

Next Ord: 1735-12

Next Res: 859-12

VISION STATEMENT

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

MISSION STATEMENT

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

CITY COUNCIL/PLANNING COMMISSION WORKSESSION

AGENDA

March 7, 2012

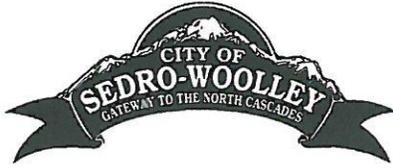
7:00 PM

Sedro-Woolley Municipal Building

Public Safety Training Room

325 Metcalf Street

- A. Skagit County Jail Discussion
- B. 2012 Comprehensive Plan Docket
(Staff Contact – Jack Moore)



**CITY COUNCIL
WORKSESSION**

MAR 07 2012

AGENDA ITEM B

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

MEMO:

To: City Council and Planning Commission
From: Jack Moore 
Planning Director/ Building Official
Date: March 7, 2012
Subject: Proposed Comprehensive Plan Amendments – 2012 Docket

ISSUE

At its February 22, 2012 meeting, the City Council approved the 2012 Comprehensive Plan Docket. This memo serves as an introduction of the 2012 Docket to the Planning Commission. At the March 7 worksession the Council and Planning Commission will have the opportunity discuss the possible direction of the 2012 Docket review process. No action or public hearings are scheduled for today's presentation.

PROJECT DESCRIPTION/ HISTORY

Per the Growth Management Act (Chapter 36.70A RCW), changes to the Sedro-Woolley Comprehensive Plan may be considered no more than once per year. Amendments may be suggested by citizens, staff of elected officials. All proposed amendments to the Comprehensive Plan must be considered at one time; this list of proposed amendments is termed the "Docket." Two items on the 2012 Docket are City sponsored; one item is a request by a property owner.

The proposed 2011 Docket includes the following items:

- 1) CPA-1-12/CPA-2-12 – Review a request from a private property owner to expand UGA to the north of current City limits to include three properties totaling roughly 20.6 acres. Two applications were received for the same property (CPA-1-12 and CPA-2-12). The property changed ownership right around the time of the Comprehensive Plan application deadline. Only file CPA-2-12 will be referenced from now on. CPA-1-12 is closed.

The City does not determine which properties are included in the UGA. Only the county can change UGA boundaries with input from the affected city. This review will result in a determination by the city to either support or deny support to an application to the county to expand the UGA. Exhibit A includes a map of the area proposed for inclusion in the Sedro-Woolley UGA.

If the city ultimately decides to endorse the expansion of the UGA as proposed by Valley High Investments, the city may also choose to include other properties in the future UGA expansion application to the county, specifically the city-owned properties south of city-limits and the 4.3 acre city-owned parcel west of Janicki Field. The Planning Commission already held public

hearings on the possibility of including these city-owned properties in the UGA as part of the 2011 Docket.

- 2) CPA-3-12 – Update the Housing Element of the Sedro-Woolley Comprehensive Plan. The Housing Element was last updated in 2005. The entire Comprehensive Plan must be fully updated by 2015. Planning intends to update individual elements each year leading up to the 2015 deadline to reduce the amount of updates necessary in 2015.
- 3) CPA-4-12 – Review of zoning in the area generally located south of SR 20, and west of Rhodes Road. The area was rezoned from Residential 5 (R-5) to Industrial during the city-wide rezone performed in 2009. Most of the residents in the area have requested that their property be rezoned back to Residential 7 (R-7) zoning. This is a city-sponsored, area-wide rezone.

EXHIBITS

Exhibit A – Map of area proposed to be included in the UGA (CPA-2-12)

Exhibit B – Map of area proposed for rezoning (CPA-4-12)

RECOMMENDED ACTION

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

Proposed Bassett Road UGA Expansion

Legend

-  Urban Growth Area
 -  City Limits
 -  Streets
 -  Streams
 -  Parcels
- ### Zoning Areas
- ZONE
-  Central Business District
 -  Industrial
 -  Mixed Commercial (MC)
 -  Open Space
 -  Public
 -  Residential-15
 -  Residential-7
 -  Residential-5
 -  Transitional MC Overlay



Area proposed to be included in UGA
Three parcels - Approximately 20.6 acres

Parcel P36413

Parcel P36414

Parcel P126554

Sedro-
Woolley
Fire
Station
#2

EXHIBIT A

Proposed UGA Expansion
 to include three properties
 owned by Valley High
 Investments
 into Sedro-Woolley UGA
 February 2012

County-owned parcels

inset area

0 165 330 660 Feet

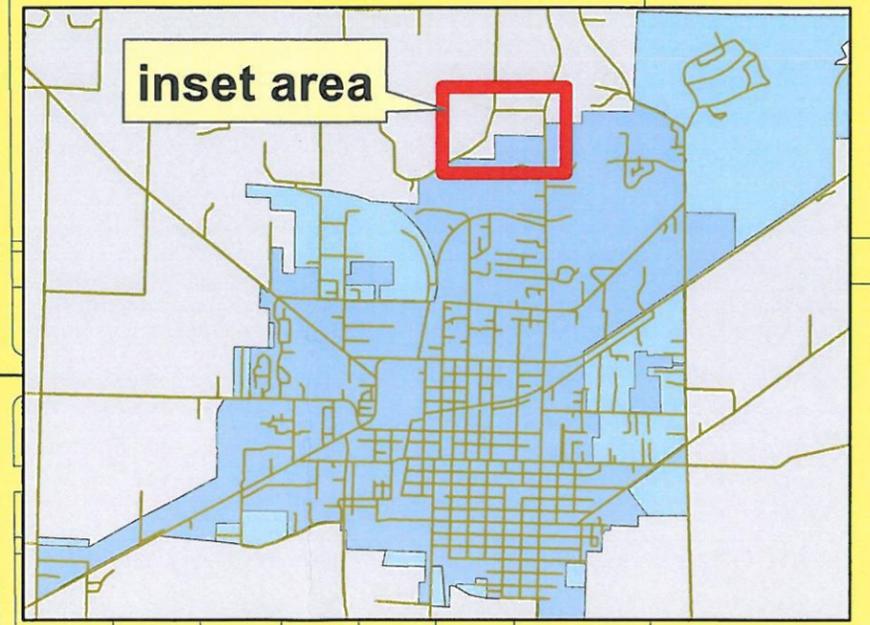
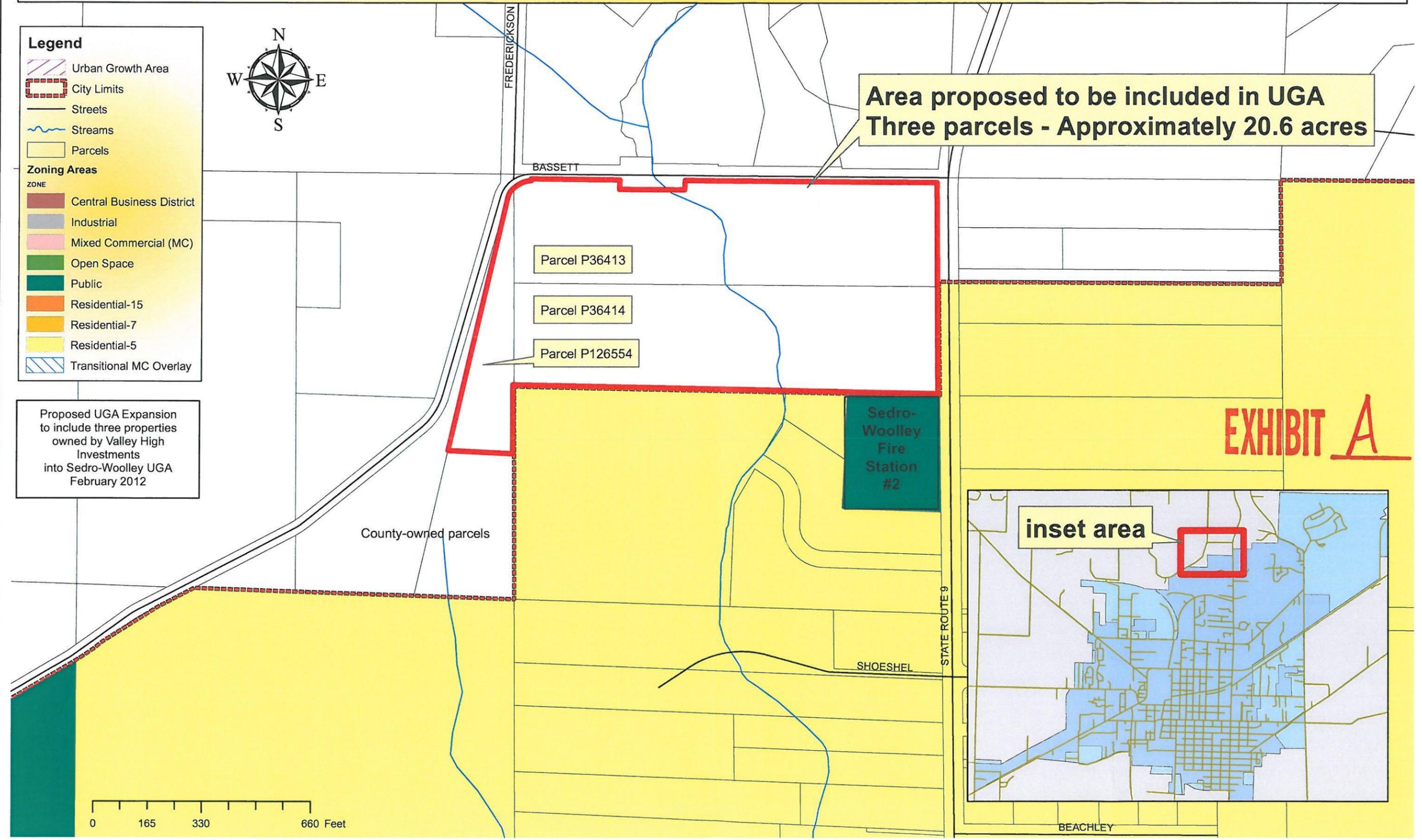
STATE ROUTE 9

SHOESHEL

FREDERICKSON

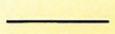
BASSETT

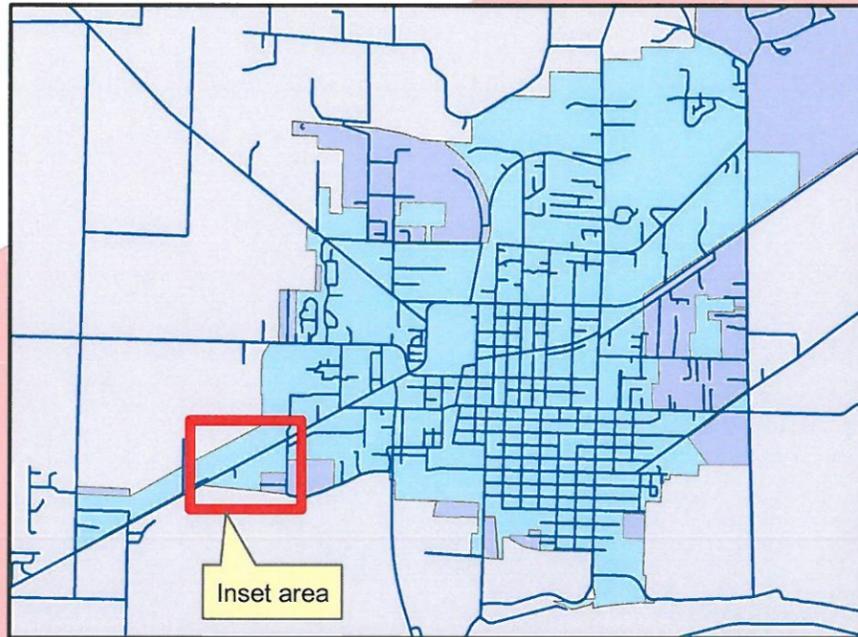
BEACHLEY



City of Sedro-Woolley Zoning Review Area Map - CPA-4-12

Legend

-  UGA
 -  Parcels
 -  UVMU Overlay
 -  Streets
 -  Streams
- Zoning Areas**
- ZONE
-  TMCO
 -  CBD
 -  I
 -  MC
 -  OS
 -  P
 -  R15
 -  R7
 -  R5

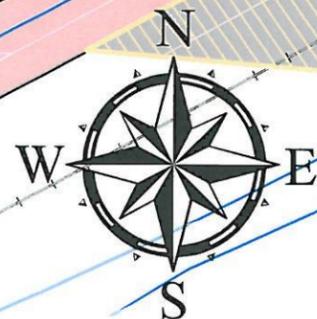


State Route 20 and BNSF Rights-of-way - No zoning applied in this area

Pinto Lane

EXHIBIT B

AREA PROPOSED
FOR REZONING
Entire area currently
zoned Industrial



City of Sedro-Woolley
Rezone Review Area
Draft : 3/7/2012

