



Planning Department
Sedro-Woolley Municipal Building
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City of Sedro-Woolley Planning Department Notice of Administrative Determination & Notice of Decision

Notice is hereby given that on August 20, 2012, the City of Sedro-Woolley Planning Department issued an Administrative Determination regarding the definition of "Low-intensity agriculture" contained in the Sedro-Woolley Municipal Code (SWMC) 17.04.030.

After evaluating the available information the Administrative Official finds that:

1. The Sedro-Woolley Comprehensive Plan (SWCP) contains policies that all development and codes must adhere to. The following policies are contained in SWCP 2.16:
Policy LU5.5: Prevent incompatible uses within residential areas.
Policy LU5.8: Encourage high-standards and appearance in all residential areas and in other high visibility areas.
2. SWMC 17.04.010 of the Zoning Code states "The purpose of this title is to implement the city's comprehensive plan, thus to encourage the most appropriate use of land throughout the municipality;
3. SWMC 17.04.030 states "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, except as permitted under Chapter 6.20.
4. Low-intensity agriculture is an allowed use in the all residential zones (R-5, R-7, R-15), the Mixed Commercial zone (MC) and the Public zone (P).
5. Agriculture is an allowed use in the Open Space zone (OS).
6. Agricultural processing is an allowed use in the Industrial (I).

Based on the above findings, the Administrative Official determines that to be considered *Low-intensity agriculture* in a residential zone; the use must conform to the following guidelines:

- A. For agricultural uses in residential zones, parties conducting the agricultural use are limited to either the property owner or a single tenant
- B. Greenhouses or similar buildings used for agricultural production in residential zones must be accessory to the primary residence(s) and not exceed 600 square feet in size
- C. Agricultural uses in residential zones shall not create the level or duration of noise, or other impacts, that would exceed a typical residential use

Further information is available at the Planning Department in City Hall. This Administrative Determination may be appealed to the Sedro-Woolley Hearing Examiner, following the procedures set forth in SWMC 2.90.090. Parties with standing to appeal must submit a request for appeal along with the applicable fee to the Sedro-Woolley Planning Department at 325 Metcalf Street, Sedro-Woolley, WA 98284 no later than 4:30 p.m. Monday, September 3, 2012.