

CITY OF SEDRO-WOOLLEY
PLANNING DEPARTMENT
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TRANSMITTAL & REPORT MEMORANDUM

DATE: September 19, 2017

TO: Sedro-Woolley Planning Commission

REGARDING CPA-2-17 / CPA-3-17 / CPA-4-17 – Proposed changes to the Zoning and Comprehensive Plan Land Use Maps – 2017 Docket

FROM:

John Coleman, Planning Director

The following proposal is submitted by the Planning Department on behalf of the Sedro-Woolley City Council to review possible amendments to the Zoning and Comprehensive Land Use maps. This report serves as the staff report for the proposed updates which have been assigned the file numbers CPA-2-17 / CPA-3-17 / CPA-4-17 and was submitted in accordance with Chapter 2.90 SWMC.

FINDINGS OF FACT

PROPOSAL

Once each year, the City of Sedro-Woolley accepts rezone applications to be processed as part of the annual Comprehensive Plan Docket. In 2017, three requests that affect zoning were placed on the 2017 Docket by the City Council. One application was by the property owner of 655 Cook Road for a minor zoning boundary adjustment (file # CPA-2-17); the second request was proposed by staff to amend the city's Zoning and Comprehensive Land Use maps to conform with the urban growth area (UGA) boundaries adopted by Skagit County in 2016 (file # CPA-3-17); the third request was by the City Council to review the zoning of an area south of the Sedro-Woolley High School football field (file # CPA-4-17). The location of each file# is shown on Exhibit A. Each request is described further below.

PROPOSAL PROCESS

Public Input – The Council identified the zoning issues at the March 1, 2017 City Council/Planning Commission Worksession and directed staff to include the three issues on the 2017 Docket. Those issues were introduced as a topic of study at the August 15, 2017 Planning Commission meeting. The September 19, 2017 hearing is the first hearing in the review process. After the Planning Commission has held a hearing, the commission may make a recommended action to the Sedro-Woolley City Council. The Planning Commission may schedule more meetings or hearings for further review of any file as necessary. After the Planning Commission recommendations are complete, the Council can either adopt the Planning Commission’s recommendations; request the Planning Commission to re-examine the topic; or hold its own public hearings and adopt different amendments from what the Planning Commission recommended.

Zoning vs. Comprehensive Plan Map – The zoning designation of a property determines what uses are allowed on a property and under what conditions. The zoning classifications discussed in this proposal are included as Exhibits E-H of this report. A property’s designation on the Comprehensive Plan Land Use Map shows what the property will be zoned if it were to be annexed into the city.

ANALYSIS

There are three separate zoning review proposals: file # CPA-2-17 at 655 Cook Road; file # CPA-3-17 at the city-owned land off River Road; and file # CPA-4-17 at 109 Jameson Street. Each is described in further detail below.

File # CPA-2-17 – 665 Cook Road is a large parcel that is split-zoned; it is zoned Residential 15 (R-15) on the southern portion and zoned Mixed Commercial (MC) on the northern 120 feet. The regulations for the R-15 and MC zones are included in Exhibits E and F respectively. The property owner applied for a short plat (file #2015-246) that would create two parcels. The new property line is proposed to be slightly offset from the existing zoning boundaries and includes a 25’ wide area for the rear lot’s driveway. See Exhibit B. This is a very minor zoning change that is necessary to make sure the zoning map conforms with the new property lines created as result of the short plat. Approximately 3,020 square feet of MC zone will change to R-15 to accommodate the driveway. Approximately 4,000 square feet of R-15 will be changed to MC to accommodate the setback to an existing garage on the front (MC zoned) parcel. No significant increase or decrease in total amount of Mixed Commercial or Residential 15 zoning will result due to the proposal.

File # CPA-3-17 – In May of 2016 the city completed a full update of its Comprehensive Plan. As part of that update, the city council passed recommended updates to the urban growth area (UGA) and the changes were made to the city Zoning map and the

Comprehensive Land Use map in the Comprehensive Plan. Although the city maps were amended, the UGA changes needed to be approved by the Skagit Board of County Commissioners (BOCC). In June, the BOCC approved the city's recommended UGA boundary changes, with a minor change; approximately 11 acres of city-owned land south of the existing city limits were not included in the UGA by the BOCC. Therefore the official UGA boundaries (as designated by the BOCC) are slightly different than the UGA boundaries shown in Sedro-Woolley Comprehensive plan and Zoning map. See Exhibit C.

CPA-3-17 is intended to make the county and city maps conform. The proposed change is to amend the city Zoning and Comprehensive Land Use maps to exclude the 11 acres of city-owned land. The city-owned land south of city limits will not be designated city zoning and the UGA boundary will not include that land.

File # CPA-3-17 – At the March 1, 2017 joint City Council / Planning Commission worksession, the City Council requested that the Planning Commission review possible zoning amendments for the properties south of Jameson Street, east of the County-owned (former railroad) parcel and west of Third Street. This approximately 27 acre property (See Exhibit D) is privately owned and is currently zoned Industrial. The regulations for the Industrial zone are included in Exhibit G. Currently there is no specific proposal to change the zoning in this area. The council has asked for a public review process to determine if there may be another possible land use for the area besides than the current industrial designation. The property owner has been notified of the proposed zoning review and invited to participate in the process.

Of the 27 total acres, roughly 17 acres are in city limits and about 10 adjacent acres are in the UGA. The property was formerly a lumber mill that closed in the mid 1990's. The land has not been used for any significant commercial purposes since the mill closed. A proposal to build a garbage recycling and transfer station on the site in 2008 created controversy about what the best use for the property should be. This current review process seeks further public input to determine if the zoning designation for the property should be changed or if the Industrial zoning designation is still the most appropriate use.

The city recently secured a \$15,000 grant through the US Environmental Protection Agency's State and Tribal Response Program to help the property owner perform a Phase I Environmental Assessment. This study is intended to determine what potential site contamination may have occurred at the site. The Phase I assessment determines potential contamination based on document research, but does not involve any on site investigation or soils testing. The city is poised to receive a second grant of \$105,000 to assist the property owner perform a Phase II Environmental Assessment. The Phase II assessment entails site evaluation and soils testing; no remediation or site clean-up is done as part of a Phase II assessment. Upon the completion of the Phase I & II assessments, the owner and potential buyers/developers will have more certainty about the condition of the property. Certainty that no big surprises will arise about the extent of any contamination is important

to developers. The purpose of the grants is to encourage future development of brownfields such as 109 Jameson Street by helping future owners understand the site conditions and eliminate most of the fear of unknown contaminants.

After completion of the Phase I & 2 assessments, the site will likely be more desirable for investors. Now is the time to either confirm that the best use of the property is for industrial use, or determine if the site may be better suited for some other use.

As this review process unfolds, the Planning Commission must keep in mind that any reduction in the amount of industrial land (or any increase in residential land) will affect the city's balance of commercial and residential land. Each city in Skagit County is required to accommodate a percentage of the projected job growth in the County. The Countywide Planning Policies and County Comprehensive Plan address in detail the specific number of jobs each jurisdiction must plan for under the Washington State Growth Management Act (GMA). In 2016, the Sedro-Woolley urban growth area (UGA) and zoning map were modified to make sure the city had as much industrial and commercial land as necessary to accommodate the amount of projected jobs growth as identified in the Countywide Planning Policies adopted by Skagit County. Any changes to the zoning will require that the Planning Commission and city make zoning changes elsewhere to make sure that there is an adequate supply of industrial land is necessary to accommodate jobs growth in the city. As the Planning Commission has experienced in the past, it is not often easy to find appropriate locations for new industrial zoning designation.

The Planning Commission inquired about the possibility of creating an overlay for the area. Exhibit H includes the Transitional Mixed Commercial Overlay regulations (TMCO). The TMCO was created several years ago as a way to encourage the conversion of the underlying zone from industrial to mixed commercial zone. The TMCO was created for the former Skagit Steel property adjacent to the downtown core, south and east of the bend in State Route 20. The Jameson Street property is not adjacent to a business core. Unless the Planning Commission determines that the best future use for the Jameson property is commercial, the TCMO may not be the appropriate overlay. A new overlay may be created based on the Planning Commission's findings. A new overlay would require amendments to the zoning code to create the new regulations for the overlay and amendments to the Land Use Element of the Comprehensive Plan to include the new overlay therein.

RECOMMENDATION

Planning Commission to hold a public hearing to receive input about the three proposals. After receiving input from the public at the September 19, 2017 meeting, the Planning Commission may make recommendations for each file number. CPA-2-17 and CPA-3-17 will not likely require further hearings. It will be up to the Planning Commission's discretion as to whether they will schedule further hearings or meetings on CPA-4-17.

File# CPA-2-17 – The Planning Department recommends that the Planning Commission: *Make a motion to recommend that the City Council approve amendments to the Comprehensive Plan and Zoning Maps to match the zoning boundaries at 665 Cook Road to the proposed property lines in Short Plat # 2015-246.*

File# CPA-3-17 – The Planning Department recommends that the Planning Commission: *Make a motion to recommend that the City Council approve the amendments to the Comprehensive Plan and Zoning Maps to redraw the maps to exclude approximately 11 acres of city-owned land from the UGA to match the adopted UGA adopted by the Skagit County Board of County Commissioners.*

File# CPA-4-17 – The Planning Department recommends that the Planning Commission take public comments, discuss possible zoning designations for the property, discuss the ramifications of zoning changes on the city's 20 year population projections and either make a recommendation to council or schedule more meetings on the topic.

NOTICE OF HEARING PUBLISHED IN THE SKAGIT VALLEY HERALD: September 8, 2017

EXHIBITS:

- A. Map of all 2017 zoning reviews across city and UGA
- B. Map – CPA-2-17 Rezone request at 655 Cook Road
- C. Map – CPA-3-17 Comp Plan map and zoning map amendments regarding UGA
- D. Map – CPA-4-17 Jameson Street area under zoning review
- E. Residential 15 zoning regulations
- F. Mixed Commercial zoning regulations
- G. Industrial zoning regulations
- H. Transitional Mixed Commercial Overlay regulations
- I. Notice of Public Hearing

**Proposed Updates to
City of Sedro-Woolley
Zoning Map
2017 Docket - CPA-2-17**

**Exhibit B
Sept 19, 2017 Staff Report
File # CPA-2-17**

Proposed to change this area
from Mixed Commercial to Residential 15

North 120 feet zoned
Mixed Commercial (pink)

Adjust zoning map to match lot lines
moved as part of a current short plat
File # CPA-2-17

Proposed to change
this area from
Residential 15 to
Mixed Commercial

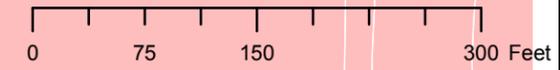
South portion zoned
Residential 15 (orange)

Legend

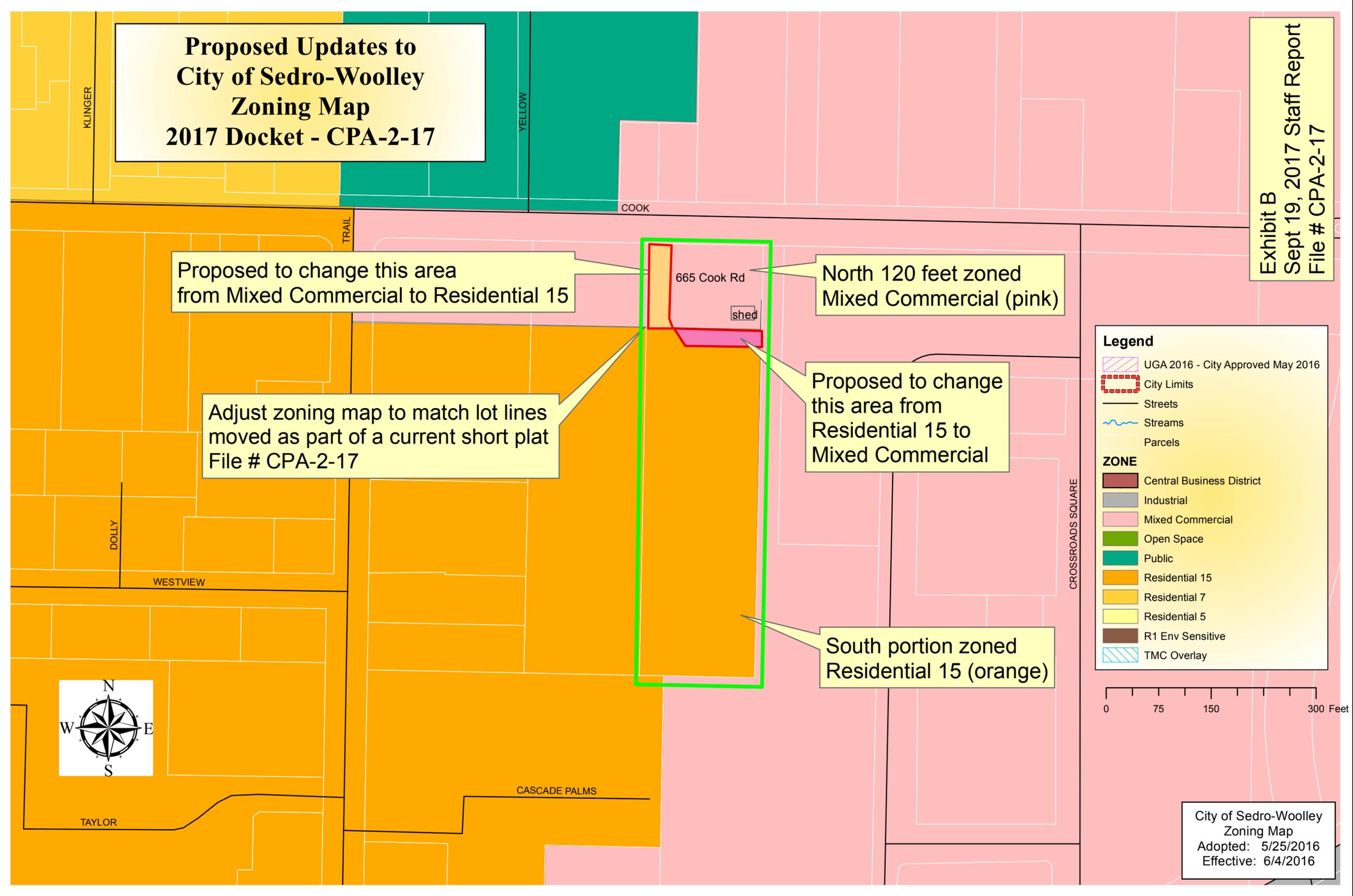
-  UGA 2016 - City Approved May 2016
-  City Limits
-  Streets
-  Streams
-  Parcels

ZONE

-  Central Business District
-  Industrial
-  Mixed Commercial
-  Open Space
-  Public
-  Residential 15
-  Residential 7
-  Residential 5
-  R1 Env Sensitive
-  TMC Overlay



City of Sedro-Woolley
Zoning Map
Adopted: 5/25/2016
Effective: 6/4/2016



**Proposed Updates to
City of Sedro-Woolley
Zoning Map
2017 Docket - CPA-3-17**

Exhibit C
Sept 19, 2017 Staff Report
File #CPA-3-17

Legend

-  UGA 2016 - City Approved May 2016
-  City Limits
-  Streets
-  Streams
-  Parcels

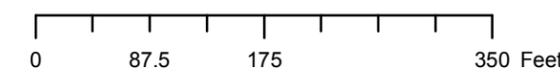
ZONE

-  Central Business District
-  Industrial
-  Mixed Commercial
-  Open Space
-  Public
-  Residential 15
-  Residential 7
-  Residential 5
-  R1 Env Sensitive
-  TMC Overlay



City-owned property that the city proposed to be included in the UGA in 2016. The City approved the addition of the area to the UGA, but the County ultimately did not approve the area as part of the UGA. CPA-3-17 is a proposal to amend the city maps to exclude the area from the UGA.

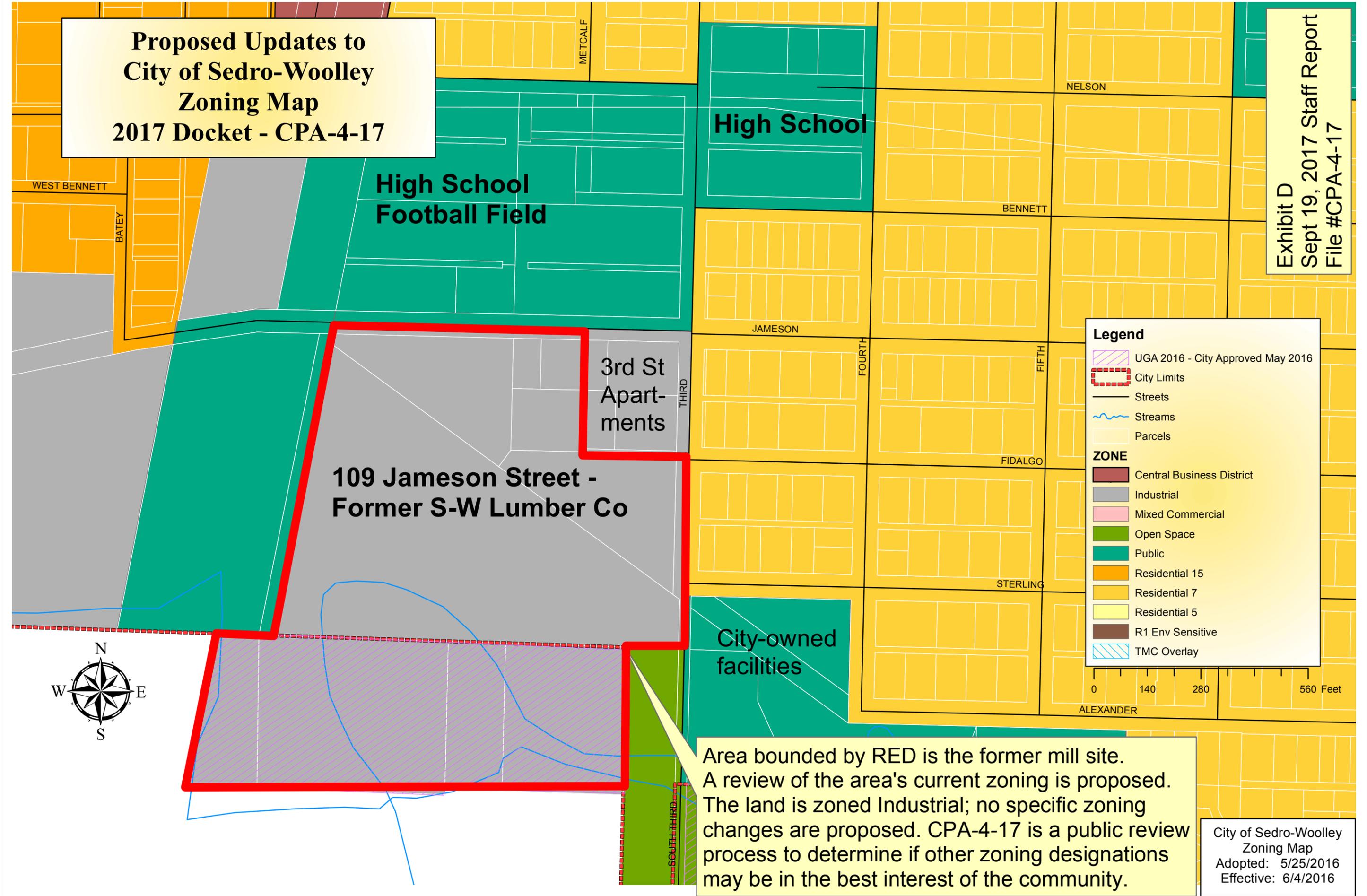
Remove the UGA area bounded by red from City maps to match UGA adopted by County in 2016.
Remove Open Space zoning designation



City of Sedro-Woolley
Zoning Map
Adopted: 5/25/2016
Effective: 6/4/2016

**Proposed Updates to
City of Sedro-Woolley
Zoning Map
2017 Docket - CPA-4-17**

**Exhibit D
Sept 19, 2017 Staff Report
File #CPA-4-17**



Legend

- UGA 2016 - City Approved May 2016
- City Limits
- Streets
- Streams
- Parcels

ZONE

- Central Business District
- Industrial
- Mixed Commercial
- Open Space
- Public
- Residential 15
- Residential 7
- Residential 5
- R1 Env Sensitive
- TMC Overlay

0 140 280 560 Feet



**109 Jameson Street -
Former S-W Lumber Co**

**3rd St
Apart-
ments**

**City-owned
facilities**

High School

**High School
Football Field**

Area bounded by RED is the former mill site. A review of the area's current zoning is proposed. The land is zoned Industrial; no specific zoning changes are proposed. CPA-4-17 is a public review process to determine if other zoning designations may be in the best interest of the community.

City of Sedro-Woolley
Zoning Map
Adopted: 5/25/2016
Effective: 6/4/2016

EXHIBIT E

Chapter 17.16 SWMC

RESIDENTIAL 15 (R-15) ZONE

Sections:

- [17.16.005](#) Intent.
- [17.16.010](#) Use restrictions.
- [17.16.020](#) Bulk restrictions.
- [17.16.030](#) Minimum lot size requirements.
- [17.16.035](#) Zero side setbacks permitted.
- [17.16.040](#) Maximum density requirements.
- [17.16.050](#) Parking for residential uses in R-15 zone.
- [17.16.060](#) Design review.

17.16.005 Intent.

The intent of the R-15 zone is to achieve integration with Sedro-Woolley’s existing building types and configurations: incorporate open street layout similar to existing grid rather than closed circulation systems such as cul-de-sacs: maintain the look of conventional neighborhoods in scale, orientation to the street, style, and appearance; and to avoid creation of large apartment “blocks” separate from other parts of the community. Larger scale buildings are appropriate in the central business district or when combined with commercial uses in the Mixed Commercial zone. Because multifamily is permitted in the MC and CBD zones, no new areas shall be designated R-15.

17.16.010 Use restrictions.

Use restrictions in the R-15 zone shall be as follows:

- A. Permitted Uses.
 1. Multifamily residential uses up to eight units per building;
 2. One single-family residence per lot;
 3. Low-intensity agriculture;
 4. Home occupations in compliance with Chapter 17.68;
 5. Group homes;
 6. Dependent relative cottages;
 7. Professional offices;
 8. Child day care centers meeting state requirements;
 9. Planned residential developments;
 10. Adult or family day care facilities meeting state requirements.
- B. Conditional Uses.
 1. Mobile and manufactured home parks in compliance with Chapter 17.48;

2. Offices other than professionals;
 3. Outdoor recreation facilities;
 4. Public utilities, excluding wireless communication facilities;
 5. Quasi-public uses;
 6. Public uses;
 7. Commerce;
 8. Personal services.
- C. Prohibited Uses. All uses not listed above, including adult entertainment and wireless communication facilities.

17.16.020 Bulk restrictions.

Bulk restrictions in the R-15 zones shall be as follows:

- A. Minimum Setbacks.
 1. Front: ten feet;
 2. Side: one story dwellings and accessory structures shall have a minimum of five feet; a two story dwelling shall have minimum of eight; and each additional story over two shall have an additional four feet, for each story;
 3. Rear: ten feet for residences; and five for accessory structures.
- B. Maximum building height: thirty-five feet, except twenty feet for accessory buildings and no height limit for church steeples or bell towers.

17.16.030 Minimum lot size requirements.

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.

17.16.035 Zero side setbacks permitted.

It is the intent of this section to allow for the creation of new lots within an existing lot where buildings on the new lots are not required to maintain side setbacks for the purpose of allowing townhouses with condominium-style ownership that would include not only the interior spaces but also a portion of the land outside of the building. All other setbacks including those to the property lines of the parcel being subdivided, the front and rear setbacks, streets, driveways, etc. shall be maintained.

- A. A division of land allowing no minimum side setbacks to interior lot lines shall be permitted provided that all other requirements of the zoning district shall remain applicable. Interior lot lines are those that are created as part of the proposed land division.
- B. The standard setback requirements defined in SWMC Section [17.16.020](#) shall apply to the property lines of the parcel being subdivided.
- C. No more than eight dwelling units per building may be attached utilizing the provisions of this section.

D. No more than one dwelling unit shall be allowed on any lot with reduced side setbacks created through the provisions of this section of the code.

E. All proposed developments permitted using this section shall comply with the design review standards of SWMC Chapter [15.44](#) and shall be reviewed by the design review committee to determine conformance.

F. All developments utilizing the provisions of this section must establish a homeowner's association per SWMC Section [16.04.080\(C\)](#).

17.16.040 Maximum density requirements.

Minimum net density in the R-15 zones is four units per acre. Maximum gross density is fifteen units per acre.

17.16.050 Parking for residential uses in R-15 zone.

The parking requirements for residential uses in the R-15 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 Chapter [17.36](#) for other uses in this zone.

17.16.060 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.

EXHIBIT F

Chapter 17.20 SWMC 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.

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 utilities, other than wireless communications facilities;
 5. Health facilities and services.
- B. Conditional Uses.
 1. Quasi-public uses.
 2. Wireless communications facilities.
 3. Public uses;
 4. 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.

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.

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.

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.

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.

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.

EXHIBIT G

Chapter 17.28 SWMC INDUSTRIAL (I) ZONE

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 nonindustrial 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;
2. Industrial equipment, supplies, services, including storage;
3. 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. 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. Maximum building height: thirty-five feet. A variance to the maximum building height may be granted as set forth in Chapter [17.60](#).

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled.

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 proceedings.

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 Section [17.50.120](#) 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 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 Chapter [15.44](#) for conformance with this and other provisions of the city code.

EXHIBIT H

Chapter 17.22

TRANSITIONAL MIXED COMMERCIAL OVERLAY

Sections:

- [17.22.005](#) Intent.
- [17.22.010](#) Use restrictions.
- [17.22.020](#) Bulk restrictions.
- [17.22.030](#) Minimum lot size requirements.
- [17.22.040](#) Hazardous waste.
- [17.22.050](#) Design review.
- [17.22.060](#) Parking for residential uses in the MC zone.

17.22.005 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.

17.22.010 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.

17.22.020 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

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

17.22.040 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.

17.22.050 Design review.

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

17.22.060 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 nonresidential parking requirements of Chapter [17.36](#) for this overlay.

EXHIBIT I

NOTICE OF PUBLIC HEARINGS CITY OF SEDRO-WOOLLEY Amendments to Comprehensive Plan and Zoning Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **September 19, 2017 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 Comprehensive Plan and Development Regulations:

1. Possible amendments to the Comprehensive Land Use map and the Zoning map:
 - Proposed adjustment of the zoning map to match the revised property lines at 665 Cook Road to reflect a short plat that changed the location of lot lines. File #CPA-2-17.
 - Amendments to the Comprehensive Plan and Zoning Maps to show the accurate urban growth area designated by the Skagit County Board of Commissioners as part of the county's 2016 Comprehensive Plan update. File #CPA-3-17.
 - Review of the zoning designation of several properties on the south side of the 100 and 200 blocks of Jameson Street. File #CPA-4-17.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM September 19, 2017** 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.

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