



Agenda Item No. _____

Date: March 3, 2021

Subject: Proposed Comprehensive Plan Amendments – 2021 Docket

FROM: John Coleman, AICP, Planning Director

RECOMMENDED ACTION:

First read, no action requested.

ISSUE:

Introduction of the proposed amendments to the Comprehensive Plan for 2021 Docket – First Read

BACKGROUND / SUMMARY INFORMATION:

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 or elected officials. All proposed amendments to the Comprehensive Plan must be considered at one time; this list of proposed amendments is termed the “Docket.” The City Council determines what items are included on the annual Docket. Any amendments to the city’s Comprehensive Plan, zoning map or development regulations that would require changes to the Comprehensive Plan shall be reviewed as part of the Docket.

Advertisements for the opportunity to submit Comprehensive Plan amendment applications were published December 4, 2020 and January 2, 2021 in the Skagit Valley Herald. The deadline for applications was set for January 15, 2021. Notice of the open application period was also advertised on the city website. One Comprehensive Plan amendment applications were received – a request for a rezone of 5.21 acres of property owned by the Bucko Family Trust. In addition, one rezone request from B. Ruby was reviewed under the 2020 Docket was removed from that year’s Docket and moved to the 2021 Docket for further study; this rezone request will also be on the 2021 Docket.

The entire Comprehensive Plan was updated in May of 2016 as required by the State. The City is compliant with the Growth Management Act, which means the City is not obligated to make any further amendments to the Comprehensive Plan until the next required periodic update that is due in June 2025. However, the city may elect to make changes annually to improve the Comprehensive Plan and make zoning changes as necessary. If the Council and Planning Commission wish to propose any Comprehensive Plan changes, this is the time to do so. The full Sedro-Woolley Comprehensive Plan is located here: https://www.ci.sedro-woolley.wa.us/departments/planning/comprehensive_plan.php.

Staff does not have any recommended amendments to the Comprehensive Plan as part of the 2021 Docket. Thus, the only proposed Comprehensive Plan amendments are the two rezone requests and any amendments recommended by the City Council or Planning Commission.

When staff brings the 2021 Docket back to Council for a second read, the likely items proposed for the 2021 Docket will include:

- 1) One requested amendment to the zoning map.
 - a. Request from the Bucko Family Trust to change the zoning designation of two parcels totaling roughly 5.21 acres from Mixed Commercial to Residential 15. The application was assigned file # 2021-038.
 - b. Request from Bob Ruby to change the zoning designation of roughly 3 acres of land from Mixed Commercial to Residential 5 (originally on 2020 Docket) File # 2020-012.
- 2) Any amendments to the Comprehensive Plan or Zoning map desired by Council.