolley City Council
Mayor Anderson

DEC 01 2009

From: Jack Moore, 
Planning Director/ Building Official

AGENDA ITEM A

Date: December 1, 2009

ORIGINAL

Subject: 2009 Comprehensive Plan Docket - **Preliminary Presentation**

BACKGROUND

At the November 17, 2009 Planning Commission meeting, the Planning Commission completed its review of the 2009 Comprehensive Plan Docket.

Per Council's request, the Planning Commissions recommended changes will be presented to the City Council for preliminary review and comment. **No action is requested** at this meeting since no official vote may be taken until the following required processes are complete:

1. The proposed amendments have been sent to the Washington State Department of Commerce (formerly CTED) for their 60-day review, which will be complete on January 5, 2010.
2. The Planning Department has prepared the SEPA documents for the Department of Ecology and anticipates also having that process complete by January 5, 2010.

ATTACHMENTS

Planning Commission's proposed changes for CPA-1-09, CPA-2-09, CPA-3-09 and CPA-4-09.

FUTURE ACTION

In January 2010, the Planning Department intends to present the Planning Commission's Findings of Fact, Conclusions and Recommendations to the City Council for the 2009 Comprehensive Plan Update.

While the required Public Hearings for this process have already been held before the Planning Commission, the City Council has the option of allowing additional public testimony during their own Public Hearing(s).

At that time a formal action may take place, with one of three potential outcomes:

1. Adoption of the ordinance that includes the changes as recommended by the Planning Commission.
2. Refer the documents back to the Planning Commission for further review and modification of their recommendation.
3. Adoption of the ordinance with additional changes made by the City Council.

CPA-1-09

Economic Development Element

Planning Commission Recommended Amendments –
From November 17, 2009 P.C. meeting

PURPOSE AND RELATIONSHIP TO GMA

The purpose of the economic development element is to provide guidelines for maintaining and enhancing economic vitality in appropriate locations in Sedro-Woolley's urban growth area so as to guarantee and ensure adequate selection and availability of employment opportunities and ensure adequate selection and availability of goods and services for all of Sedro-Woolley's residents. The economic development element outlines the City's economic development goals and policies and serves as a road map to achieve those economic goals and policies. The element also helps prospective business owners and investors understand the City's economic development needs and investment opportunities within the City as well as acknowledging the importance of supporting local businesses and the development of new industry in the City of Sedro-Woolley.

The Growth Management Act ~~does not require~~ the inclusion of an economic development element. ~~However, the Act contains the following goal promoting economic development~~ Section 36.70A.070(7) of the Revised Code of Washington (RCW), requires:

"An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection ~~Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, that promotes economic opportunities for all citizens of the state, especially the unemployed, disadvantaged persons, and encourage growth in the areas experiencing insufficient economic activity. All this should be done within the capacity of the state and local region's natural resources, public planning policies, and utilities."~~

~~Moreover, the~~ The Act also requires countywide planning policies to address economic development and employment. Skagit County's policies as they address economic development are set forth in Section 5 of the Skagit County Countywide Planning Policies, adopted in October, 1996-2007, and included in the Appendix of the Sedro-Woolley Comprehensive Plan (Appendix B of Chapter 7 of this plan) The next required update to the Countywide Planning Policies is in 2012. The following Countywide Planning Policies are particularly salient to the City's economic development plan include the following:

Policy 5.5. A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.

Policy 5.6. Commercial, industrial and residential acreage shall be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and lifestyles.

Policy 5.15. The comprehensive plan shall support and encourage economic development and employment to provide opportunities for prosperity.

~~It is apparent that the traditional wood processing-oriented industries that were mainstays of the Sedro-Woolley industrial economy have nearly ceased to exist, and if the city is to attain a healthy level of employment in its manufacturing sector, it must attract diverse types of industrial activities.~~

The city is also a retail service center that, due to the increase of the service area population, has grown at a steady rate. It is anticipated that the population in the city's service area will increase more than the urban growth area population, resulting in an increase in the demand for space for commercial and service activities in the city's urban growth area.

If Sedro-Woolley is reasonably expected to increase the level of employment experienced by its citizens, and also to provide employment opportunities to people who live close by, it will be necessary to provide ample lands for commercial and industrial expansion. It is also necessary that the city be aggressive in its effort to attract new businesses and industrial activities that ~~it finds desirable~~ provide living wage jobs for Sedro-Woolley residents.

The city's vision statement includes language stating that the city will be a full service community where there are ample opportunities to work, live, shop and play within the same geographic area. Adequate commercial and industrial area with site plan control must be provided for a diversified commercial and industrial base.

This economic development element will discuss the city's commercial and industrial designations. It will then present an inventory and analysis of the city's commercial/industrial lands. This inventory and analysis will then be followed by the city's economic development strategy. Finally, the city's economic development goals and policies will be set forth.

8.08

COMMERCIAL AND INDUSTRIAL LAND DESIGNATIONS

COMMERCIAL

~~The comprehensive plan for commercial development contains the following designations for commercial uses~~ There are two commercially-oriented zoning designations in the city: the central business district (CBD) and ~~auto-oriented commercial~~ the Mixed Commercial zone (MC). The designations, intended to implement the goals and policies of the economic development element, allow a diversity of commercial options and provide for appropriate separations between potentially conflicting uses. Intensities for commercial uses refers to a combination of factors, such as visual appearance and building size, traffic generation, noise, dust, light, and economic value.

Commercial areas, including professional services (office-oriented) and tourist-related facilities, should be compact with easy access and adequate off-street parking, and loading facilities. Retail commercial areas, should be whenever possible, convenient to major routes of transportation, tourism commercial and professional office service areas should also be convenient to and along major routes of transportation. Each commercial area should be designed to adequately serve the public while discouraging the movement of disruptive traffic through residential areas.

The plan calls for two basic commercial designations:

Central Business District Designation - (CBD)

The central business district designation is for medium intensity commercial areas and is designed to allow those normal commercial uses that are consistent with a pedestrian-oriented business area. The designation is intended for the established commercial areas of the city which lie generally between State and Warner Street to the South and the Burlington Northern Railroad to the north. A small section of CBD designated area lies between the Burlington Northern Railroad and Highway/State Route 20 between the Burlington Northern Railroad to the west and Murdock Street to the east. In general, the east/west perimeters of the central business district are Highway/State Routes 9 and 20 to the west and Haines Avenue and Fifth Street to the east.

Much of the traditional CBD encompasses the historic downtown located between the Burlington Northern Railroad to the north and State Street to the south, and between the Burlington Northern Railroad on the west and Puget Street on the east. Many historic buildings are located in this area including the Bingham-Holland Building built in 1905, the Schneider Building built in 1914, and the Livermoore Building built in 1915. Outside of this traditional area single-family residential and multi-family uses are located in the central business district. Some of these areas are in a transitional stage with commercial structures gradually making an in-road into the residential areas. In other portions of the central business district where residential uses still predominate, the city will be implementing an overlay zone in which commercial uses are permitted but in structures that retain the appearance of a residential use with off-street parking provided.

The City's historic downtown area is centered in the heart of the CBD, along Metcalf Street, beginning about one half mile south of State Route 20. The historic downtown is an active commercial district serving many of the commercial and retail needs of the City's residents, but also maintains an early 1900's architecture that makes the downtown area a significant destination for visitors and tourists. Because the CBD is not directly adjacent to the major State Routes through the City, it is possible that visitors can pass through town without being aware of the City's central business district, including the impressive historic downtown area. Improved access and directional signage to the CBD and historic downtown can help stimulate new development in the area.

Parking requirements should be created to acknowledge that, with space provided for off-street parking limited, areas within this designation may require shared parking and that more and better parking facilities are needed. Commercial development in the central business district zone must conform to design standards that have been developed for this zone. The development process includes review by a design review committee responsible for the application of the downtown design standards.

Auto-Oriented Commercial Designation – (AC) Mixed Commercial Zone – (MC)

~~The auto-oriented commercial designation is intended for those areas that provide a full range of commercial uses, particularly those that require vehicular access, such as supermarkets, hardware stores, furniture stores, and similar uses normally supplying adjacent parking areas for customer use, and uses normally located on and served by major arterial streets or highways. In the Sedro-Woolley urban growth area, auto-commercial designated areas are located west of the city adjacent to Highway 20 and in the eastern portion of the city limits adjacent to Moore Street (Highway 20) and Township Street (Highway 9). The intent of the MC 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.

An Urban Village Mixed Use (UVMU) overlay has been designated for a portion of the MC zone north of State Route 20, west of Trail Road, and east of Brickyard Creek. The UVMU overlay allows for and encourages higher density residential and commercial development in the MC zone when the development includes additional open space and pedestrian amenities. The overlay is intended to encourage a higher concentration of development while improving the overall quality of the development. The intent is to create a pedestrian oriented commercial and residential environment similar to that of a traditional downtown commercial district, as opposed to auto-oriented commercial development that is more typically associated with commercial development of the past 50 years.

Specific guidelines for UVMU overlay development are in the process of being written and are yet to be adopted. The overlay exists only on the Comprehensive Land Use map and Land-Use Element of the Comprehensive Plan; it has not been included on the Zoning map or in the Development regulations in the Sedro-Woolley Municipal Code.

INDUSTRIAL

Industrial uses should have ready access to primary transportation corridors and utilities with sites large enough to accommodate off-street parking, loading and reasonable expansion. Industrial areas should be compatible with surrounding land uses and be buffered from conflicting uses. The industrial areas in Sedro-Woolley are vibrant and provide a wide-array of skilled, living-wage jobs. The goods developed by the City's industrial businesses are a source of pride to area residents. The City has one zoning designation for all types of industrial activities.

The plan calls for two basic industrial designations:

Light Industrial (LI)

The light industrial zone is intended primarily to accommodate a variety of light industrial uses and to provide a greater flexibility within the zoning regulations for those industries which do not create noise, odors, smoke, and other objectionable nuisances as do the heavier industries restricted to the heavy industrial zone. The intent is that the light industrial zones will be limited to less intensive uses. In all LI zones, all storage located on a lot which adjoins a lot in a residential or commercial zone, shall be located wholly within a surrounding building or shall be screened from view from the surrounding property in the residential or commercial zone. Use of drop hammers or similar equipment is prohibited within three hundred feet of any residential zone. Heavy industrial activities are also subject to landscaping and buffering requirements as set forth in the city zoning code when adjacent to residential and commercial zones. 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.

Though some uses may be outright allowed in the industrial zone, the city's Essential Public Facilities (EPF) ordinance (Chapter 17.88 SWMC) sets additional review measures for uses that potential may have a negative impact on surrounding neighborhoods and uses. The EPF ordinance requires that new EPFs obtain a conditional use permit, which requires broader public

notice and public hearings. An EPF is defined as a facility owned or operated by a governing body, public utility, private utility, transportation company, or any other entity that provides a public service as its primary mission, and is difficult to site.

Heavy Industrial (HI)

~~The heavy industrial zone is intended primarily to preserve land for heavier industrial uses at locations where their operations will be neither injurious to nor hindered by residences. In all HI zones, all storage located on a lot which adjoins a lot in a residential or commercial zone, shall be located wholly within a surrounding building or shall be screened from view from the surrounding property in the residential or commercial zone. Light industrial activities are also subject to landscaping and buffering requirements as set forth in the city zoning code when adjacent to residential and commercial zones.~~

8.12

PROFILE OF PLANNING AREA

Skagit County Profile

In terms of population and economic vitality, Skagit County is one of the fastest growing counties in the State. The county benefits from its location between Seattle and Vancouver, B.C., along the I-5 corridor. Firms that might have automatically located a King County or Snohomish County location are discovering less expensive, less congested neighboring counties like Skagit. The county is well positioned to take advantage of this situation to enhance its economic development.

The focus of Skagit County economic development efforts have not been merely job growth and diversification, but also the establishment of Skagit County as an economic entity unto itself. In addition, Skagit County has aimed to do so while not sacrificing its natural resource environment. In the past, the county has been heavily impacted if major manufacturers relocated. Strategies and policies have been formed to mitigate the impact of these types of fluctuations through a wider scale diversification of business activities.

Despite all the attention paid to Skagit County's urban and suburban economic development, it is important to remember that the county still has a significant natural resource base. In fact, it is diversified in two areas: logging and lumber, and agriculture and dairying.

~~As Skagit County entered the 1980s, the strong demand for raw logs in the Pacific Rim markets translated into record level business at the Port of Anacortes. The onset of recessionary pressures cooled the market considerably. At the present time logging and lumber still remain importance forces in the area economy, however, much of the future activities can be anticipated to be by products of these industries.~~

Sedro-Woolley Profile

In terms of population, Sedro-Woolley is one of the fastest growing cities in Skagit County. In the last decade, the population grew by overBetween 1990 and 2000, the population of Sedro-Woolley increased from 6,031 to 8,658, an increase of 43.6%. The State Office of Financial Management estimates the April 1, 2008 population at 10,030, an increase of 66.3% from 1990

and 15.8% from 2000. ~~and jobs increased by nearly percent.~~ According to the 2006 employment statistics from the U.S. Census Bureau (the most recent statistics available), there were 3,138 total jobs within the City of Sedro-Woolley limits. This is up 12% from 2,754 total jobs in 2002 (oldest comparable data set). Table ED1 below shows the U.S. Census data (obtained from “On The Map” tool at www.census.gov) for jobs in Sedro-Woolley in 2002 and 2006.

<u>Total All Jobs</u>				
	<u>2006</u>		<u>2002</u>	
	<u>Count</u>	<u>Share</u>	<u>Count</u>	<u>Share</u>
<u>Total All Jobs</u>	<u>3,138</u>	<u>100.0%</u>	<u>2,754</u>	<u>100.0%</u>
<u>Jobs by Worker Age</u>				
	<u>2006</u>		<u>2002</u>	
	<u>Count</u>	<u>Share</u>	<u>Count</u>	<u>Share</u>
Age 30 or younger	<u>715</u>	<u>22.8%</u>	<u>675</u>	<u>24.5%</u>
Age 31 to 54	<u>1,848</u>	<u>58.9%</u>	<u>1,731</u>	<u>62.9%</u>
Age 55 or older	<u>575</u>	<u>18.3%</u>	<u>348</u>	<u>12.6%</u>
<u>Jobs by Earnings Paid</u>				
	<u>2006</u>		<u>2002</u>	
	<u>Count</u>	<u>Share</u>	<u>Count</u>	<u>Share</u>
\$1,200 per month or less	<u>950</u>	<u>30.3%</u>	<u>1,019</u>	<u>37.0%</u>
\$1,201 to \$3,400 per month	<u>1,224</u>	<u>39.0%</u>	<u>1,174</u>	<u>42.6%</u>
More than \$3,400 per month	<u>964</u>	<u>30.7%</u>	<u>561</u>	<u>20.4%</u>
<u>Jobs by Industry Type</u>				
	<u>2006</u>		<u>2002</u>	
	<u>Count</u>	<u>Share</u>	<u>Count</u>	<u>Share</u>
Agriculture, Forestry, Fishing and Hunting	<u>30</u>	<u>1.0%</u>	<u>26</u>	<u>0.9%</u>
Mining, Quarrying, and Oil and Gas Extraction	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>
Utilities	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>
Construction	<u>378</u>	<u>12.0%</u>	<u>225</u>	<u>8.2%</u>
Manufacturing	<u>245</u>	<u>7.8%</u>	<u>384</u>	<u>13.9%</u>
Wholesale Trade	<u>40</u>	<u>1.3%</u>	<u>120</u>	<u>4.4%</u>
Retail Trade	<u>297</u>	<u>9.5%</u>	<u>366</u>	<u>13.3%</u>
Transportation and Warehousing	<u>15</u>	<u>0.5%</u>	<u>21</u>	<u>0.8%</u>
Information	<u>8</u>	<u>0.3%</u>	<u>7</u>	<u>0.3%</u>
Finance and Insurance	<u>37</u>	<u>1.2%</u>	<u>30</u>	<u>1.1%</u>
Real Estate and Rental and Leasing	<u>29</u>	<u>0.9%</u>	<u>25</u>	<u>0.9%</u>
Professional, Scientific, and Technical Services	<u>66</u>	<u>2.1%</u>	<u>64</u>	<u>2.3%</u>
Management of Companies and Enterprises	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>
Administration & Support, Waste Mgmt and Remediation	<u>14</u>	<u>0.4%</u>	<u>7</u>	<u>0.3%</u>
Educational Services	<u>671</u>	<u>21.4%</u>	<u>634</u>	<u>23.0%</u>
Health Care and Social Assistance	<u>725</u>	<u>23.1%</u>	<u>392</u>	<u>14.2%</u>
Arts, Entertainment, and Recreation	<u>16</u>	<u>0.5%</u>	<u>13</u>	<u>0.5%</u>
Accommodation and Food Services	<u>278</u>	<u>8.9%</u>	<u>283</u>	<u>10.3%</u>
Other Services (excluding Public Administration)	<u>78</u>	<u>2.5%</u>	<u>98</u>	<u>3.6%</u>
Public Administration	<u>211</u>	<u>6.7%</u>	<u>59</u>	<u>2.1%</u>
<u>QWI Indicators - Private Sector Jobs</u>				
	<u>2006</u>		<u>2002</u>	
	<u>Count</u>	<u>Share</u>	<u>Count</u>	<u>Share</u>

<u>Number of Employers</u>	<u>230</u>	<u>100.0%</u>	<u>246</u>	<u>100.0%</u>
<u>Employment (Beginning-of-2nd quarter)</u>	<u>1,430</u>	<u>100.0%</u>	<u>1,472</u>	<u>100.0%</u>
<u>Employment, Stable Jobs</u>	<u>1,203</u>	<u>100.0%</u>	<u>1,241</u>	<u>100.0%</u>
<u>Separations, Stable Jobs</u>	<u>129</u>	<u>100.0%</u>	<u>129</u>	<u>100.0%</u>
<u>New Hires, Stable Jobs</u>	<u>124</u>	<u>100.0%</u>	<u>191</u>	<u>100.0%</u>
<u>Firm Job Gain</u>	<u>170</u>	<u>100.0%</u>	<u>91</u>	<u>100.0%</u>
<u>Firm Job Loss</u>	<u>59</u>	<u>100.0%</u>	<u>114</u>	<u>100.0%</u>
<u>Employment (reference quarter)</u>	<u>1,952</u>	<u>100.0%</u>	<u>1,830</u>	<u>100.0%</u>
<u>Average Monthly Earnings, Stable Jobs</u>	<u>2,059</u>	<u>100.0%</u>	<u>1,708</u>	<u>100.0%</u>
<u>Average Monthly Earnings Separations from Stable Jobs</u>	<u>776</u>	<u>100.0%</u>	<u>922</u>	<u>100.0%</u>
<u>Average Monthly Earnings, New Hires, Stable Jobs</u>	<u>1,623</u>	<u>100.0%</u>	<u>1,514</u>	<u>100.0%</u>

Data Sources

US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006)
 See www.census.gov for definitions of job types.

The city benefits from its close location to I-5 corridor and its location adjacent to two state highways and the Burlington Northern Railroad. Small firms that might have located in other parts of the county are discovering less expensive, less congested neighboring cities. The city is well positioned to take advantage of this situation to enhance its economic development.

In the past the city has been hampered by its dependence on logging and lumber operations and on the activities taking place at the Skagit Plant site. When economics forced a slow down in logging and related activities and in the closure of the manufacturing site, the city faced severe economic impacts. Likewise, the closure of the former Northern State Hospital heavily impacted the city with its loss of employment opportunities. The city is now attempting to develop a more diversified economic base along with an increase in the number of job opportunities. The Skagit Plant is now a vibrant industrial park, renting out portions of the facility to smaller, independent businesses. The City has just completed construction of a round-about on State Route 20 that provides much needed truck and vehicular traffic to the Skagit Plant and new access to the industrial lands to the north of the State Route 20. The new access to two of the largest parcels of industrial land to the busiest state route (S.R. 20) in Skagit County is expected to spur increased manufacturing, warehousing, distribution, and office uses in the center of Sedro-Woolley.

The focus of Sedro-Woolley economic development efforts have not been merely job growth and diversification, but also the establishment of the city as an economic entity unto itself. In addition, city has aimed to do so while not sacrificing its natural environment and community values.

Factors Influencing the Planning Area

As part of the Puget Sound Economic Region, Skagit County and Sedro-Woolley will be impacted over the next twenty (20) years by several important factors:

- Developing Pacific Rim nations use the Puget Sounds as a destination for goods and services. The pent-up demand for goods and services in the Pacific Rim will fuel active markets throughout the northwest over the next twenty (20) years.
- Skagit County and Sedro-Woolley are located in the “next tier” of industrial development in the Puget Sound. As King County and Snohomish County become saturated with business

activity and as land prices increase in the areas closer to the urban centers of the Puget Sound, companies will seek homes for business outside of the first tier suburbs. Many of the industrial parks located in these areas are either full or filling up rapidly. It is expected that this activity will materially impact Skagit County, including Sedro-Woolley within the next five years.

- The tourist and recreation industry is markedly increasing as a result of continued growth in leisure-time activities. The aging of the “baby boomers” will result in an increase in this trend.
- Sedro-Woolley has unique resources: proximity to the I-5 corridor, location astride two state highways, the railroad, a historic downtown, and as a “gateway” to the North Cascades. These resources can be put to work to create a dynamic and healthy environment for economic growth.

Inventory and Analysis

The following discussion includes an inventory and analysis of the socio-economic characteristics of Sedro-Woolley.

Employment

The single largest employment category in Sedro-Woolley is government jobs. The unusually large percentage of the work force in the public sector is due in large part to the public schools, the presence of both the Department of Natural Resources office, the North Cascades National Park headquarters, and the United States Forest Service offices and local government offices within the city limits, and the local government offices. In terms of its share of total employment, public sector employment is expected to decrease over the planning period as retail trade and service, and industrial activities increase their share of total employment faster than any other sector. Due in large part to the location of the United General Hospital (including the health service offices surrounding the hospital) and several assisted/senior living facilities (including Birchview Memory Care, Country Meadow Village and the Life Care Center) within Sedro-Woolley, health care and social assistance jobs make up the second largest category of employment in the City. The former Northern State Hospital property lies in the City’s urban growth area. The campus is still used by many social assistance organizations including Job Corps and Pioneer Human Services’ treatment center. Though these employers are not actually located within the City limits, they are none-the-less significant contributors to the health care and social assistance industry in Sedro-Woolley’s geographic and economic sphere of influence. Retail trade and services comprise the next largest group of employment in the city.

The majority of the employment is located in the commercial corridor along Highway 20 and the downtown area, industrial uses, including manufacturing and wholesale trade activities are located in the two industrial parks and at smaller light industrial sites within the urban growth area. There are a large number of home occupations scattered throughout the community. Finally, public service sector employment (i.e. United General Hospital) comprise the remainder of the city’s employment.

Retail Trade

The existing retail activity in the urban growth area is a product of numerous years of development in the downtown core and a commercial corridor located along portions of Highway State Route 20 and Highway State Route 9. The central business district is quite large comprising one hundred forty-five (145) acres. The auto-commercial Mixed Commercial zoning

along the highway is limited to certain areas along the highways and is comprised of ~~one hundred thirty six (136)~~ approximately one hundred and forty six (146) acres. ~~The difference between the two types of commercial zoning is that the activities in the central business district are intended to be uses that a pedestrian could walk between in the downtown area while the activities in the auto-commercial zone are uses to which a car would normally be driven.~~ While the CBD is intended to accommodate medium intensity commercial development and is designed to allow those normal commercial uses that are consistent with a pedestrian-oriented business area, the Mixed Commercial zone is intended to accommodate auto oriented retail development (i.e. gas stations, fast food restaurants) with the potential for residential uses above commercial uses. Commercial activities are intended to serve both local and regional residents and pass-through motorists traveling across the North Cascades Highway (State Route 20) and Highway State Route 9 for recreational activities.

The largest portion of retail sales activities occurred in food stores, eating and drinking establishments, building materials and hardware, and automotive dealerships.

Shopping facilities in Sedro-Woolley provide a primary source for many retail items north, south, and east of the city. The city's retail trade area encompasses the city, Highway State Route 20 east past Newhalem to the county line, north to Alger, and south to Big Lake.

There is one community shopping center located near the intersection of Highway State Route 20 and Cook Road, anchored by a grocery store and ~~a major drug~~ an automotive parts store. The existing central business district (CBD) encompasses a large number of retail activities including automobile sales and service, drinking and eating establishments, ~~a pharmacy~~ a furniture store, hardware stores, ~~a grocery store~~, clothing stores, specialty shops, ~~insurance and realty businesses, dental and doctors offices~~, several antiques stores, and a number of smaller establishments. There is commercially zoned land located within the central business district that is either vacant or under-utilized.

In addition to the community shopping center and central business district, there are a number of facilities serving automobile traffic adjacent to Highway State Routes 20 and 9. Examples of businesses located along the highways include automobile service and sales, two major drug stores, a hardware store, gasoline/convenience stores, eating and drinking establishments, and a number of smaller establishments. ~~There is commercially zoned land located along the highways that is either vacant or under-utilized.~~ There are several vacant or underutilized commercial properties along State Route 20. Except where State Routes 9 and 20 share the same path, there is little commercial property along State Route 9.

Service Industries

Sedro-Woolley's professional service sector continues to assume a greater role in the local economy. This sector is comprised primarily of professional office, financial, insurance, medical/dental, legal, and real estate services provided to the growing construction and retail trade sectors and to the growing population within Sedro-Woolley and the surrounding area. Service sector employment generally depends upon a strong retail and manufacturing base to supply ancillary support services and a strong population base.

There are many service industries located in the CBD, including several banks, professional offices (including at least three professional engineering companies), salons/barbers, insurance and realty businesses, dental and doctor offices, heating and plumbing companies, law

offices and other services. The Mixed Commercial properties focused along State Route 20 are primarily retail, serving automotive traffic.

Wholesale Trade

Wholesale trade business continues to grow slightly in the urban growth area. Wholesale trade generally is through activities located in the industrial parks and from a large food production company based in the central business district.

There has been a movement of King and Snohomish County business outward to less developed areas including Skagit County. This shift in development is projected to continue early into the new millennium, making Skagit County and Sedro-Woolley increasingly attractive for firms requiring a combination of office warehousing, research and development, or light industrial manufacturing space.

The bulk of the industrial activities in Sedro-Woolley take place in either the old Skagit Plant site, the Industrial properties on the east side of town or Sunset Industrial Park. The old Skagit Plant site formerly housed the Skagit Steel and Iron Works (later Skagit Steel Company) that manufactured a gas-powered hoist used in the logging and ~~fanning~~ farming industries. With this innovation and other products for mining, logging, and other industries, the Steel Company, later Bendix Corporation continued to manufacture projects until the site closed in 1985. Since its purchase by Sealand Development, Corp, the site has been cleaned up and has gradually developed into heavy industrial uses, including manufacture of components for the aerospace industry, a modular office manufacturer, a boat manufacturer, a traffic equipment manufacturer, and a number of smaller light and heavy industrial manufacturers.

A large section of industrial property lies north of State Route 20, just west of Fruitdale Road. This area hosts a perfume manufacturer, an aerospace industry contractor and other industrial uses. Another smaller industrial park site, Sunset Industrial Park, is located in the southern portion of the city adjacent to HighwayState Route 20. Activities in this park include a number of small heavy and light industrial activities and commercial activities (related to the industrial development).

A number of areas are zoned for ~~heavy and light industrial uses~~ which are not yet industrially developed but have the potential of being developed. One forty acre parcel is north of Moore Street (HighwayState Route 20) and is zoned ~~heavy industrial~~ Industrial. Other Industrial zoned areas include the two large sawmill sites in the city. Another undeveloped industrial site is located between HighwayState Route 9 and Maple Street. Other light industrial areas are located adjacent to HighwayState Route 20 on the south side of the city. ~~Finally, another ten (10) acre site of light industrial property is located east of the city at Highway 20 and Fruitdale Road. This property is close to being built out and is occupied by a large machinery works manufacturer, a road contractor, and a perfume manufacturer.~~

Sedro-Woolley supports a range of industries in aerospace, construction, and natural resources. Some of the largest representative industries include the following:

**Sedro-Woolley
Major Industrial Employers**

Company Name	Type of Industry
Thermacor Process, LP	Insulated Pipe Manufacturing
Northwest HardwoodRothenbuler Engineering	SawmillElectrical Engineering and Manufacturing
Janicki Logging and Construction	Logging & Construction
Janicki Machine DesignIndustries	Machine DesignAerospace, Marine and Transportation Component Engineering and Manufacturing
Seven Sisters	Electrical Contractor
Skagit Engineer/ ManufacturingTruss Engineering	Machine ShopRoof Truss Manufacturing
Skagit Pacific Corp.Fathom Yachts	Modular Yacht Manufacturing
Pacific Aerospace and ElectronicsTruck Vault	Aerospace ComponentsIn-Vehicle Storage Manufacturing
Snelson Industries	Contractor

While high-tech and aerospace manufacturing dominate the western county, Sedro-Woolley and the east half of Skagit County are more oriented toward natural resource-based and construction manufacturing.

Commercial Lands Capacity Analysis

— In order to refine employment projections for the planning period, the firm of Kramer, Chin & Mayo, Inc. (KCM) was hired by the city to conduct a local employment survey. This survey asked local employers to indicate the number of full and part-time employees currently employed, and to project growth or decline over the next five years. This data was used in conjunction with figures obtained from the State Office of Finance and Management to calculate employment total for the years 1993, 2000 and 2010.

These figures indicate an increase of 13% to 15% in the number of jobs in the industrial/manufacturing/construction/agriculture category, while jobs in the wholesale/retail trades will increase by twenty-two (22) percent to twenty-four (24) percent over the next twenty (20) years. By using an assumed employment density, the amount needed to accommodate these employment projections may be calculated. Employment densities used in the Overall Economic Development Plan for Skagit County are ten (10) employees per acre for heavy industry, and twenty (20) employees per acre for commercial.¹

¹ — Overall Economic Development Plan for Skagit County (Preliminary Draft Background Report), E. D. Hovee & Co., January 26, 1994, p. 47.

— An increase of one hundred thirty-seven (137) industrial jobs projected between 1993 and 2000, produces a need for 13.7 acres of industrial zoned land. Between 2000 and 2010 an additional one hundred thirty-three (133) jobs are anticipated with an associated need for 13.3 acres. Combined, the estimated need for industrial land for the year 2010 is twenty-seven (27) acres.

— For the wholesale/retail trade sector, the projected increase in jobs from 1993 to 2000 is one hundred fifty-four (154). This translates to a need for 7.7 acres of commercial land. From 2001

to 2010, an increase of one hundred seventy one (171) jobs is anticipated. A need for 8.6 acres of commercial land corresponds to this increase in jobs. The total need for commercial land between 1993 and 2010 is approximately 16.3 acres.

With seventy eight (78) acres of existing commercially zoned land, there is more than sufficient land availability in this land use category.

Under the preferred alternative the acreage for the central business district, auto-oriented commercial, heavy industrial, and light industrial designations within the urban growth area is as follows:

CBD	AC	HI	LI
145	136	248	61

During the course of the evaluation of the acreage and capacity of the residential designations, a windshield analysis was made of the commercial and industrial designations. In this analysis developed and undeveloped acreage was determined and from the undeveloped portion, adjustments were made for acreage unbuildable due to critical area constraints, buildable area needed for infrastructure and parks, and market factors. Several assumptions were made in this analysis: 1) Currently developed acreage was land already used for an activity listed under the corresponding land use designation (i.e. commercial and residential uses in an industrial zone were not considered developed but are underutilized, similarly with residential uses in the central business district zone); 2) No distinction was made between types of commercial (auto-oriented or central business district) or industrial (heavy or light industrial); and 3) developable acreage was that to which water and sewer are available or will be available under the Capital Facilities Plan.

Based on this analysis, it was determined that there was roughly one hundred seventy six (176) acres of existing developed commercial acreage and ninety seven (97) acres of existing developed industrial acreage in the city limits. This resulted in a remainder of undeveloped acreage of eighty seven (87) acres of commercially zoned area and one hundred eighty two (182) acres of industrially zoned area. [It should be noted that these are approximated figures and differ from the acreage shown in Table 12 in the land use element for commercial and industrially zoned lands. Over the next few years the city will perform a vacant lands inventory to more accurately show the city's available acreage data which will be incorporated into the comprehensive plan during an annual update.]

After providing for adjustments for acreage determined unbuildable due to critical area constraints and acreage determined necessary for infrastructure and parks, an estimate of buildable acreage was determined of sixty five (65) acres of commercial and one hundred thirty six (136) acres of industrial being available for development.

Following this determination of the developable land, a market factor was applied of twenty five (25) percent (as recommended by the Washington State Department of Community, Trade and Economic Development), which resulted in a net buildable acreage of forty nine (49) acres for commercial and one hundred two (102) acres for industrial development. Within the proposed Urban Growth Boundary (but not within the current City limits) is approximately twenty one (21) acres designated for light industrial development located on the northwest corner of Fruitdale Road and Highway 20. Applying the same factors in an analysis of this property resulted in a net buildable acreage of 10.5 acres following adjustments for currently developed acreage (5.5

acres), unbuildable acreage due to critical area constraints and infrastructure requirements, and adjustment for the market factor. This area is presently in a state of development and is served by public infrastructure.

With KCM's calculation that 16.3 acres of commercial property and twenty-seven (27) acres of industrial property would be necessary for the economy by the year 2015, the windshield analysis of the availability of sixty-five (65) and one hundred forty-six (146) acres commercial and industrial area in the urban growth area, will meet the city's area capacity needs for economic growth and development.

8.16

ECONOMIC DEVELOPMENT STRATEGY

It has often been asked "Why should the public sector contribute to economic development efforts?" The most obvious reason is to promote job opportunities for its citizens. Less apparent is the role in providing necessary services to promote a higher quality of life. It has been well documented that commercial and industrial land uses more than pay for themselves (i.e. generate more taxes than the value of the services consumed). Therefore, expanded economic growth benefits every Sedro-Woolley resident by reducing the amount of ad valorem taxes that would otherwise be borne by the residential taxpayer.

As a result of Washington's Growth Management Act and the city's growth rate over the last decade, the city has a need for greater infrastructure improvements including roads, water, and sewer services and a host of community-related facilities. Solutions to these problems are complex. However, a part of the solution is the need to expand the city's tax base by attracting development that will more than pay for its growth.

The overall purpose of the economic development strategy is to improve the quality of life within the city. Public investment made to stimulate economic development helps to provide for permanent employment, increase personal income, and improve the general business climate. A more direct result of local public investment is an enhancement of the tax base, which improves the financial capacity of the city. The major thrust of the city's economic development strategy is to convince businesses to start, expand, or locate within the city. Unfortunately, because we live in an imperfect world, not every business has complete and accurate data on the attributes of every community where it might locate. Many businesses have needs that could be met by many of the communities in Skagit County. Unless these businesses are made aware of Sedro-Woolley opportunities, they may go elsewhere. Economic development (i.e. seeking new or expanded employment opportunities) has grown increasingly competitive. Sedro-Woolley, too, must maintain an aggressive economic development strategy in order to provide opportunities for new business.

Economic priorities for Sedro-Woolley should include the following:

1. Enhance the city's tax base and encourage higher-income job opportunities by aggressively promoting industrial/commercial development in the city's business/industrial parks and industrially zoned lands. To achieve this goal, Sedro-Woolley needs to identify suitable lands, establish zoning districts compatible with the neighboring zones – especially

residential zones – that encourage industrial use, maintain an adequate supply of suitable commercial/industrial land, and provided infrastructure to support it.

2. Work with the property owners in the downtown area to continue to establish the identity of downtown Sedro-Woolley by providing a framework for which the retail and commercial economy can evolve into a civic and retail specialty area that incorporates the unique Metcalf Street character of Sedro-Woolley with vital and diverse specialty retail and service businesses. To accomplish this, the city will develop a Downtown Design Plan to create a pedestrian-friendly downtown environment, including street and sidewalk improvements, a Town Center Park, the addition of Sedro-Woolley identified features (i.e. murals, carvings), beautification, and a funding source for continuing improvements, maintenance, and marketing for downtown businesses and events.

Encourage retail uses in the storefronts along Metcalf Street which allows window-shopping and engages passers-by. Retail uses in the storefronts gives pedestrian more to look at than service uses and offices, therefore allowing pedestrians to participate in the streetscape and adding to the pedestrian-friendliness of the downtown shopping core. Seek opportunities to improve pedestrian friendly infrastructure such as sidewalks and walking routes allowing access to and connectivity within the downtown district.

3. Support of the Sedro-Woolley library system will also contribute to the local economy. Investment in library facilities attracts local employees, their families and management to the community. Libraries are places where new ideas are discovered, databases and other reference data and information is available free of charge and where job seekers can go for assistance. A good library is a valuable tool brings visitors and additional revenue to the city.

Support inter-modal connectivity by planning for an Inter-modal Transportation Center/Hub in or near the CBD. Work with and encourage SKAT to offer a city bus that circulates around Sedro-Woolley and syncs with a link route from the Inter-modal Transportation Center to Burlington.

34. To encourage a multi-modal transportation system that allows local residents to move easily from their homes to their jobs to the necessary services without exclusive dependence upon the single-occupancy vehicle. Encourage new park and ride facilities and improvements to the existing park and ride facilities. Foster new partnerships with the Skagit Transit (SKAT), Van-Go and other transit organizations for increased service in and around Sedro-Woolley, especially to the Central Business District and Industrial zoned properties. Seek opportunities to encourage “express” service between Sedro-Woolley and the major city centers of Anacortes, Burlington and Mount Vernon.

45. Provide economic diversification and a broader range of higher-income employment opportunities by providing space for manufacturing and professional office development. Promote more job development in Sedro-Woolley in order to reduce costs for residents who travel elsewhere to work and to increase the share of spending in the local economy versus money being spent in other areas by local residents.

5. Promote more job development in Sedro-Woolley in order to reduce costs for residents who travel elsewhere to work and to increase the share of spending in the local economy versus money being spent in other areas by local residents.

6. Encourage employers to support bicycle and pedestrian commuting. The City assists in supporting bicycle commuting by implementing the Bicycle and Pedestrian section of the Transportation Element of the Comprehensive Plan. Incorporate access to the city via the County trail system into the city economic development and tourism strategies.
7. Promote tourism to enhance and increase the economic vitality of Sedro-Woolley. Promote the use of the theme “Gateway to the North Cascades.” Create partnerships with like cities on the east side of the North Cascade Pass, such as Winthrop or Twisp, in order to promote each other and what lies between to capture dollars that might be spent elsewhere. Encourage the re-envisioning of the “Trolley Park” idea. Encourage redevelopment of unused or underutilized properties for more tourism retail opportunities. Encourage the creation of CBD hotels/motels, bed and breakfasts, or other lodging prospects.

8.20

ECONOMIC DEVELOPMENT GOALS, POLICIES, AND ACTIONS

The city has actively planned for an expanding light industrial/commercial economic base. While detailed manufacturing-related economic impacts have not been recorded for the city, projections of employment indicate a growing industrial/ manufacturing/commercial base can be expected for the city.

Goal E1: To develop a sound fiscal base.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

Policy E1.2: Participate with other public agencies and private interests in labor force training programs that take advantage of traditional resources.

Policy E1.3: Identify and promote sites which can be developed for a variety of local employment projects. Promote development of business and industrial parks, office and professional centers, and specialized commercial and entertainment centers.

Policy E1.4: Work with property owners to determine the effective development capacity of sites having employment center possibilities.

Policy E1.5: Withhold Sedro-Woolley services to areas outside the incorporated city limits, sewer in particular, unless potential property developers agree to annexation and the payment of local property or other revenue taxes, and associated impact fee assessments.

Policy E1.6: Pursue a policy, in conjunction with the county, to expand the acreage for heavy and light industrial activities within the Sedro-Woolley urban growth area.

Goal E2: To increase economic opportunities.

Policy E2.1: Encourage local business development opportunities and utilization by the private and public sector, particularly for small start-up businesses owned by or employing Sedro-Woolley

residents. Promote local use of special small business financing and management assistance programs.

Policy E2.2: Identify facilities which may be used for small businesses. Assist efforts to reuse older buildings, redevelop vacant property, and revitalize the existing central business district (CBD).

Policy E2.3: Assist private groups to establish special improvement districts including parking and business improvement authorities, local improvement districts (LID's), or other programs necessary to the effective revitalization of the existing business and commercial districts of Sedro-Woolley.

Policy E2.4: Participate in special public/private ventures that provide public benefits and are appropriate to Sedro-Woolley's long range goals.

Policy E2.5: Reserve certain capable lands and sites for employment-related developments. Provide a suitable supply of commercial, retail, business, office and industrial lands within Sedro-Woolley to reduce commuting requirements to outside areas for employment opportunities.

Policy E2.6: Create local employment, shopping and other urban service activities that reduce Sedro-Woolley's dependence upon other urban areas.

Policy E2.7: Work cooperatively with the Sedro-Woolley Chamber of Commerce to establish strong business leadership.

Policy E2.8: Perform a detailed commercial/ industrial land use inventory to provide more accurate information on the usable lands available for development in the urban growth area.

Policy E2.9: Encourage local business owners to attend economic development activities, forums, etc.

Goal E3: To realize Sedro-Woolley's image as the "Gateway to the North Cascades."

Policy E3.1: Promote tourism as a means of diversifying the economy and preserving the history of the community.

Policy E3.2: Create and adopt a neighborhood plan for the central business district (CBD). Establish a local marketing strategy for the district, especially the area along Metcalf Street. Encourage retail and food service businesses to extend hours of operation past five p.m. at least a few days each week.

Policy E3.3: Work with upriver communities to identify tourism specialties to avoid direct competition with one another. Develop a tourism network that provides information on each community's specialty, along with food and lodging opportunities.

Policy E3.4: Build on the success of Loggerodeo by adding an associated music festival, such as bluegrass or folk music. Provide a winter festival based on the Santa Claus parade, and add ice sculpture contests, historic home tours, cross-country skiing or other athletic competition, a play and/or Christmas concert. Develop similar festivals to take place in the spring or fall.

Policy E3.5: Develop a flea market/craft show where local artists and crafts people can sell their work. Develop a network for artists and crafts people which would assist with business development, marketing and an apprenticeship program for local youth.

Policy E3.6: Support and recognize existing and ongoing activities and organizations such as the Farmer's Market, local festivals, parades, the Holiday Home Tour and the Sedro-Woolley Museum.

Policy E3.7: Participate in regional trails development to encourage bicycle tourism in Sedro-Woolley.

Policy E3.8: Promote bicycling as Sedro-Woolley's tourism specialty. Enhance existing facilities to accommodate bicyclists, such as providing additional tent spaces and showers at the Riverfront RV Park. Build new facilities, such as centrally-located public restrooms, on-street bicycle lanes and picnic areas.

Policy E3.79: Sedro-Woolley's tourism strategy should also capitalize upon the city's unique location and timber-industry heritage. Strive to maintain a balance between logging history and environmental education and preservation.

Policy E3.810: Include the interests and influence of the Upper Skagit Tribe in Sedro-Woolley's tourism strategy. Encourage joint operation of environmental education sites and programs. Encourage development of Native American arts and crafts shops in the central business district.

Policy E3.911: Support the development of tourist attractions within the Sedro-Woolley area, such as the Sedro-Woolley Museum.

Policy E3.1012: Actively work to increase the variety and availability of overnight accommodations within the Sedro-Woolley area including R.V. camping, hotels, motels and Bed & Breakfasts.

Policy E3.1113: Provide mitigation for negative impacts associated with tourism, including nonseasonal employment, tourist-local resident conflicts and environmental aspects.

Policy E3.1214: Use a variety of media to promote Sedro-Woolley tourism opportunities. Use signage and design along State Route 20 to communicate economic opportunity and attract tourism.

Policy E3.1315: Promote the relocation of the fairgrounds to the county land adjacent to the Northern State campus.

Policy E3.16: Encourage signage explaining what companies/products are located/produced in the City's industrial areas to promote the viability of the City's industrial sector. Many interesting and important goods are produced in these areas and improving the awareness of their presence can help attract prospective industrial tenants.

Policy E3.17: Increase the use of kiosks and directional signage to strategically direct visitors to City businesses and civic services.

Policy E3.18: Expand on the existing green industries and promote the City as a hub for further sustainable and green industries.

Policy E3.19: Promote the sprucing-up of the downtown business district. To instill a sense of ownership and foster long-term connections to the community, encourage youth participation in downtown revitalization.

Policy E3.20: Encourage directional signage, interpretive signage and parking for tour busses and other tourist vehicles such as R.V.s.

~~APPENDIX A~~

~~COOK ROAD/TRAIL ROAD SUB-AREA TRANSPORTATION PLAN~~

~~The city will require to be constructed or will construct a network of arterial roadways in a north/south and east/west configuration in the area covered by this sub-area plan.~~

~~———— A. ——— Plan Goals:~~

- ~~———— 1. ——— To provide for a safe and functional transportation network in the sub-area.~~
- ~~———— 2. ——— To provide for safe and adequate emergency access to proposed developments in the sub-area.~~
- ~~———— 3. ——— To provide for the efficient extension of utilities in right-of-way corridors in the sub-area.~~
- ~~———— 4. ——— The intersection of the North/South arterial roadway shall align with Rhodes Road at the SR-20 intersection, and with Prospect Road at the Cook Road intersection.~~

~~———— B. ——— Means of Achieving Goals~~

- ~~———— 1. ——— The developer as a condition of receiving development approval, will work with the city engineer, city planner, planning commission, and other decision-making entities to design roads and utility corridors in coordination with the sub-area plan.~~
- ~~———— 2. ——— The city will accept voluntary donation of land in the form of right-of-way to allow for the future extensions of roadways and utilities.~~
- ~~———— 3. ——— The city will acquire through eminent domain the required right-of-way.~~

~~———— C. ——— Mechanism to Achieve Goals~~

- ~~———— 1. ——— The roadway will be reviewed as part of the SEPA process and in appropriate cases may be a condition of an MDNS or EIS approval.~~
- ~~———— 2. ——— The roadway may be a condition of the plat approval process.~~

~~3. The roadway may be a condition of a conditional use, binding site plan or other development approval.~~

~~4. The city engineer will be responsible for the roadway configuration, the design requirements, and location, in the context of the land use action approval process, including approval by the planning commission when prescribed by city ordinances.~~

~~D. Map of Proposed Sub Area Plan:~~

~~The attached map (designated Exhibit A) illustrates the boundaries of the sub-area to which this plan applies with dotted lines, and conceptual locations of proposed roadways.~~

~~E. Proposed Time Frame:~~

~~This sub-area plan shall be in place for a period of twenty (20) years after its adoption by the city council. The proposed roadways shall be constructed within this time frame.~~

~~F. Compensation and Finance~~

~~1. The city proposes to amend the traffic impact fee ordinance to allow for credit for right-of-way donated or required pursuant to the sub-area plan, in excess of that right-of-way required for the development of the project. The city engineer shall be responsible for the determination as to what is considered excess right-of-way.~~

~~2. The city when and where possible, will apply for grants for the construction of roads identified within the sub-area plan.~~

~~3. The city council may choose to allocate funds to construct the roadway sections within the sub-area plan.~~

CPA-2-09

Public Utilities Element

Planning Commission Recommended Amendments –
From November 17, 2009 P.C. meeting

BACKGROUND AND ANALYSIS

PURPOSE AND RELATIONSHIP TO GMA

The Growth Management Act requires the utility element of a comprehensive plan to consist of “the general location, proposed location and capacity of all existing and proposed utilities, including but not limited to, electrical lines, telecommunication lines and natural gas lines.” (RCW 36.70A.070(4)). Utilities, however, are privately owned, subject to regulation by the Washington Utilities & Transportation Commission (WUTC) and are not “public facilities,” subject to concurrency. Levels of service for such utilities cannot be determined locally; rather such matters fall within the exclusive jurisdiction of the WUTC. Levels of services described in the following narratives are the estimates of the separate utilities. In accordance with the directions from the GMA, the following utilities which provide service to the Sedro-Woolley planning area will be addressed in this element of the comprehensive plan:

1. Electricity
Puget Sound Energy
2. Natural Gas
Cascade Natural Gas
3. Water
Skagit County PUD No.1
4. Telecommunications
~~Air Touch Cellular (cellular)~~
~~Cellular One (cellular)~~
Multiple carriers
5. Cable
~~TCI of Burlington~~Comcast

ELECTRICITY

Existing Facilities

Electrical service to the Sedro-Woolley Urban Growth Area is provided by Puget Sound Energy (formed by a merger of Puget Power and Washington Natural Gas), an investor-owned public utility. Puget Sound Energy builds, operates, and maintains an extensive electrical system consisting of generating plants, transmission lines, substations, and distribution systems.

Transmission System Overview

Puget Sound Energy (PSE) is the largest energy utility in the State of Washington, serving more than 1 million electric customers and 750 thousand natural gas customers. PSE does not serve any natural gas customers in Skagit County but it does serve all of the electric customers in Skagit

County. The PSE electric transmission facilities in Skagit County are important components of the electric energy delivery grid serving the Puget Sound region. The Skagit County facilities integrate over 670 MW's of generation at six different generating plants, three of them not owned by PSE, and transport power to large industrial customers such as the Shell and Tesoro oil refineries near Anacortes.

In addition to integrating power from generating plants, PSE's transmission system provides important energy links between a number of counties. Two PSE 115 kV transmission lines connect Skagit County (at Sedro-Woolley Substation) to Whatcom County (at Bellingham Substation). A PSE 230 kV line connects Skagit County (at Sedro Woolley Substation) to Snohomish County (at Horseranch Substation and at Seattle City Light's Bothell Substation). PSE's Sedro Woolley Substation terminates two Bonneville Power Administration (BPA) 230 kV lines, the BPA Bellingham-Sedro line and the Sedro North Tap of the BPA Custer-Murray line. The transmission system in Skagit County also feeds Whidbey Island and transports power for the Bonneville Power Administration along its lines to BPA's Fidalgo Substation located southwest of Anacortes which feeds Orcas Power and Light Cooperative, a BPA power customer.

Electric distribution services (designated by lines less than 115 kV) in Skagit County are also provided to customers by PSE.

PSE has identified a number of projects that will be needed over the next 5-20 year time-frame. The projects are grouped into three categories depending on their function within the overall grid and are not prioritized in any way. The timing for several of the projects mentioned below may change depending on area load growth or new generating resources.

I. PSE Transmission Grid Reinforcement Projects

Projects in this category are primarily intended to reinforce the PSE's transmission delivery system.

1. SEDRO-WOOLLEY – HORSERANCH 230 kV TRANSMISSION LINE- new line

A new 230 kV transmission line from Sedro-Woolley Substation in Skagit County to the Horseranch Substation in Snohomish County will be constructed in 2010 and 2011. The new 230 kV line will consist of 5.5 miles of new transmission facilities (poles, insulators and aerial conductors) on an existing transmission line corridor between PSE's Sedro Woolley Substation and Beaver Lake. The remaining part of the line (nearly all of it is located in Snohomish County) will rebuild 30-miles of the former Beaver Lake-Beverly Park 115 kV line to 230 kV between the former Beaver Lake Substation to north of Washington State Highway 2 in Snohomish County. The new line will add needed capacity across the critical Skagit/Snohomish county line "cutplane" and eliminate electric transmission constraints under many operating conditions. This project would also remove the current need for PSE and BC Hydro to trip generation due to loss of the single Sedro-Woolley-Horseranch-Bothell line.

Estimated In-Service Date: 2010-2011

Transmission Line Length: 6 miles within Skagit County

2. Sedro-Bellingham #3 115 kV transmission line – Existing line Upgrade

Replace the existing Sedro-Bellingham #3 line with a new 115 kV line including new poles, insulators and higher capacity conductors.

The low capacity rating of the existing line (4/0 Copper conductor with a summer rating of 107 MVA)) constrains the transmission system between Whatcom and Skagit Counties, particularly

under N-1 conditions. Loss of BPA's double-circuit 230 kV line between Custer and Sedro-Woolley substations can cause this line to exceed its allowable limits by more than 140%. The short-term solution has been the use of a control scheme that trips open the line if it overloads. This line-overload problem will be compounded in future years by the potential withdrawal of the British Petroleum refinery from PSE's 115 kV system in Ferndale. Loss of this load in Whatcom County will increase the power flows on the Sedro-Bellingham #3 and #4 lines.

The Sedro-Bellingham #3 line averaged more than 3 outages a year between 1996 and 2008, causing sustained service interruptions for the customers served by the two distribution substations Alger and Norlum. Most of the poles along the 23-mile Sedro-Bellingham #3 line are in poor condition. In addition, the low capacity rated 4/0 Copper (Cu) conductors require a special overcurrent control scheme that automatically opens at Sedro Woolley Substation to prevent the line from exceeding its allowable capacity limits. The high resistance of the 4/0 Cu conductor also causes substantial energy losses during high power flows on the line.

Estimated In-Service Date: 2009

Transmission Line Length: 24 miles total (7-8 miles of the line are in Whatcom County)

3. Sedro-Bellingham #4 115 kV transmission line – existing line Upgrade

The same project write-up for the Sedro-Bellingham #3 line above can be said for this line. The two lines are electrically in parallel and consist of the same sub-grade poles and other equipment.

Estimated In-Service Date: 2011-15

Transmission Line Length: 24 miles total (7-8 miles of the line are in Whatcom County)

4. SEDRO-WOOLLEY- FREDONIA 115 KV LINE UPRATE – existing line Upgrade

The capacity ratings of 11 miles of existing 1272 kemil all-aluminum conductor (AAC) 115 kV line between the Sedro Woolley Substation and the Fredonia Substation will be increased. Most of the line parallels Washington State Highway 20. The line's capacity rating will be increased by changing its existing 55°C conductor temperature rating to a higher conductor temperature (100°C) rating. The higher capacity rating will be accomplished by changing out the existing poles to taller poles. The higher line capacity ratings are needed to remove transmission constraints on this line that can occur after forced outages on other parts of the transmission system and to meet the growing electric loads in central and western Skagit County.

Estimated In-Service Date: **Estimated** 2011-2012

Transmission Line Length: 11 miles (existing line) in Skagit County

5. Baker River Switch-Sedro Woolley 115 kV #1 Line rebuild and reconductor – existing line Upgrade

When PSE's Upper and Lower Baker River hydro generating plants (170 MW combined generation) and the privately owned Komo Khulshan (16 MW) hydro plant are operating and there is a forced or planned outage on one of the two parallel, 23-mile Baker River – Sedro-Woolley 115 kV lines, the other line can exceed its allowable capacity limits. Even when both lines are in service, the potential exists for both lines to exceed their allowable capacity limits on very hot days. A Remedial Action Scheme (RAS) is used to reduce and/or trip Baker River Hydro generation to prevent the transmission lines from overloading. However, these actions have undesirable consequences as they can trigger more expensive generation to run as replacement generation or cause PSE to not meet its operating reserve obligations (per WECC and NERC reliability standards).

The lines have experienced numerous outages caused by trees contacting and/or damaging the lines during wind storms. A couple of times during the 2006/2007 winter storms, high winds knocked trees into both lines and caused both lines to be out of service at the same time. Installing higher capacity conductors will reduce line losses and this will save energy.

Estimated In-Service Date: **Estimated** 2011-2012

Transmission Line Length: 11 miles (existing line) in Skagit County

6. Baker River Switch-Sedro Woolley 115 kV #2 Line rebuild and reconductor – existing line Upgrade

The same project write-up for the Baker River Switch-Sedro Woolley #1 line above can be applied to this line. The two lines are electrically in parallel and consist of the same 636 kcmil ACSR conductors. In addition, most of the wood poles and cross arms on this are degrading and need to be replaced.

Estimated In-Service Date: **Estimated** 2011-2012

Transmission Line Length: 11 miles (existing line) in Skagit County

7. March point-burrow's bay #1 115 KV LINE reconductor – existing line Upgrade

The capacity ratings of the 8-mile long 397.5 kcmil ACSR 115 kV line between the March Point Substation and the Burrow's Bay Substation (northwest of Anacortes) will be increased by installing a higher capacity conductor. The proposed work is necessary to increase the line's capacity rating to prevent the line from exceeding its allowable capacity limits when the March Point-Burrow's Bay #2 line is out of service. The line was uprated in 2008 to a higher conductor temperature rating and as part of this work the new poles that were installed can support the proposed heavier, higher capacity, conductors. The higher line capacity ratings are needed to meet area load growth including the growing loads of the San Juan Islands.

Estimated In-Service Date: **Estimated** 2018-2022 Estimate

Transmission Line Length: 8 miles in Skagit County

8. March point-burrow's bay #2 115 KV LINE reconductor – existing line Upgrade

The same project write-up for the March Point-Burrow's Bay #1 line above can be applied to this line. The two lines are electrically in parallel and consist of the same 397.5 kcmil ACSR conductors.

Estimated In-Service Date: **Estimate** 2018-2022 Estimate

Transmission Line Length: 8 miles in Skagit County

9. Blackburn Substation – new transmission substation – south Skagit County

A new transmission substation will be required in the next 8-15 years to terminate existing and proposed 115 kV transmission lines. PSE will rebuild one of its former Sedro-Mt. Vernon 55 kV lines to 115 kV to prevent Sedro Woolley Substation lines from exceeding their allowable capacity limits under certain outage contingencies (see Item #10 below). In the summer of 2008, with no Skagit County thermal generation running, loss of the Sedro-March Point 230 kV line will cause the Sedro-March Point #2 115 kV line to reach 87% of its emergency rating and the Sedro-Fredonia line to reach 83% of its emergency rating. Normal load growth will cause these lines to reach their emergency ratings within 7 years. Higher growth coming from oil refinery expansion

could cause overloads sooner. PSE expects the Sedro-March Point #3 line to overload within the next 10 years under certain outage contingencies.

The Sedro-March Point #3 line will soon be feeding 5 distribution substations after the proposed Eaglemont Substation is constructed in 2010. These 5 distribution substations serve 20,000 customers in the Mt Vernon and south Skagit County area. Loss of this line can result in thousands of customer service interruptions. PSE plans to loop the Sedro-March Point #3 line through the Blackburn Substation. In addition, area load growth will require additional distribution substations that will need new 115 kV transmission lines which will come out of the Blackburn Substation.

Estimated In-Service Date: **Estimated** 2018-2022 Estimate

Transmission Line Length: 8 miles in Skagit County

10. Sedro-Blackburn 115 kV LINE rebuild and reconductor – existing (de-energized) 55 kv line

Another 115 kV line from Sedro Woolley Substation to the proposed Blackburn Substation (mentioned above) will be required when the existing Sedro-March Point 115 kV line loadings exceed their allowable limits for certain outage contingencies. This new 115 kV line will effectively parallel and thus share the power flows on the existing Sedro-March Point 115 kV lines. The proposed new 115 kV line will connect Sedro Woolley Substation to the proposed Blackburn Substation through the cities of Sedro Woolley, Burlington and Mt. Vernon utilizing as much of the former (de-energized) Sedro-Mt. Vernon 55 kV line as possible. The proposed new line will feed the existing Rita and Gages Substations. The Gages Substation is currently fed from a 1.5-mile 115 kV radial transmission line. When this new line is constructed it will loop the Gages Substation by constructing a second 115 kV line providing an alternate feed.

Estimated In-Service Date: **Estimated** 2018-2022

Transmission Line Length: 8 miles in Skagit County

II. PSE Transmission Reliability Projects

Projects in this category are intended to improve the reliability of service to PSE customers.

1. Install a 230-115 kV, 325 MVA transformer in Sedro-Woolley Substation

Loss of either the March Point Substation or Sedro Woolley Substation 230-115 kV, 325 MVA transformers will exceed the allowable rating of the other transformer during periods of high loads and low Skagit County generation. Loss of the March Point Substation transformer would cause the Sedro Woolley transformer to load 112% above its emergency rating with no Skagit County generation running. Loss of the March Point Substation 230-115 kV transformer with a PSE winter peak load of 5617 MW's and 72 MW's of (Lower) Baker hydro running and all other Skagit County generation off line could load the Sedro Woolley 230-115 kV transformer to 101% of its emergency rating. This is equivalent to a heavy winter base case in the year 2018/2019. Installing a second 230-115 kV transformer in Sedro Woolley Substation will increase the number of PSE Skagit County ties with BPA's main grid from four to five and thus provide greater stability to the Skagit County transmission system.

Estimated In-Service Date: **Estimated** 2013-2014

Transmission Line Length: None

2. CONSTRUCT NEW 115 KV LINES AS NECESSARY TO FEED FUTURE DISTRIBUTION SUBSTATIONS and/or meet customer demands for higher system reliability

As Skagit County continues to grow, PSE's electric system must expand to meet this continuing demand for electricity. This system expansion will include new 115 kV lines that will provide the power to the new local area distribution substations. In addition, there may be requests (projects paid for by the individual customers) to increase the system reliability above that which PSE would normally provide that will require changes to the existing transmission system including the construction of new transmission lines and substations.

Estimated In-Service Date: **Varies**

Transmission Line Length: Unknown

III. Integrating Generation Resources and Projects of Regional Significance

Projects in this category are intended to integrate known or potential electric generation resources or identify projects that might influence the power flow within the Puget Sound region.

PSE and other companies may want to install new and/or additional generating resources in Skagit County. These projects may require reinforcements to the transmission system in Skagit County.

Estimated In-Service Date: **Varies**

Transmission Line Length: Unknown

~~BPA owns and operates most of the 500 kV lines and substations in the Northwest from whom Puget Sound Energy purchases power and/or transmission services when economically necessary. At the present time, several transmission lines cross through Sedro-Woolley which include two BPA 500 kV line and a 230 kV Bellingham-Murray (BPA) line east of the Sedro-Woolley city limits. Sedro-Woolley serves as a regional transmission area. From the north, power is received from two 115 kV lines from Bellingham and from the east, power is received from two 115 kV line from Baker and a 55 kV line from Concrete. Outgoing transmission lines include a 230 and 115(2) kV Sedro-Woolley-Marches Point lines, two 55 kV Sedro-Woolley-Mt. Vernon lines, a 115 kV Sedro-Woolley-Beverly line, and two, two hundred thirty (230) kV lines serving as taps of Monroe-Sedro-Woolley. Puget Sound Energy has the ability at the present time to meet Sedro-Woolley's existing needs. The energy from the Baker River hydroelectric plants and energy purchased from the March Point Cogeneration Company (Texaco Refinery) provides all the energy needed for Skagit County. The Sedro-Woolley Transmission Substation is the link that ties west Skagit County to the Northwest Washington transmission grid, making it the major source of electric supply for west Skagit County. The Sedro-Woolley Substation has three voltages, 230 kV, 115 kV and 55 kV. The 55 kV is supplied by two 115-55 kV transformer banks. The 55 kV bank serves the Sedro-Woolley Mount Vernon #1 and #2 lines which serve six 55 kV distribution substations in Sedro-Woolley and Mount Vernon. The distribution substations supplied by the #2 line in Sedro-Woolley are Township, Rita and Skagit Steel.~~

Projected Need

~~————— In computing the area's future electrical demands, Puget Sound Energy multiplied growth data (supplied by the Washington State Office of Financial Management (OFM), the Puget Sound Regional Council (PSRC), county and city governments, and other commercial and industrial sources by the average electrical consumption for each new person (1.63 kVA) and the consumption for each new employee (2.21 kVA). These loads were then added to the existing loads. From this total was subtracted power saved through conservation and power shifted off peak through demand side reduction. This computation resulted in an estimate of demand load for Skagit County of 431 MVA's [megavolt-ampere] by the year 2010, an increase of 151 MVA's over the current demand load of 280 MVA's. Although Puget Sound Energy can meet the existing~~

demand loads, it will be unable to meet this future demand load. In addition, Puget Power must take into account the anticipated loss of existing generation. The high population forecast for the county assumed continued high levels of immigration of around four percent through 1993, declining to three percent for 1995 and one percent on a long term basis. Estimated population projections and load demands are: Year 2010-15,363 (16,665 adjusted kVA) and Year 2020-17,007 (21,254 adjusted kVA). Employment projections are Year 2010-5,560 and Year 2020-6,123. The annual local growth for residential and commercial load in west Skagit County is expected to be 2.2% through 2010 and 1.2% from 2010 to 2020. Industrial growth is expected to be 2.4% per year through 2010.

Projected Demand

Generation: Much of the currently planned generation for the region is in Whatcom and Skagit Counties due in part to the proximity of Canadian natural gas supplies and existing industrial processes capable of using low pressure steam available from cogeneration. 120 MW of non-utility co-generation have recently been placed in service under contract to Puget Sound Energy for the Puget Sound area, with an additional 820 MW of non-utility projects being planned (with most currently under construction). Even with this resource availability and the addition of 100 MVA of proposed small hydro generation in the Upper Skagit County Subarea, the Skagit County load will overtake the amount of local generation by 2010. Therefore, Skagit County will move from a surplus electric supply to an area that is supply deficient within the next twenty (20) years. Most currently proposed identified generation projects proposed by Puget Sound Energy are small in scale. To meet the projected demand load, Puget Sound Energy must look to a variety of resource options in addition to its own generating capabilities, including Non-Utility Generators, Independent Power Producers, and projects developed and operated jointly among utilities. However, the exact number and location of these projects cannot be currently projected. Other projected resource additions in the future will include the additions of electricity through conservation, hydro, geothermal, wind generators, high efficiency cogenerations, and clean coal plants.

Transmission: Within six years, the capability of the existing system to serve load growth, to support cogeneration, and power imports from British Columbia under single contingency outage conditions will be limited. Areas of possible overload include the Sedro Tap, Monroe Snohomish 230 kV line, Sedro Mount Vernon #1 and #2 kV lines and the Baker Sedro Woolley #1 and #2 lines. Since a large amount of energy is generated within Whatcom and Skagit Counties, a network of 500 and 230 kV lines are necessary to transfer the generating resources. Strengthening the 230 and 115 kV system in Skagit County can raise the transfer capability in western Washington. Additional transmission lines will be required in Skagit County to maintain stable voltages as loads increase. New lines will also be needed in Skagit County to transfer power and to relieve loading on existing lines. System improvements that are in progress (projects that are well defined with most of the system design features resolved) include: 1) a BPA/Puget NW Washington Transmission Project from Bellingham to Sedro Woolley (rebuilding a 500/230 kV line, a new 230-115 kV transformer at the Bellingham station, rebuilding a 115 kV line, constructing two short 115 kV line segments, and upgrading other lines); 2) Sedro SCL Bothell 230 kV Reconnect Project (building a new substation on the Monroe Snohomish tap, upgrading the Sedro Woolley tap to increase its capacity in order to transfer load, and extending the Sedro tap from the new breaker to the Bothell station). A mid-term conceptual transmission project is planned, with its need anticipated from the expected load growth and probable generation source. This project includes a Sedro March Point 230 kV Project (construction of a second Sedro Woolley March Point 230 kV line to strengthen the 115 kV service to Skagit customers and a 230 kV line to the

Novelty Substation in King County), In addition, Sedro-Woolley is the substation location for a future 500-250 kV transformer. Long-term conceptual plans are also influenced by load growth, generating patterns and changes in technology and encompass the system needs projected as a result of current long-range population and employment forecasts. Long-term projects include the construction of a 230 kV Sedro-Sammamish line. Other anticipated construction projects include: 1) transmission line upgrades; and 2) future distribution substations, including the construction of a District Substation (replacing the Fir Street, Section Street and obsolete Rita and Township substations) to serve the commercial growth between Burlington and Sedro-Woolley, the Crossroads Substation to serve the commercial and residential growth between Mount Vernon and Sedro-Woolley and the Hoogdal Substation to serve the commercial and residential growth north of Sedro-Woolley.

————— A listing of the existing and projected generation and transmission projects, and locations is available for review at the planning department office or at the Puget Sound Energy office.

4.12

NATURAL GAS

Existing Facilities

Natural gas service to the Sedro-Woolley urban growth area is provided by Cascade Natural Gas Corporation (CNG) which builds, operates and maintains the natural gas facilities. Immediately to the east of the city lies the Northwest Pipeline Corporation's Transmission Line, which owns and operates the regional pipeline that supplies natural gas to the states of Washington, Oregon and Idaho. Natural gas is then transmitted via Cascade Natural Gas Laterals to and through Sedro-Woolley to the cities of Burlington, Mount Vernon, LaConner, Anacortes and to other areas within Skagit County. Within the city limits of Sedro-Woolley, CNG's natural gas system currently meets demand with residences being served through a number of various sized transmission lines. Service is also available to some of the unincorporated areas within the urban growth area.

Projected Need

As the population and the number of residences in the Sedro-Woolley urban growth area increases, CNG will be required to increase the facilities serving the community, including the construction and location of gate stations, high pressure lines and pressure reduction stations. An additional factor involved in the provision of increased supplies of natural gas may be electrical demands through cogeneration (with gas used as a fuel source) and hydro-firming with gas-fired turbines being used as backup to hydro generated turbines.

The maximum capacity of the existing distribution system can be increased as required by one or more of the following methods: a) Increasing distribution and supply pressures in existing lines; b) Adding new distribution and supply mains for reinforcement; c) Increasing existing distribution system capacity by replacement with larger sized mains; and d) Adding district regulators from supply mains to provide additional intermediate pressure gas sources to meet the needs of new development. CNG does not maintain a comprehensive expansion plan; rather, system upgrades are implemented on a developer driven need.

Projected Demand

Although the existing Sedro-Woolley City limits are presently being served, as growth occurs in the unincorporated UGA, service expansion will be required as the population and

number of residences increases. The primary service expansion in the UGA will be required to the north in the vicinity of Cully Road and Bassett Road, north in the vicinity of Highway 9 and Fruitdale Road, and east in the vicinity of Highway 20. The location, capacity and timing of these improvements depend on opportunities for expansion and on how quickly the city grows. There are usually several different routes to connect different parts of the system. The final routes depend on right-of-way permitting, environmental impact, and opportunities to install gas mains with new development, highway improvements and other utilities. Whenever possible, CNG will: attempt to co-locate new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions; ensure that land will be made available for the location of utility lines, including location within transportation corridors; and where natural gas franchises exist, promote the extension of distribution lines to and within the urban growth area. Land use and facility planning will be coordinated to allow eventual siting and construction of distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

A listing of the existing and projected generation and transmission projects, and locations is available for review at the planning department office or at the Cascade Natural Gas Company office. The latter may be contacted with regards to information regarding main extensions.

4.16

WATER

Existing Facilities

Water service to the Sedro-Woolley is provided by Public Utility District #1 of Skagit County (hereafter, PUD), which is authorized to acquire, construct and operate water systems within the county boundaries and to furnish water service to the inhabitants of the District and other persons. PUD presently serves all of the population of the Sedro-Woolley UGA ~~with the exception of two hundred forty one (241) of the population who are on private wells.~~ The Sedro-Woolley UGA is served from the Judy Reservoir (supplemented by the city of Anacortes intertie) which is located approximately three miles southeast of the city, south of the Skagit River. Judy Reservoir (surface rights of ~~3,456.47,475.2~~ MG/yr), encompassing the Cultus Mountain Watershed (Gilligan, Salmon, Turner and Mundt Creeks) serves as the primary source of water to most of the PUD customers in Skagit County. PUD also has water rights to augment these surface supplies with groundwater from a well in Sedro-Woolley and a well in Mount Vernon (groundwater rights of ~~2,554.5576.9~~ MG/yr). Due to water quality, the groundwater sources are used for emergency/summer supply. The Judy Reservoir water is pumped to an adjacent Water Treatment Plant with a ~~design capacity of twelve (12) million gallons per day (hereinafter mgd) and a peak day capacity of eighteen-thirty (1830) mgd.~~ Water is distributed north across the Skagit River to a pressure reducing station in Sedro-Woolley, serving the UGA and also branching west to Burlington and other areas of the county. Another line runs south from the Reservoir to Mount Vernon allowing PUD to maintain a looped system, ensuring continuity of service. Transmission lines range in size from four inches to thirty (30) inches in diameter within the service grids. Storage reservoirs are located on Dukes Hill and at Hoogdal.

Projected Need

Service demands for Skagit County are currently ~~three-one hundred seventy-eight~~ sixty (360178) gallons per service per day (gpsd) average daily demand, ~~five-three hundred threesixty~~ seventy (570303) gpsd peak day demand, ~~seven-three hundred fifty-three~~ sixthree (733356) gpsd peak hour

demand, one hundred ninety-two (192) million gallon peak month demand and ~~two thousand three hundred fifty two~~ three thousand sixty (2,3523,060) million gallons annual demand in the Judy Reservoir system. Non-revenue water (i.e. unaccounted for, fire flow) has been under ~~fifteen-eight (158)~~ percent which the District plans to reduce down to by five-one percent by ~~2010~~ 2016. Operating revenues are obtained from water rates. PUD has adopted separate meter and consumption charges and a flatter rate along with system development fees (expenditures must be beneficial district-wide). In addition, occasional grants are received. The district does not appear to have sufficient revenues from its current rates to fully support its projected expenses through ~~201400~~, so the adoption of alternatives for rate adjustment will be necessary. ~~Biannual adjustments averaging four and one-fourth percent will allow the district to keep pace with the anticipated expenses of administration, operations, maintenance and improvements.~~ Annual rate increases are mitigated by increased revenues due to projected growth.

The population presently served in the Sedro-Woolley UGA is ~~nine thousand two hundred ten thousand sixty (9,20010,060)~~. PUD utilized population data based on incremental annexations into the new UGAs presented by the County's Final EIS on its Land Use Element (1994). Sedro-Woolley's population was projected as follows: 2000—~~nine thousand nine hundred forty two (9,942)~~, 2010—~~thirteen thousand three hundred sixty nine (13,369)~~ and 2014—~~fourteen thousand three hundred thirty two (14,332)~~ is projected to increase to fifteen thousand (15,000) by 2025. The district's forecasts assume the following: that by the year 2014, one hundred (100) percent of the Sedro-Woolley UGA will be served, that service connections for wholesale customers will increase based on zoning potential (with service connections for residential, commercial, farms and municipal services increasing proportionate to the population increase in the UGA while industrial projections will add an addition mgd demand per day by the year ~~201400~~) and water demand projections will be reduced by ~~ten (10) percent by 2000 and five percent by 2010~~ 1.6% in the next six years by 2016 due to conservation. Although the present sources of supply for the district are sufficient to satisfy current demands, they will not be able to meet the needs of the area without proper management. PUD's Water System Plan (~~December~~ September, 1994 ~~2008~~) addresses a twenty (20) year period. As of ~~1993~~ 2008, there were ~~two thousand nine hundred fifty three~~ four thousand four hundred and forty (2,9534,440) district water services in the Sedro-Woolley UGA (~~two thousand three hundred five-eight hundred twenty-two eight (2,5223,828)~~ residential, one hundred ~~seventy-eighty-two (170182)~~ multi-family, ~~one two hundred ninety-one~~ fifty-five (191255) commercial/industrial, and ~~one hundred seventy-five (1750)~~ other). These services represented a ~~six-thirty-three and a half (33.5%)~~ percent increase in services from 1993 ~~with the increases occurring primarily in residential demand, however, residential and municipal consumption has actually decreased with consumption increases occurring in farm and irrigation. Also, overall consumption increases through 2000 are projected to grow to meet additional industrial demands. Within the district overall water consumption was three-one hundred sixty-six~~ seventy-eight (366178) mgd (two thousand seven hundred ninety-nine (2,799) service connections) in 1993 and is projected to be five hundred seventeen one hundred seventy-five (517175) mgd (three thousand six hundred twenty-five (3,625) service connections) in the year 2000 by 2016 based on improved water use efficiencies gained through conservation (Due to conservation and in-house leak detection water production has decreased ~~twenty-five (25) percent from 1990 to 1993~~ while the number of additional customers has increased). ~~Projections are for five thousand ninety-seven (5,097) service connections in 2014. Based on peak flow diversion and assuming average rainfalls of 46.44 inches per year and maximum authorized diversions, the district's rights to Cultus Mountain streams (9.05~~ 20.48 mgd) are ~~barely adequate to supply existing average annual demands thru 2014, does not allow for adequate flushing of the Reservoir and represents only thirty-five (35) percent of the district's projected twenty (20) year peak production~~

~~demand. The combined current demand on the Reservoir system is 10.28 mgd (6.44 mgd for average demands and 3.84 mgd average for flushing) with the 9.05 mgd surface water being 1.23 mgd short of the demand. Taking into consideration city of Anacortes water supply, the district will have an average 9.1 mgd deficit of water supply in the year 2014. With the addition of the 3.8 mgd needed to flush the Reservoir, the district will have an average water supply of 12.0 mgd in the year 2014. The district must also plan for having water resources available to accommodate demands and infrastructure to meet those demands.~~

Projected Demand

~~With the district's water rights being 1.24 mgd short of current average demands and 12.9 mgd short in 2014, possible additional water supply options must be explored which the city will work with PUD to achieve. These options include: conservation, purchasing of additional water from Anacortes, additional supply from existing stream diversions, new supplies from different sources (watersheds), diversion of Skagit River water (the diversion area ~~would~~which be is located southeast of Sedro-Woolley by the river crossing which ~~could provide~~has the ability to provide 5.7636 mgd, a project of the 1996 MOA), development of groundwater/artificial recharge resources (east of Sedro-Woolley are areas of high production potential), dredging, the dam raising the dams at Judy Reservoir was raised to increase its capacity from 1.01 billion to 1.45 billion gallons. ~~and the construction of an additional impoundment reservoir.~~~~

————The transmission lines have adequate capacity for the current demands of the system but are projected to reach their capacity and the end of their useful life around 2030 for the WTP/Sedro-Woolley line. Projected demands indicate pressures will drop below PRY settings by these dates and higher capacity lines will be needed. Proposed PUD projects within the Sedro-Woolley UGA will include a number of twelve (12) inch pipelines. Potential distribution projects include a thirty (30) inch pipeline between Judy Reservoir to north of the Skagit River and a parallel twenty-four (24) inch line north of the Skagit River to Burlington along Highway 20. Other projects include a new emergency booster at the Dukes Hill Reservoir and additional storage in the Sedro-Woolley area ~~by the year 2000~~. A number of smaller projects are scheduled in the Sedro-Woolley UGA as set forth in the district's plan and are incorporated into this utilities plan by reference.

A listing of the existing and projected generation and transmission projects, and locations is available for review ~~at the planning department office or at the PUD office~~. The ~~latter~~PUD may be contacted with regards to information regarding line extensions. The city of Sedro-Woolley has its own detailed maps which reference local landmarks, communities, roads, sloughs and basic legal descriptions. Fire protection by fire hydrants (including spacing) and/or other means shall be required as determined by the Sedro-Woolley fire marshal (chief). The district may be contacted with regards to information regarding main extensions.

4.20

TELECOMMUNICATIONS

Existing Facilities

Telephone, cable and internet service to the Sedro-Woolley urban growth area is provided by GTE Telephone Operations (hereinafter GTE) many private companies. GTE The telephonic and cable transmission system presently has the capacity to serve all of the population within the

city's urban growth area with future facility improvements centered on providing better and more varied service capabilities.

Among the currently existing facilities, the Sedro-Woolley Central office was installed in 1990 and is equipped with seven thousand forty (7,040) lines (~~three thousand five hundred six (3,506) for Contel customers and two thousand five hundred sixty (2,560) for GTE~~) and has an emergency stand alone capability feature. Within the Sedro-Woolley exchange are the following ESA remotes: Garden of Eden (equipped with four hundred twenty (420) lines), Northern State (six hundred forty (640) lines) and United General (six hundred forty (640) lines). Sedro-Woolley also serves as a conduit on the fiber optic routes with branches running east along Highway 20, south to Burlington and Mount Vernon, and north to Deming and other communities.

The telephone service industry has changed drastically since 2000 and consumers have a much greater choice of telephonic service providers. With the expansion of cable and wireless technology and restructuring of regional service provider licenses and contracts, a consumer is no longer restricted to one provider for "land-line" telephone service. Verizon is the primary land-line telephone provider for home and businesses in the Sedro-Woolley UGA. Comcast cable provides digital phone service and internet service as well as television cable service. Clear (formerly Clearwire) provides internet service and some phone service using cellular tower connections instead of relying on telephonic transmission lines or coaxial cable lines. Several smaller companies provide internet service within the Sedro-Woolley UGA.

Projected Need and Demand

~~GTE-The Telecommunications provider plans are developed in five year increments so long-term 20 year plans are unavailable. Increased facilities are dependent on population and service demands. GTE's plan projects a five year forecasted growth rate of 4.5% for the Sedro-Woolley area. Since 1993 there has been an increase of 75.9% and 24.1 % of switched access lines in residential and commercial services, respectively. Within the next five years, the Sedro-Woolley exchange will be adequately served by line adds to existing remotes, TCDPG for analog carrier replacement, and equipment required for special service. A project was recently completed, scheduled for 1995 would involve the placement of feeder in conduits installed in 1994 to provide feeder pairs to cross connect serving approximately five hundred (500) new housing units in the area defined by Highway 9 and Highway 20, Sapp Road and the railroad right-of-way. In addition, at the present time, ninety-two working channels of analog carrier exist in the Sedro-Woolley exchange. Within five years, the analog carrier will be systematically removed and replaced by TCDPG. Finally, upgrades on the remote switch and direct interface pair gain devices identified in the five year plan will affect future base unit sizing. These requirements will be reflected in the Central Office Exchange (COE) Equipment Plan program as forecast and capital budget information is finalized. The COE plan will be updated annually to reflect longer range changes or as required for critical changes. The potential for a project may exist for the addition of fiber to GTE's existing route coming from Burlington on Highway 20 to the switch in Sedro-Woolley and on to Concrete, however, there are presently no plans currently being developed for such a project.~~

In general, the existing backbone network of cable and switches will not change. AT & T does have fiber following Highway 20 through the town. ~~There are no cellular sites within the city owned by GTE or its competitors with none anticipated in the near future. Within the next five years services such as local dialtone, video or PCS wireless are not anticipated within the Sedro-Woolley UGA.~~

A listing of the existing and projected generation and transmission projects, and locations is available for review at the planning department office or at the GTE office. The latter may be contacted with regards to information regarding line extensions.

Cellular

A cellular telephone system is a series of transmission facilities or (cell sites), which use FM radio signals to transmit conversations and data to mobile/portable phone users. Cell sites consist of transmitting and receiving equipment and microwave relays, usually mounted on monopole or lattice tower, and ground mounted switching equipment. Cells cover roughly hexagonal-shaped areas, so as to maximize coverage while minimizing signal overlap, and thus interfering with other cells.

The effect of this limitation on the number of channels per cell is that as the number of mobile phone users in an area grows, each cell must be subdivided into smaller cells to accommodate the increased demand. Consequently, an increased number of transmission facilities is required. However, since the height of the transmission facility determines the area it covers as cells are subdivided into smaller cells, the height of transmission facilities must be reduced to minimize signal overlap.

The FCC licensed two operators to provide cellular telephone service in the area. Western Washington is served by Cellular One and Air West Cellular. There are two licensed cellular towers in the Sedro-Woolley limits. The first is located near the center of town at the south end of the Sea-Land Industrial Park. The second tower is located on the south facing side of Dukes Hill, just east of the end of Marie Place, north of McGarigle Road. Cellular service is available in Sedro-Woolley from all the major cellular phone carriers.

Air West Cellular

~~Sedro Woolley is served by a transmission grid served by cell sites located at Butler Hill, Concrete and Mount Vernon. Air West Cellular's (formerly U.S. West Cellular) planning is on a short range basis (a one to two year schedule) without long range planning occurring due to the rapid changes in technology and demand. There are no immediate plans for cell sites located in Sedro Woolley, however, such locations may be planned in the next twenty (20) years.~~

Cellular One

~~Information not available.~~

4.24

CABLE TELEVISION

TCI of Burlington, headquartered in Burlington, Comcast Cable Services provides cable television service throughout all most of the Sedro-Woolley planning area. Service is provided on overhead lines throughout most of the city. However, new plats require underground utilities. TCI provides Primestar as a Wave Broadband provides service to areas not served by overhead lines which consists of three foot mini-dishes Comcast. The cable companies observe a service area agreement that prevents overlapping of service. Dish and satellite television is available in all areas of the UGA, but no regional infrastructure is necessary for these services.

TCI projects no additional need for relay stations or trunk lines to serve the Sedro-Woolley planning area at full build out.

4.28

GOALS AND POLICIES

Goal U1: To develop all city utilities at levels of service appropriate to planned orderly growth.

Policy U1.1: Manage city-owned utility systems effectively to provide quality service.

Policy U1.2: Provide utility permits in a fair, timely and predictable manner.

Policy U.1.3: Expand existing utility system according to the city's land use plan.

Policy U1.4: Require services as a condition for annexation, consistent with proposed land use and utility comprehensive plans.

Policy U1.5 Work in coordination with the respective utility providers to establish levels of service.

Policy U1.6 Work in coordination with P.U.D. to explore additional supply options, including but not limited to conservation, purchasing of additional water, diversion of Skagit River water, development of groundwater/artificial recharge resources, dredging, raising the dam at Judy reservoir, and the construction of an additional impoundment reservoir.

Goal U2: To ensure that utility service promotes public safety and convenience.

Policy U2.1: Cooperate with other utility agencies to control hazardous wastes.

Policy U2.2: Educate the public in proper handling of hazardous waste. Encourage the use of alternative products and practices that reduce use of hazardous materials.

Policy U2.3: Provide disposal locations for household, commercial and industrial hazardous wastes.

Policy U2.4: Engage a public review process for the siting of any waste disposal facility.

Policy U2.5: Site utilities in such a manner to protect citizens from short- and long-term adverse health impacts.

Policy U2.6: Provide public education programs on topics such as pollution control and water quality.

Policy U2. 7: The city supports efforts to establish an open, competitive marketplace for telecommunication services in order to provide the latest and best technology available and keep service prices affordable for all city residents and businesses.

Policy U2.8: Encourage economic development while preserving aesthetic and other community values and preventing proliferation of above ground facilities.

Policy U2.9: Encourage the provision of advanced and competitive telecommunications on the widest possible basis to the businesses, institutions and residents of the city.

Policy U2.10: Require all new development to provide either telecommunications or conduit to encourage the extension of telecommunications within the public right-of-way.

Policy U2.11: Site plans for proposed developments shall show the location of all pipeline easements.

Policy U2.12: Sedro-Woolley recognizes the potential hazards associated with developments located near or adjacent to pipeline corridors.

Policy U2.13: Developments located near or adjacent to pipeline corridors should incorporate design elements and safety features to minimize the level of risk of injury to property and persons and loss of life which may result from pipeline accidents, both during construction and during occupancy following construction.

Policy U2.14: Sedro-Woolley should seek the pipeline operator's participation in determining appropriate safety measures for specific locations, and to educate the public about safety risks associated with pipelines.

Policy U2.15: Sedro-Woolley shall seek monitoring by the pipeline operator of permitted development that involves land disturbance or other significant work within the pipeline corridor, including potential soil erosion problems over pipelines associated with storm water discharge.

Goal U3: To benefit community aesthetics and protect the environment.

Policy U3.1: Maintain infrastructure design and construction standards which are environmentally sensitive, cost-effective and safe. Facilities should be designed to be compatible with surrounding neighborhoods.

Policy U3.2: Promote conservation of water and electricity within the urban growth area. Work with utilities, service agencies and other jurisdictions to promote conservation products and programs.

Policy U3.3: In accordance with state rules, regulation, and tariffs, require undergrounding of all new electrical distribution or communication lines, and encourage undergrounding of existing electrical distribution or communication lines in residential areas.

Policy U3.4: Require city notification prior to removal of vegetation within a city right-of-way or sensitive area by private service providers.

Policy U3.5: Require reasonably appropriate screening and compatible integration of all new above-ground utility facilities.

Policy U3.6: Encourage professional and sensitive vegetation management within utility right-of-ways, recognizing utilities' needs for clearance between trees and lines.

Policy U3. 7: Combine utility and communication facilities such as antennas and easements wherever possible. Encourage joint use of utility corridors as recreational trails where appropriate and reasonably achievable.

Policy U3.8: Encourage conversion to environmentally-sensitive alternative energy sources.

Policy U3.9: Encourage local businesses to contribute to improving community infrastructure through local improvement districts (LID's).

Policy U3.10: Require new development to connect to Skagit PUD water system and not allow new well connections.

Policy U3.11: Work with Skagit PUD to identify existing wells. Encourage new main extensions be made available in areas where PUD water is not available. Encourage well-users to connect to PUD water when water main is available.

Goal U4: To ensure non-city utilities are consistent with city plans and community values.

Policy U4.1: Coordinate with other jurisdictions and government agencies to plan and implement regional or multi-jurisdictional utility improvements.

Policy U4.2: Coordinate with Skagit County and the State of Washington to ensure that new utility facilities constructed in potential annexation areas conform to city of Sedro-Woolley standards.

Policy U4.3: Ensure that local policies do not conflict with public service obligations of utility service providers.

Policy U4.4: Negotiate a strategy with service providers in the county for transfer of services to the city of Sedro-Woolley upon annexation. Such a strategy should include relevant environmental, financial and engineering studies.

Policy U4.5: Recognize Puget Sound Energy's Skagit County GMA Electrical Facilities Plan as the electrical facilities plan of the city of Sedro-Woolley and its urban growth area (UGA).

Policy U4.6: As to great an extent as possible, require placement of utilities in transportation right-of-ways and utility corridors.

CPA-3-09

Reformatting of Comprehensive Plan –
Relocation of text in Chapter 9 into other sections of Comprehensive Plan

Planning Commission Recommended Amendments –
From November 17, 2009 P.C. meeting

Chapter 9

GOALS AND POLICIES

~~9.04 Introduction~~

~~9.08 Community Character~~

~~9.12 Open Space~~

~~9.16 Critical and Sensitive Areas~~

(Relocate section 9.04 of Chapter 9 into Section 1.04 of the Introduction and Vision Statement of the Comprehensive Plan)

9.04 1.04

...

Consistency with State Growth Management Goals

The data used to develop this comprehensive plan is to the greatest extent possible the best available data. The city has coordinated its plan with that of adjacent jurisdictions and the county in order to achieve compatibility and external consistency. In addition, the Growth Management Act requires consistency and/or compatibility with the planning goals set forth in the Act. The following are the goals from the Act (shown in italics), below which are listed the policies from the Sedro-Woolley Comprehensive Plan that support and/or are consistent with these goals. ~~The Sedro-Woolley Comprehensive Plan Goals and Policies are listed in their entirety in Chapter 8 of this plan.~~

INTRODUCTION Goals and Policies

The goals and policies set forth ~~in this chapter~~ throughout the Comprehensive Plan are the result of the “visioning” process held by the city of Sedro-Woolley in the early stages of the development of the comprehensive plan. Some modifications have been made as a result of new developments in the planning process of the city and county and as a result of the special study recommendations.

It is envisioned that the adoption of some of these goals and policies will require several years to enact, especially in the area of development of design guidelines. The city will actively work to implement these goals and policies within the next five years prior to the first major review of the comprehensive plan. These goals and policies will be incorporated into the city’s codes as necessary and annually as amendments to the comprehensive plan.

Growth Management Act Goals

Urban Growth

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

...

(Relocate sections 9.08, 9.12 and 9.16 of Chapter 9 at the end of the Section 2.16 – Land Use Goals and Policies – of the Land Use Element)

9.08 2.16

COMMUNITY CHARACTER

Goals and Policies

Goal ~~CC1~~ LU7: To preserve Sedro-Woolley’s unique history and small-town character.

Policy ~~CC1~~ LU7.1: Preserve historically-significant buildings, trees and sites within the Sedro-Woolley urban growth area (UGA) through the development of historic preservation and urban forestry programs.

Policy ~~CC1~~ LU7.2: Preserve culturally-significant sites identified within the Sedro-Woolley urban growth area. Do not allow development or encroachment upon sites identified as significant by the Upper Skagit Tribe.

Policy ~~CC1~~ LU7.3: Recognize and retain logging and other timber-industry practices as a heritage of this community. Strive to preserve this heritage while supporting and encouraging the development of modern forest-practices industries.

Policy ~~CC1~~ LU7.4: Establish a renewable forest-industry and river wildlife theme for public spaces within the urban growth area (UGA).

Policy ~~CC1~~ LU7.5: Create and adopt a neighborhood plan for the central business district (CBD). Adopt design standards to preserve the “small town” character of the retail area.

Goal ~~CC2~~ LU8: To maintain a hospitable, welcome environment for new Sedro-Woolley residents.

Policy ~~CC2~~ LU8.1: At the neighborhood level, establish citizen welcoming committees, responsible for welcoming new Sedro-Woolley residents to the community.

Policy ~~CC2~~ LU8.2: Conduct community receptions concurrent with the opening of major apartment developments, mobile home parks or residential subdivisions. These receptions should be sponsored by the city in conjunction with local community organizations.

Policy ~~CC2~~ LU8.3: In conjunction with the Sedro-Woolley chamber of commerce, prepare a brochure entitled “Welcome to Sedro-Woolley.” This brochure should provide emergency information, local history, information on annual community activities, and a community resource list. It should be distributed to all new Sedro-Woolley residents, and be available in both English and Spanish.

Goal ~~CC3~~ LU9: To welcome and encourage multi-culturalism.

Policy CC3.1: To not tolerate discrimination based upon sex, income, lifestyle, religion, language or place of origin in any activity occurring within the Sedro-Woolley urban growth area (UGA).

Policy CC3 LU9.2: Upon request, provide public documents and election materials in languages other than English.

Policy CC3 LU9.3: Encourage and promote the development of minority businesses within the urban growth area (UGA).

Policy CC3 LU9.4: Recognize and retain Native American culture present within and near the urban growth area (UGA). Improve and enhance relations with the Upper Skagit Tribe. Encourage development of Tribal businesses within the central business district (CBD).

Goal CC4 LU10: To create a safe, active environment for youth.

Policy CC4 LU10.1: To not tolerate the formation, activity or existence of gangs within the Sedro-Woolley urban growth area (UGA).

Policy CC4 LU10.2: Seek to reduce youth violence through intervention and education.

Policy CC4 LU10.3: In conjunction with community organizations and the Sedro-Woolley school district, provide comprehensive youth activity programming during after-school hours and evenings. Coordinate this programming with recreation activities proposed in the parks and recreation element of the comprehensive plan.

Policy CC5 LU11: To further community values through education.

Policy CC5 LU11.1: In conjunction with the Sedro-Woolley school district, ensure that the curriculum within Sedro- Woolley schools emphasizes community history and reflects community values.

Policy LU11CC5.2: In conjunction with the Sedro-Woolley school district, ensure that the curriculum within Sedro-Woolley schools emphasizes social and environmental responsibility.

Policy CC5 LU11.3: Establish a joint agreement between the city of Sedro-Woolley and the Sedro-Woolley school district for joint use of city and school facilities as necessary to accomplish the goals of the parks and recreation elements of the comprehensive plan.

Policy CC5 LU11.4: Coordinate and administer a series of community forums to educate community residents about changes occurring within Sedro-Woolley related to growth. Where possible, these forums should be led by citizens.

Goal CC6 LU12: To provide local representation and community empowerment.

Policy CC6 LU12.1: Ensure constitutional representation on the city council.

Policy ~~CC6~~ LU12.2: File application with the state of Washington to be recognized as a code city.

Policy ~~CC6~~ LU12.3: Reactivate the city's ward system. Redelineate wards and/or add new wards to reflect the distribution of population. Extend wards to the limits of the urban growth area (UGA).

Policy ~~CC6~~ LU12.4: Within neighborhood wards, encourage residents to organize local improvement districts (LID's) to repair residential streets. Also encourage residents to participate in community awareness programs, such as blockwatch.

Policy ~~CC6~~ LU12.5: Encourage neighborhood residents to resolve local disputes through neighborhood wards.

Policy ~~CC6~~ LU12.6: Commit to honest, equal citizen participation in city processes. Encourage, respect and reward citizen activism.

9.12

~~OPEN SPACE~~

~~Goals and Policies~~

Goal ~~OS1~~ LU13: To provide open space buffers within and adjacent to Sedro-Woolley's Urban Growth Area.

Policy ~~OS1~~ LU13.1: Designate floodplain areas for open space, recreational, and agricultural purposes.

Policy ~~OS1~~ LU13.2: The city shall provide input and coordinate the review of development proposals with Skagit County to ensure the integrity of unincorporated open space within Sedro-Woolley's urban growth area.

Goal ~~OS2~~ LU14: To preserve Sedro-Woolley's existing agricultural lands and heritage.

Policy ~~OS2~~ LU14.1: Work to adopt an agricultural preservation overlay zone which reduces development pressure and enhances the long-term viability of existing agricultural uses within the urban growth area. This zone would be enacted upon petition by the property owner and not imposed by the city.

Policy ~~OS2~~ LU14.2: Recognize and promote the benefits of agricultural land which include maintaining open spaces, establishing rural character, preserving view corridors, enhancing wildlife habitat, and providing employment for the residents of Skagit County.

Goal ~~OS3~~ LU15: To resolve conflict between existing agricultural uses and quickly growing residential areas.

Policy ~~OS3~~ LU15.1: Work to develop “Right to Practice Agriculture/Forestry” ordinances which require notification of home buyers adjacent to resource lands or related operations.

Policy ~~OS3~~ LU15.2: Establish a building setback of fifty (50) feet and a tree-planting setback of thirty (30) feet for residential areas along the perimeter of the urban growth area which are adjacent to agricultural areas. Explore the allowance of a density credit for the setback area.

9.16

~~CRITICAL AND SENSITIVE AREAS~~

~~Goals and Policies~~

Goal ~~CSA1~~ LU16: To protect, sustain and maintain Sedro-Woolley’s critical areas, sensitive areas, and natural resource lands for present and future generations.

Policy ~~CSA1~~ LU16.1: Provide necessary funds to identify, inventory, and classify sensitive and critical areas and natural resource lands within the urban growth area (UGA).

Policy ~~CSA1~~ LU16.2: Provide the public, staff, and decision making bodies with information pertaining to the identification, classification, and designation of critical areas.

Policy ~~CSA1~~ LU16.3: Require, as appropriate, site-specific delineation of sensitive and critical areas by owners/developers of property as part of the development review process.

Policy ~~CSA1~~ LU16.4: Provide incentives to encourage the use of environmentally sensitive designs such as cluster housing, that would provide for adequate open space and protection of critical areas.

Policy ~~CSA1~~ LU16.5: Promote land use patterns and methods of development that will protect the value of sensitive and critical areas, and prevent hazardous conditions.

Policy ~~CSA1~~ LU16.6: Develop funding mechanisms to permit the city acquisition of sensitive/open space areas for the public benefit. Integrate public park and/or trail systems with natural areas where appropriate, but ensure that such uses do not degrade the natural function of these areas.

Policy ~~CSA1~~ LU16.7: Coordinate efforts with appropriate Skagit County and state of Washington agencies to provide maximum protection for critical and natural resource areas.

Goal ~~CSA2~~ LU17: To control the impacts of development activities on the quality of surface and ground water.

Policy ~~CSA2~~ LU17.1: Establish clearing, grading and filling restrictions in areas where such activities will impact water resources and associated habitat areas.

Policy ~~CSA2~~ LU17.2: Establish storm water runoff controls which prevent erosion, sedimentation, and discharge of pollutants into natural drainage systems.

Policy ~~CSA2~~ LU17.3: Preserve and enhance vegetation as a means of protecting both water quality and wildlife habitat.

Policy ~~CSA2~~ LU17.4: Develop construction management practices which reduce the potential for erosion and water quality both during and after land development and construction.

Policy ~~CSA2~~ LU17.5: Require future developments to use city sewer facilities whenever feasible rather than septic systems.

Policy ~~CSA2~~ LU17.6: Allow wetland or stream alteration when such alterations results in restoration or enhancement of functions and values of degraded wetlands and streams.

Policy ~~CSA2~~ LU17.7: Maintain or enhance water quality within the Skagit River and its tributaries.

Policy ~~CSA2~~ LU17.8: Under no circumstances should hazardous wastes be allowed to contaminate the groundwater, surface water or sewer systems of the city of Sedro-Woolley. Dispose of hazardous wastes only in landfills designated for that purpose.

Policy ~~CSA2~~ LU17.9: Coordinate basin-wide surface water planning with the Skagit County surface water management department.

Policy ~~CSA2~~ LU17.10: Water-courses, wetlands, bodies of water and their shores should be kept in a natural condition where possible, and protected from development impacts through the use of buffers and green spaces.

Policy ~~CSA2~~ LU17.11: Conduct an inventory of all significant drainage patterns and make this information available to planners and the public.

Policy ~~CSA2~~ LU17.12: Preserve natural; stream environments along the Skagit River and Hansen Creek. Restrict development within two hundred (200) feet of both streams, in compliance with the Shoreline Management Act (SMA).

Goal ~~CSA3~~ LU18: To protect steep slopes and unstable soil areas from the impacts of development, and likewise protect development from hazards posed by the steep slopes and unstable soils.

Policy ~~CSA3~~ LU18.1: Prohibit or strictly limit development in steep slope and unstable soil areas which pose seismic and/or erosion hazards.

Policy ~~CSA3~~ LU18.2: Require geotechnical analysis for developments with steep slopes and/or unstable soil areas to understand the extent of potential hazards.

| Policy CSA3 LU18.3: Adopt construction standards, zoning requirements, and enforcement procedures to protect life, property, and the environment in geologically hazardous areas.

| Policy CSA3 LU18.4: Prohibit or restrict clearing of vegetation in areas which are susceptible to landslides and erosion.

| Policy CSA3 LU18.5: Encourage hillside stabilization and replanting of disturbed slopes in order to prevent erosion and further degradation of steep slopes and unstable soil areas.

| Policy CSA3 LU18.6: Require the use of vegetative buffers to separate areas of development from critical and steep slope areas.

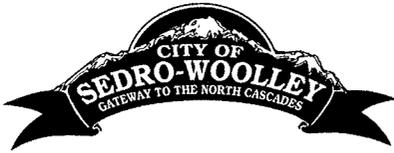
| **Goal CSA4 LU19: To preserve, enhance, and promote a high degree of air quality in Sedro-Woolley.**

| Policy CSA4 LU19.1: Encourage the use of alternative modes of transportation, such as, carpooling, public transit, walking, and biking, in order to reduce the amount of automobile emissions.

| Policy CSA4 LU19.2: Discourage the use of wood burning as a primary source of household heat and promote alternative heating sources.

| Policy CSA4 LU19.3: Limit the burning of leaves, brush and debris on designated days of the week or times of the year.

| Policy CSA4 LU19.4: Insure that local industries, commercial businesses, and residents comply with state, federal, and local environmental regulations concerning air quality.



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CPA-4-09

Citywide Rezone and Associated Comprehensive Plan and Development Regulation Amendments

Planning Commission Recommended Amendments – **From November 17, 2009 P.C. meeting**

EXHIBITS

- A. Proposed changes to the CBD regulations (Chapter 17.24 SWMC).
- B. Proposed changes to the Definitions section (SWMC 17.04.030) of the Administrative Provisions Chapter of the Zoning Code.
- C. Proposed changes to the Screening Requirements from Landscaping Ordinance (Chapter 17.50 SWMC).
- D. Proposed changes to the Industrial Zone regulations (Chapter 17.28 SWMC).
- E. Section 2.16 of the Land-Use Element of the Comprehensive.
- F. Proposed new Transitional Mixed Commercial Overlay regulations (Ch. 17.XX SWMC).
- G. Proposed changes to the Zoning Map.

Chapter 17.24 – CENTRAL BUSINESS DISTRICT (CBD) ZONE

EXHIBIT A

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;

3. Multifamily housing, between two (2) and four (4) units per building, may be allowed independent of commercial uses outside of the 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 excluded is property fronting on Metcalf Street, West Ferry Street, West State Street and property abutting the tracks between Rita Street and Walley Street (south of State Street). Multifamily housing per this subsection must also meet the following:

i. The front entries must be oriented towards the public right-of-way,

ii. The development must meet the requirements of the Sedro-Woolley design standards for the CBD and multifamily development;

34. 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.

45. Quasi-public uses;

56. Public uses;

67. 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.

2. Parking for residential buildings that do not include commercial uses per 17.24.010.A(3) shall be accessed from the alley when an alley exists. The number of spaces required for residential buildings that do not include commercial uses shall be as follows:

<u>Studio</u>	<u>1 Space</u>
<u>1 Bedroom</u>	<u>2 Spaces</u>
<u>2 Bedrooms</u>	<u>2 Spaces</u>
<u>3 Bedrooms</u>	<u>3 Spaces</u>
<u>4 or more bedrooms</u>	<u>4 Spaces</u>
<u>Visitor/Overflow Spaces</u>	<u>1 additional space per 8 units</u>

Rooms indicated on building plans as “office,” “extra room,” “play room” or other rooms that may reasonably be considered for use as a bedroom may be counted as bedrooms for parking purposes by the Planning Director.

3. There shall be a minimum off street parking apron of 25-foot in length directly in front of all garage doors for residential buildings that do not include commercial uses per 17.24.010.A(3).

Chapter 17.04 – Administrative Provisions

...

EXHIBIT B

17.04.030 Definitions.

1. “Accessory” means subordinate and incidental to, typically associated with, and located on the same ownership. Private garages attached to or within the residence shall adhere to the setback requirement of the residence. In all cases, there shall be a minimum off-street parking apron of twenty feet in length directly in front of all garage door entrances when accessing a street either to the front or side of a residence. Where garage doors access an alley, the off-street parking apron shall be at least ten feet; accessory structures shall not contain any habitable space or room.
2. “Adult entertainment” means any enterprise from which minors are excluded and which sells, rents or displays sexually explicit matter, including, but not limited to adult bookstores, adult magazine stores, stores selling sexually oriented adult games or devices, adult motion picture theaters, adult peep shows, establishments where nude or topless dancing or specified sexual activities or displays regularly occur or other business.
3. “Adult or family day care facilities” means a daytime facility for an adult who needs some level of care but does not need the level of care provided by an RN or rehabilitative therapist. Facilities may provide services such as personal care, social services and activities, education, routine health monitoring, general therapeutic activities, meals, coordination of transportation, first aid and emergency care.
34. “Area” means total horizontal area. “Lot area” for purposes of calculating buildable area shall not include the area encompassed in flag driveways to a property set back from a private or public drive, street or road.
45. “Building” means an enclosed structure capable of being heated. This word shall always be considered as being followed by the phrase “or portion thereof.”
6. “Child day care centers” provide temporary care of children as defined by the State Department of Social and Health Services, preschool or nursery school.
57. “Commerce” means trade in goods and/or services excluding industry.
68. “Conditional use” means a use allowed only by conditional use permit in a particular zone, including uses accessory to the conditional use.
79. “Coordinated local zoning” is zoning which permits off-site treatment and storage facilities in one jurisdiction to serve the off-site facility needs of other jurisdictions; provided, the coordinated zoning is documented by signed agreements between all affected jurisdictions.
810. “Corner lot” means a lot with frontage on more than one public right-of-way, excluding alleys.
911. “Dependent relative cottage” means a single-family residence which:
 - a. Is located on the same lot as another single-family residence;
 - b. Is inhabited only by the relative of the other single-family residence which relative is only able to safely maintain a separate household due to the support or supervisory care of family members in close proximity;
 - c. Is designed for ease of removal, dismantling, or conversion to an accessory use after termination of use as a dependent relative cottage; and
 - d. Meets the setback requirements for an accessory building.
1012. “Duplex” means a building containing two dwelling units. A duplex must be built on-site and consists of one structure with two residential units. The units must be connected by a common wall or a carport. Duplex units should be constructed with a compatible design and materials to the surrounding neighborhood. In addition, in the instance where a duplex unit is created by the addition of another unit to an existing unit, the new unit must be compatible with the design and materials of the existing unit.

1413. “Dwelling unit” means a building or buildings providing complete housekeeping facilities including bathroom and kitchen for one household only, excluding recreational vehicles, trailers, boat, prisons and medical care facilities.

14. “Essential public facility (EPF)” means any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides a public service as its primary mission, and is difficult to site. EPFs include those facilities listed in RCW 36.70A.200. EPFs include, but are not limited to, those facilities which are difficult to site, such as airports, state educational facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, power generation or communications facilities, in-patient facilities (including substance abuse facilities, mental health facilities and group home facilities not classified as single-family residences) and secure community transition facilities as defined in this section. For the purposes of Chapter 17.88, animal shelters housing more than fifty animals at any one time and hazardous waste storage/disposal/processing/handling facilities shall be reviewed as EPFs.

1415. “Fence” means a linear structure or controlled plant growth more than three feet high, the primary purpose of which is to enclose, divide or screen.

1416. “Floor area” means combined area of all floors of a building measuring from the exterior faces of the exterior walls, excluding spaces lacking standing headroom. Common open areas in shopping malls are excluded for the purpose of computing required off-street parking.

1417. “Gross density” means the total number of dwelling units located on a parcel of land divided by the total area of the parcel.

1418. “Group home” means a building providing lodging to four or more persons unrelated to the principal residing family, excluding multifamily residences, “hotels” (defined as commercial buildings providing lodging for ten or more persons on a transient basis), “hospitals” (defined as medical care facilities whose patients are partly or entirely nonresidents thereof), and institutions of involuntary detention. This definition includes, among other things, boardinghouses and bed and breakfast establishments. “Adult or family day care” and “child day care” facilities are not included under the group home definition. “Adult or family day care facilities” means a daytime facility for an adult who needs some level of care but does not need the level of care provided by an RN or rehabilitative therapist. Facilities may provide services such as personal care, social services and activities, education, routine health monitoring, general therapeutic activities, meals, coordination of transportation, first aid and emergency care.~~includes permanent or temporary lodging and care facilities for the elderly and physically and mentally disabled, as defined by the State Department of Social and Health Services (DSHS). “Child day care centers” provide temporary care of children as defined by the State Department of Social and Health Services, preschool or nursery school.~~

1419. “Hazardous waste” means all dangerous waste (DW) and extremely hazardous waste (EHW) as defined in RCW 70.105.010.

1420. “Hazardous waste storage” the holding of dangerous waste for a temporary period as regulated by the state of Washington dangerous waste regulations. WAC Chapter 173-303. (Hazardous waste treatment and storage facilities are facilities that require an interim or final status permit from the Department of Ecology under dangerous waste regulations, WAC Chapter 173-303.)

1421. “Hazardous waste treatment” means the physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume.

1422. “Height” (of a structure) means the vertical distance between the average elevation of the finished ground surface along the entire perimeter of a structure and the highest point of the structure’s roof, walls or other principal elements.

1423. “Home occupation” means a gainful occupation carried on in a residence in which:
a. No outside help is employed on the premises;

- b. The business utilizes no more than twenty-five percent of the gross floor area of the structure in which it is located;
- c. There is no more than two additional vehicles parked on or in the vicinity of the property due to the business at any one time;
- d. There are no more than twelve clients or customers visiting per week and there is not more than two clients on the premises at any one time;
- e. No work areas or storage of materials are visible from off the premises, nor other exterior indication given of anything other than a residence;
- f. No nuisance is created beyond what would normally be expected in a residential area.

24. “Hospital” means a medical care facilities whose patients are partly or entirely nonresidents thereof, and institutions of involuntary detention (not including prisons).

25. “Hotel” means a commercial building (or buildings) providing lodging for ten or more persons on a transient basis.

26. “Industry” means any and all steps in the gainful making of goods where substantial retail contact is unnecessary (excluding low-intensity agriculture) and the gainful provision of services which create nuisances beyond the customary traffic, runoff, signs, and other such impacts normally associated with commercial uses. This definition includes, among other things, factories, mills, nonretail bakeries, high intensity agriculture, wrecking yards, fuel distributors, cement processing, storage yards for heavy equipment and massive construction materials, and heavy equipment repair. This definition may or may not include, depending on individual characteristics, automotive repair, warehousing, transportation facilities, lumberyards, public utilities, feed/ seed/grain stores and research facilities.

27. “Kennel” means a place where more than three dogs and/or one litter of puppies are kept, gainfully or otherwise.

28. “Light Manufacturing” means any manufacturing activity that does not create noise, smoke, odors or any other nuisance that can be detected from outside the building.

29. “Lot” means a contiguous quantity of land under one ownership, with fixed boundaries, which can legally be bought and sold separately from other lands.

30. “Lot width at building line” means the distance between side lot lines, defined as the two lot lines most nearly perpendicular to the street on which the lot fronts, provided that:

- a. On corner lots measurement shall be along the shorter of the two front setback lines; and
- b. Where the front setback line is not straight, measurement shall be in a straight line connecting the ends of the line.

31. “Low-intensity agriculture” means the production, raising or keeping of any form of crops, ornamental plants or animals; provided, that any animal, excluding household pets such as dogs and cats, such as horses, cattle, hogs, pigs, goats, sheep, bovine animals, chickens, fowl or any other animals, poultry or fowl, shall not be raised, kept or maintained on a lot or ownership of less than forty thousand square feet.

32. “Mobile home” means a prefabricated dwelling unit transportable in one or more sections, which in the traveling mode is eight feet or more in width and forty body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. Mobile homes must meet the requirements of HUD or the State Department of Labor and Industries.

33. “Mobile home park” means an ownership on which more than one mobile home is located and intended for occupancy.

34. “Multifamily residence” means a building containing more than one dwelling unit, also including apartments in the sense of dwelling units contained within a building primarily used for nonresidential purposes, though there may only be one dwelling unit in such building.

2935. “Multiuse stormwater facility” means a facility that incorporates underground infiltration or otherwise contains no standing water for a period of at least nine months per year, has side slopes of no steeper than 4:1, and is used as common open space or as play areas defined in SWMC Chapter 17.38, as approved by the city engineer.

3036. “Net density” means the number of dwelling units located on buildable land; which excludes public rights-of-way, private access easements, driveways, or tracts, utility corridors, stormwater facilities, critical areas and their buffers, and other areas which are unbuildable. Seventy-five percent of multiuse stormwater facilities may be counted towards total buildable area.

3137. “Nuisance” means any use or neglect in maintenance of land or structures which has unreasonably annoying, unpleasant, unsafe or unsanitary effects on neighbors or the public in general, including noise, air pollution, water pollution, runoff, odors, glare, unsightliness, vibration, electrical disturbance, vermin infestation, attractive nuisances, fire or explosion hazard, and obstruction or endangering of public ways as defined in Chapter 8.16.

3238. “Office” means a building where work of a professional, consulting, clerical, administrative or information-processing nature is the primary use, excluding banking and lending institutions, including among other things:

- a. Doctors, lawyers, engineers, etc.;
- b. Advertising consultants, counselors, designers, secretarial services, etc.;
- c. Brokerages where the brokered good is not tangibly present, such as real estate, insurance, travel, etc.; and
- d. The administrative branch of a larger organization.

3339. “Off-site treatment and storage facilities”* means off-site facilities which treat and store hazardous wastes from generators on properties other than those on which the off-site facilities are located.

3440. “On-site treatment and storage facility”* means on-site facilities which treat and store hazardous wastes generated on the same parcel of property where the on-site facility or facilities are located.

3541. “Open-air vending” means any commercial activity in which goods or services are advertised and which is conducted without the complete or partial shelter of a building on the same ownership, including such activities which, though conducted on the same ownership as an indoor commercial activity, are dissimilar to said indoor commercial activity.

3642. “Ownership” means a lot or group of contiguous lots under the ownership.

3743. “Permitted use” means a use permitted within a zone, including uses accessory to the permitted use.

* Hazardous waste treatment and storage facilities are facilities that require an interim or final status permit from the Department of Ecology under dangerous waste regulations, WAC Chapter 173-303.

3844. “Personal services” means a business providing services to clients such as beauty salons, which generally have not more than two clients on the premise at any given time.

45. “Processing” means the operations of making or treating a product. Processing of hazardous materials or processing activities that result in the production of hazardous materials is not included under this definition.

3946. “Professional office” means an office primarily offering services or licensed business guaranteed by a licensing agency or board.

4047. “Public use” means a use carried on by a government agency or its authorized representative.

4148. “Quasi-public use” means a use which serves nonprofit social or religious ends, such as churches, clubhouses, private schools and nonpublic social service organizations.

4249. “Recreational vehicle” means a motor vehicle designed to also serve as a temporary living quarter.

50. “Secure community transition facility (SCTF)” means, under RCW 71.09.020, a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under

Chapter 71.09 RCW. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250 and any community-based facilities established under this chapter and operated by the Washington State Secretary of Social and Health Services or under contract with the Secretary. For the purposes of Chapter 17.88, SCTFs also include supervised or unsupervised, private or publicly owned re-entry housing, work-release housing, half-way housing or any such housing with the primary purpose or use being the lodging of occupants who have been convicted of a felony.

4351. “Setback” means the shortest horizontal distance between a lot line and the exterior surface of any building fence or other significant sight-obscuring structure located on such lot, provided that:

- a. If the lot line lies within a proposed public right-of-way or proposed widening thereof as designated in the comprehensive plan, as determined by reference to the functional categorization of streets and right-of-way width standards for each, then the setback shall be measured from the revised lot line that would result from such new right-of way or widening thereof.
- b. The following protrusions shall be considered exempt from setback requirements to a maximum of three feet:
 - i. Eaves;
 - ii. Bay windows;
 - iii. Chimneys and fireplaces;
 - iv. Unenclosed, uncovered porches, terraces, landings or steps;
 - v. Other incidental components in conformance with the intent of this definition.

4452. “Setback, front” means the setback from any lot line adjoining a public street right-of-way. Corner lots have two front lot lines.

4553. “Setback, side” means the setback from the two lot lines most nearly perpendicular to the streets on which the lot fronts. Corner lots have two side lot lines. In the case of irregularly shaped lots with more than four sides, all lot lines other than the front and rear shall be considered side lot lines.

4654. “Setback, rear” means the setback from the lot line most distant from and parallel to the street on which the lot fronts. Corner lots have no rear lot line. In the case of irregularly shaped lots with more than four sides, the zoning administrator shall designate a rear lot line which conforms to the intent of these definitions.

4755. “Sign” means a publicly displayed advertising, directional, or information device excluding:

- a. Flags and similar primarily nonverbal symbols of governmental, religious or civic organizations;
- b. Traffic-control devices, verbal or nonverbal, maintained by the public agency with jurisdiction over the thoroughfare;
- c. Minor notices such as conventional no soliciting, open, closed, for rent and for sale signs; and
- d. Signs located so as to be viewed only from the ownership on which they are located.

4856. “Single-family residence” means a dwelling unit which is unattached to any other dwelling unit.

4957. “Structure” means a stationary manmade object or part thereof erected on the ground with an intention of some permanence, excluding objects less than three feet in height.

5058. “Trailer” means a device designed to be drawn by a motor vehicle and provide temporary living quarters.

5159. “In-home rental” and “mother-in-law apartment” means a one-bedroom rental unit contained within a single-family residential structure, which shares an entrance to the residence in common with the primary portion of the residence, does not occupy more than twenty-five percent of the residential space of the residence, and which shares a kitchen or bathroom in common with the primary portion of the residence.

5260. “Vision clearance triangle” means the area that provides the visibility required for safe access to streets from cross streets, driveways and alleys.

61 “Wholesaling” means the warehousing of materials or goods for sale abroad and generally is related to shipping of materials and goods and not retail sales.

53. ~~“Essential public facility (EPF)” means any public facility or facilities owned or operated by a unit of local or state government, public or private utility, transportation company, or any other entity that provides a public service as its primary mission, and is difficult to site. EPFs include those facilities listed in RCW 36.70A.200. EPFs include, but are not limited to, those facilities which are difficult to site, such as airports, state educational facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, power generation or communications facilities, in-patient facilities (including substance abuse facilities, mental health facilities and group home facilities not classified as single family residences) and secure community transition facilities as defined in this section. For the purposes of Chapter 17.88, animal shelters housing more than fifty animals at any one time and hazardous waste storage/disposal/processing/handling facilities shall be reviewed as EPFs.~~

54. ~~“Secure community transition facility (SCTF)” means, under RCW 71.09.020, a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under Chapter 71.09 RCW. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250 and any community-based facilities established under this chapter and operated by the Washington State Secretary of Social and Health Services or under contract with the Secretary. For the purposes of Chapter 17.88, SCTFs also include supervised or unsupervised, private or publicly owned re-entry housing, work-release housing, half-way housing or any such housing with the primary purpose or use being the lodging of occupants who have been convicted of a felony.~~

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17.50.120 Screening requirements.

A. Purpose. The requirements of this section are intended to reduce the visual impacts and incompatible characteristics of:

1. Abutting properties with different land use classifications;
2. Service areas and facilities, including loading and storage areas;
3. Any other use or area as required under this section or by the planning commission;
4. Oncoming or glaring headlights when required by the public works department.

B. Landscaping. Screen planting shall consist of evergreen trees planted a maximum of fifteen feet on center; deciduous trees for seasonal color and texture planted a maximum of fifteen feet on center; and medium-sized shrubs (three to five feet at maturity) at five feet on center and ground cover plants at a density to form an effective barrier to cover eighty-five percent of the ground surface within two years. Irrigation must be installed for all screening areas.

C. Minimum Width. The landscaped screening area shall be thirty fifteen-feet wide and vegetation shall be 80% sight obscuring at time of planting and 100% within 2 years that extends a minimum of six feet above the adjacent sidewalk or road right-of-way unless the use of an earth berm, fence, or wall is incorporated into the screening, as provided below:

1. Earth Berm Alternative. If an earth berm that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, medium-sized shrubs shall be spaced a maximum of four and one-half feet on center and the width of the screening area may be reduced to fifteen ten-feet with landscaping per section B.
2. Fence Alternative. If a fence that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, option is selected, maximum spacing of medium-sized shrubs shall be six feet on center, and the width of the screening area may be reduced to fifteen seven-feet with landscaping per section B. The fence shall be subject to design approval by the planning director, either wood or chainlink with slats.
3. Wall Alternative. If a wall that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, at least five feet high is to be used for screening, the planting requirements shall be as specified under Section 17.50.060(C) of this chapter, and the screening area may be reduced to ten five-feet with landscaping per section B. Screen walls shall be constructed with masonry, block, or textured concrete, subject to design approval by the planning director.

D. Uses Requiring Screening. The planning commission may require screening. Screening is required to protect adjacent properties from probable negative impacts of any permitted or conditional use in a district zone. Except as otherwise required by the planning commission, s Screening shall be required in the following instances:

1. Developments located in districts-zones on the left side of the chart, below, shall provide screening when adjoining districts-zones specified on the right side of the chart.

<u>District Zone to Be Developed</u>	<u>District Zone to Be Screened</u>
Residential-15 (R-15)	Any other residential zone
Public	Any residential zone
Mixed commercial	Any residential zone
Industrial commercial	Any residential <u>zone</u> , mixed <u>commercial zone</u> , Public <u>zone</u>

2. Mobile home parks shall have screening installed around the perimeter of the development in the required open space buffer, which shall not be less than twenty feet in width.

3. ~~Churches, community clubhouses, and other similar conditional uses shall provide perimeter screening~~Unless otherwise required through the conditional use process, screening is not required along public right-of-ways except in the Industrial zone. Screening along public right-of-ways is required in the Industrial zone when the zoning across the public right-of-way is zoned anything other than Industrial.

4. ~~Heavy industrial uses such as wrecking yards, gravel operations, concrete plants, lumber mills and similar uses shall provide screening at least twenty feet in width along property lines adjoining residential, and mixed commercial districts.~~

E. Any material that enhances the visual appearance and screening may be utilized. ~~Chain link may be used only as an element of a design using other primary materials.~~ All screening materials are subject to design review as per SWMC Chapter 15.44.

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Chapter 17.28 – INDUSTRIAL (I) ZONE

EXHIBIT D

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, ~~and processing, and industrial development;~~
2. Industrial equipment, supplies, services, including storage;
3. ~~Agriculture~~ Agricultural processing;
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. Composting facilities;

11. Foundries;

12. 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 Planning Director may waive the screening requirement in a case where a permanent feature (such as an elevated railroad grade) that meets the screening requirements exists between the project and adjacent property. The screening requirements in SWMC 17.50.080 shall also apply. In the case of conflict between screening requirements, the higher standards shall apply.

17.28.050 General regulations on uses and property.

The following provisions shall apply to all new and expanded uses within this ~~district~~ zone 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.

Section 2.16 of the Land-Use Element of the Comprehensive Plan

EXHIBIT E

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2.16 - LAND USE GOALS AND POLICIES

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Goal LU6: To provide clear review and approval processes for land use actions.

Policy LU6.1: Adopt a future land-use map as a part of this comprehensive plan as a guide for development of zoning regulations.

Policy LU6.2: The following categories shall be used on the future land use map. Permitted uses will be refined in the development regulations which shall accompany the comprehensive plan.

CBD: Central Business District. Allows all forms of commerce which are geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office uses are allowed on the first floor, and retail compatible uses on the second floor. In addition, multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy is allowed.

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.

I: Industrial. Allows office parks, wholesaling, manufacturing, live/work units, and limited retail and services.

R-15: Residential (15). Allows multi-plex developments of up to eight units per building, to a maximum density of fifteen (15) dwelling units per acre.

R-7: Residential (7). Allows single lot developments to a maximum density of seven units per acre, with a minimum lot size of six thousand (6,000) square feet. Allows duplexes on appropriately sized lots (minimum duplex lot size of nine thousand (9,000) square feet). Allows planned residential developments (PRDs) with varying residential densities as a conditional use.

R-5: Residential (5). Allows single lot developments to a maximum density of five units per acre, with a minimum lot size of eight thousand four hundred (8,400) square feet. Allows planned residential developments (PRDs) with varying residential densities as conditional uses.

P: Public Facilities. Allows parks, schools, public infrastructure and other developments intended primarily for public use.

OS: Open Space. Land which may not be residentially developed. Includes identified sensitive and critical areas. Agriculture and recreational uses shall remain a permitted use in open space areas under the provisions established for sensitive or critical areas.

S: Special Districts provide opportunity for land use designations to accomplish specific public policy goals that include overlay zones and other zoning approaches, including:

Urban Village Mixed-Use (UVMU) overlay zone. An overlay zone, in a specific geographic area, that allows for and encourages higher density residential and commercial development in a mixed-use development. This overlay zone will encourage higher concentration of development allowing for open space, efficient use of land and a more urbanized environment.

Policy LU6.3: Establish a concurrency review procedure. The developer shall be responsible for providing information on impacts the proposed development will have on public services. The city shall be responsible for determining if adequate public facilities can be provided to the development within the confines of the current Capital Facilities Plan.

Policy LU6.4: Develop and implement design review procedures for all land use zones. Residents and property owners in the affected designation areas shall be involved in this process, to the extent possible.

Policy LU6.5: Develop and implement a local historic and cultural preservation procedure.

Policy LU6.6: Encourage community involvement and participation in the land use decision making process, and provide understandable information and notices to affected residents and the press, to enable meaningful involvement and participation.

Policy LU6.7: The city should develop a Transfer of Development Rights (TDR) program to preserve open space and respect private property rights.

Transitional Mixed Commercial Overlay

The intent of this overlay is to encourage the conversion of the underlying zone from Industrial to Mixed Commercial Zone. Ultimately, the area in the overlay is intended to become a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors. This area is situated at the center of town and is highly visible from State Route 20 and State Route 9. The area is intended to develop commercially so as to attract more visitors to the core of the city, which includes the adjacent Central Business District. The Transitional Mixed Commercial overlay is intended to allow the continuing use of the property for its historical industrial uses as the commercial transition process proceeds.

Chapter 17.XX – Transitional Mixed Commercial Overlay

EXHIBIT F

Sections:

- 17.20.005 Intent.
- 17.20.010 Use restrictions.
- 17.20.020 Bulk restrictions.
- 17.20.030 Minimum lot size requirements.
- 17.20.040 Hazardous waste.
- 17.20.050 Design review.
- 17.20.060 Parking for residential uses in the MC overlay.

17.XXX.005 Intent.

The intent of this overlay is to encourage the conversion of the underlying zone from Industrial to Mixed Commercial Zone. Ultimately, the area in the overlay is intended to become a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors. This area is situated at the center of town and is highly visible from State Route 20 and State Route 9. The area is intended to develop commercially so as to attract more visitors to the core of the city, which includes the adjacent Central Business District. The Transitional Mixed Commercial overlay is intended to allow the continuing use of the property for its historical industrial uses as the commercial transition process proceeds.

17.XXX.010 Use restrictions.

Use restrictions in the Transitional Mixed Commercial Overlay shall be as follows:

A. Permitted Uses.

1. Retail, general services, recreational and cultural uses, light manufacturing;
2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
3. Quasi-public uses;
4. Public uses;
5. Public utilities, other than wireless communications facilities;
6. Health facilities and services.

B. Conditional Uses. Wireless communications facilities. All other uses not otherwise prohibited.

C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited.

17.XXX.020 Bulk restrictions.

Bulk restrictions in the Transitional Mixed Commercial Overlay 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.XXX.030 Minimum lot size requirements.

A. Lot area: There is no categorical minimum lot size for permitted uses in this overlay area. However the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceeding.

B. Lot frontage on a public street or private street: twenty feet.

17.XXX.040 Hazardous waste.

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

17.XXX.050 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.

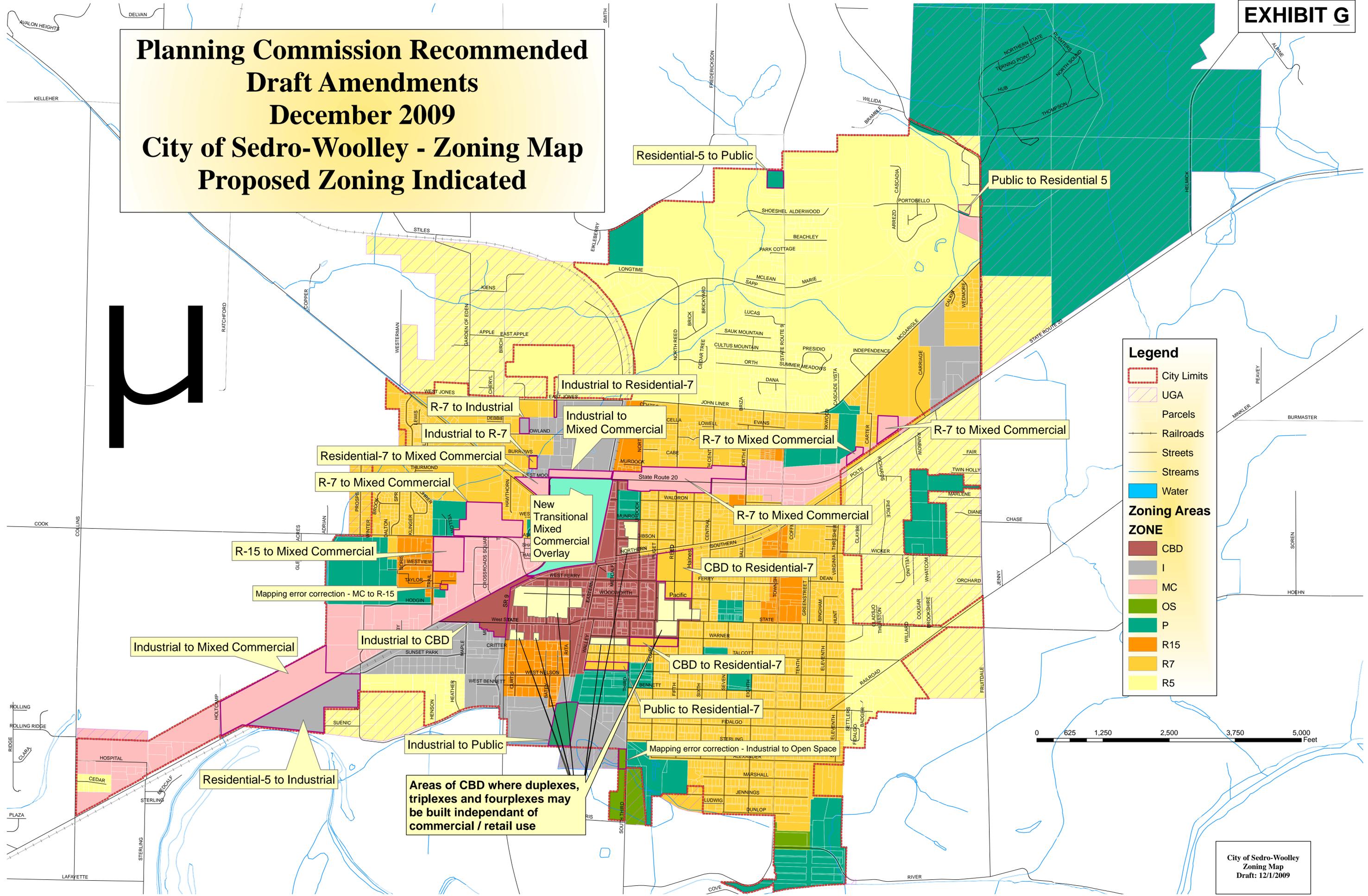
17.XXX.060 Parking for residential uses in the MC zone.

The parking requirements for residential uses in the MC zone shall be as follows:

<u>Studio</u>	<u>1 space</u>
<u>1 bedroom</u>	<u>2 spaces</u>
<u>2 bedrooms</u>	<u>2 spaces</u>
<u>3 bedrooms</u>	<u>3 spaces</u>
<u>4 or more bedrooms</u>	<u>4 spaces</u>
<u>Visitor/overflow spaces</u>	<u>1 additional space per 8 units</u>

Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Ch. 17.36 for this overlay.

Planning Commission Recommended Draft Amendments December 2009 City of Sedro-Woolley - Zoning Map Proposed Zoning Indicated



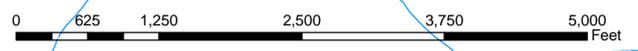
Legend

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

Zoning Areas

ZONE

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



Areas of CBD where duplexes, triplexes and fourplexes may be built independant of commercial / retail use