

**CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT**

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

TRANSMITTAL & REPORT MEMORANDUM

DATE:

TO: Sedro-Woolley Planning Commission

REGARDING Proposed Amendments to Chapter 17.20 – Mixed Commercial Zone
of the Sedro-Woolley Municipal Code

FROM:


John Coleman, Planning Director

The following amendments are proposed and submitted by the Planning Department. This report serves as the staff report for the proposed amendments and was submitted in accordance with Chapter 2.90 SWMC.

FINDINGS OF FACT

PROPOSAL

Proposed are amendments to the Sedro-Woolley Municipal Code (SWMC) Chapter 17.20 – Mixed Commercial Zone. The proposed amendments would allow public uses in the Mixed Commercial zone if a conditional use permit is approved.

Please see the attached code sections, labeled as **Exhibit A**, formatted in a tracking program, so that the proposed changes to the code are easily identifiable.

BACKGROUND

On October 28, 2015, the City Council declared an emergency and enacted a moratorium on public uses in the Mixed Commercial (MC) zone until the potential impacts of public uses on the MC zone could be fully examined. While the moratorium is in place, applications for any proposed public uses in the Mixed Commercial zone cannot be accepted by the Planning and Building Department. The Council held a public hearing on December 9, 2015 to gather public comments on the moratorium. The Council confirmed the moratorium and adopted a schedule for completing a full review of the potential

impacts of public uses on the MC zone and for making the necessary zoning regulation changes (if any) to address the potential impacts. That schedule is as follows:

- December 15, 2015 Forward moratorium to Planning Commission for initial read.
- January 19, 2016 Planning Commission discussion and direction to staff.
- February 16, 2016 Planning Commission public hearing and recommendation.
- March 9, 2016 First reading at City Council.
- March 23, 2016 Second reading and possible action by City Council.

At issue is whether public uses are an appropriate use in the MC zone. Per Chapter 17.20 - MC zone: “The intent of this 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” SWMC 17.20.005.

“Commerce” is defined in the zoning code as “trade in goods and/or services excluding industry” (SWMC 17.04.030 – Definitions). Commercial uses are defined in the Land Use Element of the Comprehensive Plan as “activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services” (Chapter 2.04, pg. 17). Per SWMC 17.04.030 – Definitions, “public use” means a use carried on by a government agency or its authorized representative.”

Given the above definitions and the intent of the MC zone, public uses appear to be inconsistent with the intent of the MC zone. Public uses are neither commercial nor residential uses. The MC zoning code currently (notwithstanding the current moratorium) allows public uses as an outright allowed use in the MC zone.

The Planning Commission reviewed the issues to determine whether public uses should be allowed outright, allowed conditionally, or prohibited in the MC zone.

The topic was introduced to the Planning Commission at the December 19, 2015 meeting – the moratorium and MC zoning code were presented to the Planning Commission, no action or discussion occurred at that meeting. The Planning Commission reviewed the existing text of Mixed Commercial zone and studied the potential impacts of public uses in the MC Zone at the January 15, 2016 meeting. The Planning Commission discussed the potential impacts of public uses on a commercial zone and directed staff to draft amendments to Chapter 17.20 for the public to review at a public hearing on February 16. The Planning Commission’s suggested draft amendments to Chapter 17.20 – Mixed Commercial Zone are included in Exhibit A of this report for review by the public.

The Planning Commission's proposed amendments appear to remedy the previously mentioned inconsistency of having public uses in the MC zone; a zoning designation intended to encourage a compatible mix of commercial and residential development. If the recommended amendments are approved by Council, public uses can be allowed in the Mixed Commercial zone if a conditional use permit (CUP) is approved. The anticipated impacts of the proposal are reviewed through the conditional use permit process, which includes public notice of the proposal, a public hearing and a determination by the Hearing Examiner. Through that process, if there are impacts that can be mitigated, then special mitigating conditions can be required by the Hearing Examiner to assure the proposal does not negatively impact the surrounding uses or undermine the intent of the MC zone.

There are three other zoning designations where public uses are outright allowed; the Public zone, Open Space zone and the Central Business District. Public uses are conditionally allowed in the Residential 5 zone, Residential 7 zone, Residential 15 zone and Industrial zone.

The proposed amendments are supported by and implement the Sedro-Woolley Comprehensive Plan, Land Use Element:

Policy LU6.2: 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.

Policy LU6.2: P: Public Facilities. Allows parks, schools, public infrastructure and other developments intended primarily for public use.

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.

PROPOSAL REVIEW PROCESS

- A SEPA threshold Determination of Non-Significance was issued February 5, 2016.
- Public Notice of the Planning Commission Hearing was published in the Skagit Valley Herald on February 5, 2016.
- The State Department of Commerce (COMM) was notified of the interim ordinance adopting a moratorium on October 29, 2015; an acknowledgment letter of the receipt of that notice was received October 29, 2015 (COMM material ID #21797) and COMM was provided with the proposed amendments on February 4, 2016; an acknowledgment letter of the receipt of that notice was received February 4, 2016 (COMM material ID #22065).

RECOMMENDATION

Staff Recommends that the Planning Commission review the proposed amendments to Chapter 17.20 (Mixed Commercial), hold a public hearing and make a recommendation to the City Council to adopt the amendments (with PC recommended amendments if applicable).

EXHIBITS:

- A. Proposed Code Amendments to Chapter 17.20 SWMC - Formatted in Tracking Program
- B. Notice of Public Hearing
- C. Ordinance 1835-15 - Moratorium
- D. Procedural Items: SEPA DNS and Commerce materials

EXHIBIT A

Chapter 17.20 SWMC

Chapter 17.20 MIXED COMMERCIAL (MC) ZONE

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 zone.

17.20.005 Intent.

The intent of this 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. (Ord. 1484-04 § 7 (part), 2004)

17.20.010 Use restrictions.

Use restrictions in the mixed commercial (MC) zone shall be as follows:

A. Permitted Uses.

1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
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. *Repealed by Ord. 1709-11;*
4. ~~Public uses;~~
4. 5. Public utilities, other than wireless communications facilities;
5. 6. Health facilities and services.

B. Conditional Uses.

1. Quasi-public uses.
2. Wireless communications facilities.
3. Public uses.
4. 3. All other uses not otherwise prohibited.

C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone. (Ord. 1709-11 § 1, 2011; Ord. 1522-05 § 1, 2005; Ord. 1484-04 § 7 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 6, 1998; Ord. 1013 § 2.04.01, 1985)

17.20.020 Bulk restrictions.

A. Minimum setbacks to adjacent zones:

1. Setbacks to residential (R-5, R-7 and R-15) zones: front setbacks on an arterial street shall be a minimum of twenty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet. Side setbacks shall be a minimum of thirty-five feet, which may be reduced to twenty feet if building step-backs as required by the design standards and

guidelines are incorporated into the site design pursuant to Chapter 15.44. Rear setbacks shall be a minimum of twenty feet.

2. Setbacks to all other zones: front setbacks on an arterial street shall be a minimum of twenty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.

3. Setbacks to the MC zone: buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned MC.

B. Maximum building height: thirty-five feet.

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled. (Ord. 1729-12 § 1, 2012; Ord. 1677-10 § 1 (part), 2010; Ord. 1522-05 § 2, 2005; Ord. 1484-04 § 7 (part), 2004; Ord. 1387-00 § 1, 2000; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.04.02, 1985)

17.20.030 Minimum lot size requirements.

A. Lot area: There is no categorical minimum lot size for permitted 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.

B. Lot frontage on a public street or private street: twenty feet. (Ord. 1484-04 § 7 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.04.03, 1985)

17.20.040 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. (Ord. 1484-04 § 7 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1063 § 3 (Exh. B § 2.04.04), 1998)

17.20.050 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. (Ord. 1484-04 § 7 (part), 2004)

17.20.060 Parking for residential uses in the MC zone.

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

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

Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Ch. 17.36 for this zone. (Ord. 1484-04 § 7 (part), 2004)

EXHIBIT B
Notice of Public Hearing

NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Development Regulations

The City of Sedro-Woolley Planning Commission will hold a public hearing on **February 16, 2016 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding following proposed amendments to the City's Development Regulations:

1. Modifications to the Zoning Code regarding public uses in the Mixed Commercial zone - Chapter 17.20 SWMC.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM February 16, 2016** to be considered at this public hearing. Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday. The Sedro-Woolley Planning Commission will make a recommendation to the City Council on the proposed amendments.

Published in the Skagit Valley Herald: February 5, 2016

EXHIBIT C
Ordinance 1835-15 - Moratorium

ORDINANCE NO. 1835-15

AN ORDINANCE ADOPTING FINDINGS OF FACT RATIFYING, CONFIRMING AND CONTINUING ORDINANCE 1827-15 ADOPTED OCTOBER 28, 2015 PROCLAIMING AN EMERGENCY AND PLACING A MORATORIUM ON THE PROCESSING OR ACCEPTING OF APPLICATIONS FOR PERMITS OR LICENSING AND ESTABLISHMENT FOR ANY BUILDING OR LAND USE ACTIVITY INVOLVING PUBLIC USES IN THE MIXED COMMERCIAL ZONE.

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize Sedro-Woolley to enact moratoria to preserve the status quo while new plans or regulations are considered and prepared and will not be rendered moot and to hold a public hearing on the moratorium within 60 days of the commencement of the moratorium; and

WHEREAS, pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW, the City Council has adopted the City of Sedro-Woolley Comprehensive Plan and Title 17 SWMC, the City of Sedro-Woolley Zoning Code, for the areas within the City of Sedro-Woolley's Urban Growth Area; and

WHEREAS, the GMA pursuant to RCW 36.70A.390 provides that the City Council may adopt a moratorium, interim zoning ordinance and interim official control in addition to authorization under RCW 35A.63.220; and

WHEREAS, on October 28, 2015 at a regularly scheduled City Council meeting, the City Council declared an emergency and adopted an immediate moratorium by unanimous passage of Ordinance 1827-15 upon the filing of applications for building permits or any other development permits, or license or the establishment for any existing building or land use activity involving public uses in the mixed commercial zone, adopting findings of fact and scheduling the necessary public hearing as required by law; and

WHEREAS, Pursuant to RCW 36.70A.390 and/or RCW 35A.63.220, the City Council may renew or continue the moratorium placed into effect through Ordinance 1827-15 for one or more six-month periods so long as a subsequent public hearing is held within 60 days and findings of fact are made to justify its action; and

WHEREAS, On December 9, 2015, the City Council held a public hearing regarding the continuation of the moratorium established by Ordinance 1827-15.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby adopts the recitals set forth above in their entirety and makes the following findings:

1. SWMC 17.20.010 A. includes permitted uses in the city's mixed commercial zone and those uses currently include non-tax generating uses such as "public uses" which are uses carried on by a government agency or its authorized representative, and
2. The intent of the mixed commercial zone is to encourage 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; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff; and
3. The mixed commercial zones are generally located along the city's busiest streets and intersections which have been developed to support high intensity retail, and
4. The city recently completed significant and expensive improvements to the SR 20/Moore Street corridor including center turn lanes, sidewalks, street frontage improvements, intersection improvements and the lowering of the highway under the BNSF trestle to support redevelopment in the mixed commercial zone, and
5. The city council recently rezoned a number of parcels from residential zoning to mixed commercial to further support the redevelopment of those properties and create a vibrant retail corridor along SR 20/Moore Street; and
6. All of these improvements were intended to increase business development and increase tax revenues to support vital services to the citizens of Sedro-Woolley, and
7. Public uses generally are exempt from property taxes and do not generate any retail sales tax; and
8. Some public uses offer no access or benefits to residents of the City of Sedro-Woolley; and
9. Public uses create a demand for services from the city such as law enforcement and fire department responses but may not contribute to the costs of those services; and
10. The city council finds that allowing for unfettered public uses in the mixed commercial zone would defeat the improvements, zoning and plans for the vibrant retail corridor, and
11. The city's current zoning regulations do not address the impacts associated with public uses which may be detrimental to the community; and
12. SWMC 17.20.050 requires design review for developments in the mixed commercial zone only in cases where the development is subject to environmental review; and

13. Said developments could have a significant impact on the appearance of the city's mixed commercial zone that could adversely impact the community; and
14. RCW 35A.63.220 and RCW 36.70A.390 authorize cities to adopt moratoria to preserve the status quo while new plans or regulations are considered and prepared and to hold a public hearing on the moratorium within 60 days of the commencement of the moratorium; and
15. The city council finds that the impacts associated with unplanned and uncoordinated public uses in the mixed commercial zone are deleterious to the health, safety and welfare of the city, and
16. The citizens of Sedro-Woolley would be well served if the city more fully addressed and understood the potential effects of public uses in the mixed commercial zone as well as the limited design review currently required under SWMC 17.20.050; and
17. The city needs time to review existing information on the effects of these potential uses and to evaluate where such activities should be permitted and to review the Sedro-Woolley Municipal Code in a comprehensive fashion to determine whether it sufficiently addresses the impacts of such uses, and if not, to adopt appropriate regulation; and
18. RCW 35A.63.220 and RCW 36.70A.390 authorize cities to adopt moratoria to preserve the status quo while new plans or regulations are considered and prepared and to hold a public hearing on the moratorium within 60 days of the commencement of the moratorium and that the city has adopted such emergency ordinance on October 28, 2015 by adoption of Ordinance 1827-15 and has held a public hearing on its continuance on December 9, 2015 at a regularly scheduled hearing; and
19. The citizens of Sedro-Woolley would be well served if the city more fully addressed and understood the potential effects of these potential uses upon neighboring properties and the community as a whole; and
20. The city utilized the State Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property for evaluating constitutional issues, in conjunction with and to inform its review of the Ordinance. The city has utilized the process, a process protected under Attorney-Client privilege pursuant to law including RCW 36.70A.370(4), with the City Attorney's Office which has reviewed the Advisory Memorandum has discussed this Memorandum, including the "warning signals" identified in the Memorandum, with decisions makers, and conducted an evaluation of all constitutional provisions potentially at issue and advised of the genuine legal risks, if any, with the adoption of this Ordinance to assure that the proposed regulatory or administrative actions did not result in an

unconstitutional taking of private property, consistent with RCW 36.70A.370(2);
and

21. The city council finds that an emergency exists within the city, and that imposing a moratorium and barring the acceptance of all applications for and the issuance of business licenses or land use/development approvals/permits under the Sedro-Woolley Municipal Code for public uses in the mixed commercial zone is necessary for the immediate preservation of the public peace, health, safety and welfare and for the support of city government and its existing institutions until additional review has been completed and any necessary code revisions have been adopted by the city council; and
22. The immediate enactment of a moratorium on the acceptance or processing of applications for building or land use activities involving public uses within the mixed commercial zone is necessary to protect the public health, safety, or welfare and is a legitimate exercise of the city's police power.

Section 2. That the City Council hereby ratifies, continues and renews the moratorium adopted through Ordinance 1827-15 for a six month period or at the time that the City's comprehensive review and possible amendment/adoption of regulations have been completed, whichever is sooner. The City Council shall make this decision to terminate the moratorium by ordinance, and termination shall not otherwise be presumed to have occurred. The City shall hold all necessary public hearings and adopt new findings as required under RCW 35A.63.220 and RCW 36.70A.390 if necessary and justified to continue the imposition of Ordinance 1827-15 until the City's review has been completed.

Section 3. The City Council hereby adopts a work plan, which includes public engagement and opportunity to participate as follows:

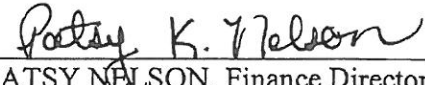
December 15, 2015	Forward moratorium to Planning Commission for initial reading
January 19, 2016	Planning Commission discussion and direction to staff
February 16, 2016	Planning Commission public hearing and recommendation to City Council
March 9, 2016	First reading at City Council
March 23, 2016	Second reading and possible action by City Council

Section 4. This ordinance shall take effect immediately upon passage by the City Council.


Section 5. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 9th day of December, 2015, and signed in authentication of its passage this 9th day of December, 2015.

By 
MIKE ANDERSON, Mayor

Attest: 
PATSY NELSON, Finance Director

Approved as to form:


ERON BERG, City Attorney

Published: December 14, 2015

EXHIBIT D
Procedural Items

**CITY OF SEDRO-WOOLLEY
NOTICE OF SEPA THRESHOLD DETERMINATION OF
NON-SIGNIFICANCE (DNS)**

PROJECT DESCRIPTION: Non-project action to amend Chapter 17.20 of the SWMC proposing to designate public uses as a conditional use in the Mixed Commercial zone.

Proponent: City of Sedro-Woolley 325 Metcalf Street Sedro-Woolley, WA 98284	Project Contact: Sedro-Woolley Planning Dept. 325 Metcalf Street Sedro-Woolley, WA 98284
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Location of project, including street address if any: Non-project action, no specific address.

Lead Agency: City of Sedro-Woolley

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issue.

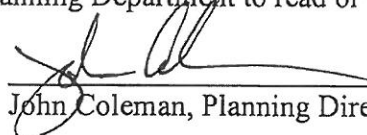
Responsible SEPA Official: Planning Director – City of Sedro-Woolley
SEPA Contact Person: John Coleman, Planning Director
Address: 325 Metcalf, Sedro-Woolley, WA 98284

Date of Issue: Friday, February 5, 2016

Date of publication: Friday, February 5, 2016 in the Skagit Valley Herald

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department no later than 4:30PM on **Friday, February 19, 2016**. Written appeals must be submitted, along with the required fee, to the City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, Washington, 98284. Phone (360) 855-0771. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

Signature:



John Coleman, Planning Director



Department of Commerce

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Notice of Adopted Comprehensive Plan or Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following hereby provides notice of an adopted comprehensive plan amendment and/or development regulation amendment.

Jurisdiction Name:	City of Sedro-Woolley
Address:	325 Metcalf St, Sedro-Woolley, 98284
Date:	10-29-15

Contact Name for Ordinance:	John Coleman, Planning Director
Phone Number:	(360) 855-0771
Fax Number:	(360) 855-0773
E-Mail Address:	jcoleman@ci.sedro-woolley.wa.us

Brief Description of the Proposed Development Regulation or Amendment:	Interim ordinance adopting a moratorium on the processing or accepting of applications, permits or licensing and establishment for any building or land use activity involving public uses in the Mixed Commercial zone, providing for a public hearing on December 9, 2015.
Public Hearing Date:	Moratorium passed 10-28-15, public hearing scheduled 12-9-2015
Date of Adoption:	October 28, 2015
Please Attach a Copy of the Adopted (Signed/Dated) Ordinance and Amendment. (Attachment Required)	Ord 1827-15 Interim Ord on Public Uses in MC.pdf



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

October 29, 2015

John Coleman
Planning Director
City of Sedro Wolley
325 Metcalf Street
Sedro-Woolley, Washington 98284

Dear Mr. Coleman:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Sedro-Woolley - Adopted interim ordinance adopting a moratorium on the processing or accepting of applications, permits or licensing and establishment for any building or land use activity involving public uses in the Mixed Commercial zone, providing for a public hearing on December 9, 2015. These materials were received on October 29, 2015 and processed with the Material ID # 21797.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than December 27, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services



Department of Commerce

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Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

****Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).**

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City of Sedro-Woolley
Mailing Address:	325 Metcalf Street Sedro-Woolley, WA 98284
Date:	February 4, 2016

Contact Name:	John Coleman
Title/Position:	Planning Director
Phone Number:	(360) 855-0771
E-mail Address:	jcoleman@ci.sedro-woolley.wa.us

Brief Description of the Proposed/Draft Development Regulations Amendment: <i>(40 words or less)</i>	Proposed amendment to SWMC Chapter 17.20 Mixed Commercial Zone. The proposed amendment will change "public uses" from a permitted uses in the Mixed Commercial Zone to a conditional use in the Mixed Commercial Zone (see attached code with proposed amendments). Related to an interim ordinance submitted to COMM under Material ID #21797.
Public Hearing Date:	Planning Commission February 16, 2016 City Council public meetings: March 9 and March 23, 2016
Proposed Adoption Date:	March 23, 2016

REQUIRED: Public Uses in MC Zone proposed amendments (2016).pdf



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

February 4, 2016

John Coleman
Planning Director
City of Sedro Wolley
325 Metcalf Street
Sedro-Woolley, Washington 98284

Dear Mr. Coleman:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Sedro-Woolley - Proposed amendment to SWMC Chapter 17.20 Mixed Commercial Zone. The proposed amendment will change "public uses" from a permitted uses in the Mixed Commercial Zone to a conditional use in the Mixed Commercial Zone. These materials were received on February 04, 2016 and processed with the material ID # 22065. Expedited Review is requested under RCW 36.70A.106(3)(b).

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce may deny expedited review and the standard 60-day review period will end on April 04, 2016. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than February 18, 2016. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services