



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

MEMO:

To: Sedro-Woolley Planning Commission
From: John Coleman, AICP
Planning Director
Date: December 19, 2017
Subject: CPA-4-17 – Comprehensive Land Use Map and Zoning Map Update

ISSUE

CPA-4-17 – At the February joint City Council/Planning Commission worksession, the City Council requested that the Planning Commission review possible zoning or zoning overlay changes for the properties south of Jameson Street, east of the County-owned (former railroad) parcel and west of Third Street. This land is privately owned and is currently zoned Industrial. The property is roughly 42 acres – 27 acres of which are in the city limits. Currently there is no proposal to change the zoning in this area. The council requested a public review process to determine if there are other possible land uses for the area besides industrial.

The Planning Commission held a public hearing on September 19, 2017 to get feedback from the community as to what uses may best suit the property. The only member of the audience that spoke was an associate of the property owner. After the public comment period was finished, the Planning Commission discussed the proposal. One of the topics discussed was the past industrial uses and potential contamination on the site. The city obtained a grant to pay for a Phase I Environmental Site Assessment (ESA). A Phase I ESA report identifies potential or existing environmental liabilities on a site. No sampling of soil, groundwater or building materials are performed as part of a Phase I ESA; that is work that may be performed as a Phase II ESA.

The Planning Commission requested to review the results of the Phase I ESA before making any zoning recommendations for the property. The report was completed October 31 and was attached to the November 21 PC memo. Please see that memo at (http://www.ci.sedro-woolley.wa.us/agenda_details_T4_R247.php) to see the report.

ANALYSIS

The Phase I report indicates that there are known possible environmental liabilities, but those liabilities appear to be fairly limited in scale. The property was historically used for industrial uses. Based on the environmental conditions, the property may be better suited for non-residential use.

The closest property to the west that is actively in use is zoned Industrial and used for industrial purposes (the adjacent property to the west is former rail property that was purchased by the County for use as a future trail). The property to the east is residential and the property to the north is used by the Sedro-Woolley School District as ball fields, tennis courts and the high school gym. There are no commercial uses near the property. Based on the fact that the area is isolated from other commercial uses, it does not appear to be a likely location to attract commercial/retail tenants.

The only public comments received during the zoning review process (not including tonight's hearing) have been from the property owner. There have not been any public recommendations for a zoning change at the property.

Based on the past use of the property, the location of the property and the lack of public comments, staff recommends that the Industrial zoning designation be maintained for the property.

RECOMMENDATIONS

The Planning Department recommends that the Planning Commission:

Make a motion to recommend that the City Council make no changes to the zoning of the properties associated with 109 Jameson Street. File # CPA-4-17