



Skagit County Planning & Development Services

DALE PERNULA, AICP Director

JACK MOORE, CBCO Building Official

October 1, 2014

John Coleman, AICP
Planning Director
325 Metcalf Street
Sedro-Woolley, WA 98284

RE: City of Sedro-Woolley, UGA Boundary Modification Comprehensive Plan Amendment Petition, PL13-0299

Dear Mr. Coleman,

This correspondence is in response to the above referenced petition and your letter (September 14, 2014) addressing Skagit County's correspondence (June 17, 2014) requesting additional information pertaining to the City's proposal to modify its urban growth area boundary (hereinafter, the "petition").

Thank you for a thorough reply and we are in agreement that the public's best interest is served by deferring Part 2A of the petition. With regard to Part 1 and Part 2B, you have provided additional information and analysis which better addresses the issues of modifying an urban growth area. We also agree that a logical direction for Sedro-Woolley's urban growth is to the north of the current City limits, away from the farmland and floodplain, and where urban services, utilities and infrastructure can be provided in a cost-effective manner.

We understand that Skagit County's desire to redirect its allocated Bayview Ridge urban growth population to existing incorporated communities has been amiably received by Sedro-Woolley and that the City has indicated that it can accommodate more than its existing allocated share of new residents. This would serve both of our interests well.

Skagit County believes that that the modification of Sedro-Woolley's urban growth area boundary is more complicated than simply removing a portion of the City's eastern urban growth area and adding an area to the north of the existing urban growth area. In essence, this has been described as a "swap," and conceptually has merit, although with it comes legal and land use policy ramifications.

The Skagit County Board of Commissioners has expressed its reservations about removing the eastern part of the City's existing urban growth area boundary for the sake of adding land to the north of the City's urban growth area. While the eastern urban growth area has its challenges and landowner opposition to being part of the City in the future, it is an area that is already characterized by urban growth. That is the reason why it is now in the City's urban growth area.

There are two significant issues that remain. First, under the Growth Management Act urban growth areas should be located [designated]:

...**first** in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, **second** in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and **third** in the remaining portions of the urban growth areas.... (RCW 36.70A110(3) (emphasis added)).

In summary, areas *that are already characterized by urban growth* with existing or contemplated facilities, services, utilities and infrastructure are to be included in an urban growth area. Only thereafter, may undeveloped rural areas be included in an urban growth area.

Second, Skagit County views the City's proposal to modify its urban growth area as an expansion since the removal of the eastern portion of the urban growth area is unlikely. Skagit County Code 14.08.020(5)(b)(iii) requires that a buildable land capacity analysis be performed:

A jurisdiction, as part of its comprehensive plan amendment that proposes an expansion of its UGA to accommodate additional population or employment capacity, shall conduct planning and analysis sufficient to update and confirm the development capacity analysis for buildable land within the existing UGA for residential, commercial, and/or industrial lands, which takes into account all development approved within the overall UGA since the last UGA expansion. Minimum requirements for UGA buildable lands development capacity analyses shall include the following steps:

- (A) Define vacant and underutilized (but likely to redevelop) parcels by zone.
- (B) Deduct from the gross land capacity by zone—identified in Subsection (5)(b)(iii)(A) of this Section—the following lands not available to accommodate future population or employment:
 - (1) Critical areas (and buffers as appropriate).
 - (2) Future roads/rights-of-way needs.
 - (3) Future public or quasi-public facilities needs.
 - (4) Remaining lands likely to be held off-the-market (e.g., market or other factors).
- (C) Apply the minimum (or average achieved) density or intensity of use in each zone to the remaining net developable acres identified in Subsection (5)(b)(iii)(B) of this Section.
- (D) Apply appropriate household size and/or employee land intensity standards to the output—identified in Subsection (5)(b)(iii)(C) of this Section—to determine total UGA population or employment capacity.

The 20-year population and employment forecasts through 2036 for each municipality and the County have been initially agreed to by the Growth Management Act Steering Committee for the 2016 comprehensive plan update process. As part of that planning process an urban growth area buildable lands capacity analysis study will need to be performed by each city/town. If Sedro-Woolley were to begin that study now, Skagit County would

John Coleman, AICP, Planning Director
UGA Boundary Modification Comprehensive Plan Amendment Petition, PL13-0299
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welcome and support that effort as part of the City's desire to modify its urban growth area. Skagit County would be prepared to act on that request when the City has completed its urban growth area buildable lands capacity analysis study.

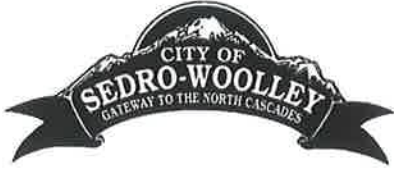
Should you have questions or need further assistance, please contact myself or Gary Christensen, Skagit County Planning and Development Services, at (360) 336-9410.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale Pernula".

Dale Pernula, Director

CC: Gary Christensen



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SKAGIT COUNTY
PDS

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

September 17, 2014

Dale Pernula, AICP
Planning Director
1800 Continental Place
Mount Vernon, WA 98273

RE: City of Sedro-Woolley UGA Boundary Modification Petition – PL13-0299

Below are the City of Sedro-Woolley's responses to your June 17, 2014 correspondence regarding the city's request to modify its urban growth area boundary ("petition"). County staff's analysis has divided the city's petition into three parts: 1, 2A and 2B. The following responses are also divided into those three parts and each numbered response corresponds to the numbers in the county's June 17 letter. The county's request is restated in this letter in *italics* followed by the city's reply. In addition, please see the city's original application as well as oral testimony at the April 29, 2014 open public hearing held by the Skagit County Commissioners for the purpose of establishing the 2013 Docket.

Per our correspondence, you are considering to recommend to the County Commissioners that the city's request be deferred to the County's 2014 Docket. If possible, the city would prefer (and requests) that Part 1 and Part 2B of the request be considered as part of the 2013 Docket. The city is amenable to the deferral of Part 2A to the 2014 Docket.

NC-2, Part 1 UGA Boundary Shift

1. *SCC14.08.020(4)(v): "A statement of how adopted functional plans and Capital Facilities Plans support the change."* As stated in the city's application (#6, page 4 of application Questionnaire), the capital facilities needs of future development in this area can be far better served than the area proposed to be removed from the UGA. The city's ability to provide high level of service to the proposed expansion area is a major reason why the city is recommending this UGA reconfiguration. City sewer already extends to the northerly city limit (in State Route 9) and can be extended northward without the need for a sewer pump station. The city's sewer plant is sized appropriately to accommodate the current population projection of 15,000 residents. By removing a portion of the city's UGA to where the extension of sewer is not feasible, capacity in the plant is freed up for future development in the proposed area to be included in the UGA north of city limits. In addition, the city has constructed a new fire station Township Street (State Route 9) directly south of the proposed UGA expansion.

The Sedro-Woolley Planning Commission held multiple public hearings on this reconfiguration and recommended its approval. The City Council and the City Department heads have reviewed this proposal and find that the reconfiguration is not only capable to be served by the city's capital facilities, but enables the city to better serve the future needs of development if the reconfiguration is granted. The city is planning for growth in the north of the city, and this UGA reconfiguration is vital to the city's plan for accommodating residential growth in

58 Parcels proposed for removal from UGA = 28 acres

Site Address	Parcel #	Acres
9266 Fruitdale	39542	0.50
9276 Fruitdale	80286	0.31
24689 MARLENE WAY	80287	0.28
24657 MARLENE WAY	80288	0.30
24627 MARLENE WAY	80289	0.30
24593 MARLENE WAY	80290	0.32
24581 MARLENE WAY	80292	0.32
24580 MARLENE WAY	80295	0.32
24586 MARLENE WAY	80296	0.33
24614 MARLENE WAY	80300	0.30
24644 MARLENE WAY	80301	0.30
24676 MARLENE WAY	80302	0.30
24706 MARLENE WAY	80303	0.30
24728 MARLENE WAY	80304	0.30
9320 Fruitdale	39535	0.28
behind 9320 Fruitdale	99676	0.09
9330 FRUITDALE ROAD	39531	0.23
behind 9330 FRUITDALE ROAD	39534	0.23
24695 DIANE LANE	81472	0.32
24681 DIANE LN	81473	0.29
24657 DIANE LN	81475	0.29
24649 DIANE LANE	81476	0.29
24643 DIANE LANE	81477	0.33
24642 DIANE LN	81479	0.29
24648 DIANE LN	81480	0.29
24652 DIANE LN	81481	0.29
24674 DIANE LN	81482	0.32
24702 DIANE LANE	81483	0.32
9364 FRUITDALE RD	81484	0.30
9236 FRUITDALE RD	39539	0.50
9232 FRUITDALE RD	39544	0.50
9220 FRUITDALE RD	39540	0.50
24639 TWIN HOLLY CT	39768	1.17
24667 TWIN HOLLY CT	104466	0.39
24695 TWIN HOLLY CT	104465	0.34
24705 TWIN HOLLY CT	104464	0.47
9190 FRUITDALE RD	39769	0.32
9170 FRUITDALE RD	39761	0.35
24714 WICKER ROAD	64939	1.18
9614 FRUITDALE ROAD	64946	0.36
9610 FRUITDALE RD	81434	0.24
24698 ORCHARD LANE	81435	0.25
24674 ORCHARD LN	81436	0.22
24656 ORCHARD LN	81437	0.29
24642 ORCHARD LANE	81438	0.33
24643 ORCHARD LANE	81439	0.32
24647 ORCHARD LN	81440	0.31
24667 ORCHARD LN	81441	0.29
24675 ORCHARD LN	81442	0.30
9582 FRUITDALE RD	64944	0.51
9572 FRUITDALE RD	64945	0.53
9558 Fruitdale Rd	64943	0.75
9546 FRUITDALE RD	64942	0.46
24138 Alexander St	40389	2.48
24178 Alexander St	40388	2.54
24204 Alexander St	40382	0.46
24230 Alexander St	40386	1.00
24238 Alexander St	40385	2.00

Each of those 16 lots over 0.40 acres is divided by 0.2, resulting in the possible conversion of 16 lots into 51 lots. This assumes maximum build-out on all lots, not subtracting for critical areas or infrastructure since much of the area has already been developed near maximum capacity and no significant new road infrastructure is necessary to serve the area. Assuming an average of 2.579164 persons per household (2014, Washington State Office of Financial Management), then the theoretical population in the proposed removed UGA is 232 persons ((39 fully built-out SFR lots + 51 potential SFR lots) * 2.579164 = 232).

There are known critical areas that affect the parcels on Alexander Street. The lower portions of the parcels south of Alexander Street are in the Skagit River flood plain. Any further subdivision of those properties is limited by critical areas. Assuming that 25% of the land area in those five lots may not be developed to their full potential because the lower portions are in or near the flood plain, then **the expected population at the stated build-out rate of the area recommended to be removed UGA is 201.17** (see below for calculation for that analysis). Infrastructure is largely in place; therefore land dedicated for stormwater systems, roads, play areas, etc. is not subtracted from the potential number of lots in the area proposed to be removed from the UGA.

Those five lots are 2.48, 2.54, 0.46, 1 and 2.0 acres. The assumption prior to the 25% critical areas adjustment was that those five lots represented 41 potential lots. A 25% reduction in each lot leaves the following amount of developable land on each lot: 1.88, 1.9, 0.34, 0.75 and 1.5 acres respectively. Using the individual analysis methodology: 1.88 acres / 0.2 = 9.3 potential lots; 1.9 / 0.2 = 9.5 potential lots; 0.34 / 0.2 = 1.75 potential lots; 0.75 / 0.2 = 3.75 potential lots; and 1.5 / 0.2 = 7.5 potential lots. Rounded down (may not round up per zoning rules) those lots together total a potential of 29 lots. Thus, after the critical areas reduction, 29 lots are assumed instead of the earlier assumed potential of 41 lots on those five parcels. That is 12 fewer (41-29=12) than the original calculation of 41 potential new lots out of those five lots. It is also 12 fewer than the 51 in the entire UGA area requested for removal. 51-12 = 39 potential new lots after a 25% critical area reduction on the lots known to have critical areas. Added to the existing 39 fully built-out SFR lots (39 + 39 potential SFR lots = 78), there is a potential for 78 lots. 78 lots * 2.579164 residents per unit = 201.17.

Acres Added – The 27.73 acres in the area proposed to be added to the UGA are all adjacent large lots that contain only four single family residences. There are only 8 lots under ownership by only four property owners. It is practical to use the aggregated lots methodology in this area.

Parcels proposed for inclusion in UGA = 27.73 acres

Site Address	Parcel #	acres
None	P126554	1.73
23984 Bassett Road	P36413	9.11
8068 St Route 9	P36414	9.75
8053 St Route 9	P39339	0.9
8059 St Route 9	P39315	1.93
8059 St Route 9	P39319	0.11
8059 St Route 9	P39320	0.92
8003 St Route 9	P39314	3.38

27.73 acres * 43,560 square feet per acre = 1,207,918.8 square feet. 1,207,918.8/8400 square feet per lot = 143 potential lots. At 2.579164 per household = 370.8 residents.

Reducing the total land by 25% for critical areas (of which there is one known feature – a tributary to Brickyard Creek and associated wetlands and slopes) brings the buildable area to 905,939 square feet. 905,939/8,400 square feet per lot = 107.8 potential lots. At 2.579164 per household = 278 residents. Further reducing that number by 25% for infrastructure yields an assumed 679,454 square feet of buildable area. 679,454/8,400 square feet per lot = 80.8 potential lots. Thus the **expected population of the proposed added UGA land at the stated build-out rate is 208.6 potential residents.** (80.8 * 2.579164 per household = 208.6). City services are readily available and capable of serving the 27.73 acre area.

RESULTS:

The above analysis shows that the area recommended for removal from the UGA has a theoretical capacity of 201 residents and the area recommended for inclusion in the UGA has a theoretical capacity of 208 residents. A projected 7 person increase in potential number of residents in the added area over the area recommended for removal represents a 3.42% difference in potential populations between the two areas. This figure is not significant and the swap of land is not expected to have any effect on the city's 15,000 population allotment.

The city sewer system has the capacity to accommodate the projected population of 15,000 in the UGA. The city's 2005 Comprehensive Sewer System Plan assumed a full development of the UGA in accordance with city zoning (page 2-1). The sewer treatment plant is currently running at less than 60% capacity (based on average daily flow rates) and can accommodate full build out of either the UGA areas discussed in this section. As already stated, it is not practical or feasible to serve the area recommended for removal from the UGA, but the area recommended to be included in the UGA is readily capable to be served.

The 28 acre area is primarily bordered to the east by Agriculture Natural Resource Lands (Ag-NRL) and a small strip of Rural Reserve (RR) zoning. Because of this, future residential development towards the east beyond the existing UGA is not likely. The zoning north of town (north of the proposed area to be included in the UGA) is entirely RR. The future growth of Sedro-Woolley is logically to the north. County zoning designations encourage the city to expand north. City services are available to the north of town. City services are not available east of town because of past Skagit County planning practices that allowed the area to develop on septic systems. Now those septic users will not pay into a sewer system and have no reason to decommission their septic systems even if sewer was brought to their front door. Thus the sewer cannot be extended to the area and no further subdivision is possible in that area. A city's purpose under GMA is to accommodate urban growth and provide services. This cannot be achieved in the current urban growth area to the east of Sedro-Woolley.

3. - *SCC 14.08.020(5)(b)(i): "UGA boundary adjustments shall be consistent with the requirements of the Skagit County Comprehensive Plan."* Skagit County's Comp Plan lists the following as the top of its land use Element's GMA imperatives: "*Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner*" (page 1) and CPP1.1 "*Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas and within any non-municipal urban growth areas already characterized by urban growth, identified in the County*

Comprehensive Plan with a Capital Facilities Plan meeting urban standards. (CPP 1.1)". A city's purpose under GMA is to accommodate urban growth and provide services and this is exactly what the City of Sedro-Woolley is attempting to do with this petition; provide urban services where facilities exist or can be provided. Services cannot be provided in the current urban growth area to the east of Sedro-Woolley. Services can be provided to the area requested for inclusion in the UGA.

The next imperative of the County Land-Use Element is: "*Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*" Should the city's proposal to include 27.73 acres of UGA be approved, the future development will be held to strict development regulations that are intended to accommodate urban level densities. Urban services are available and sprawl will not occur because the development will be well planned, regulated and adjacent to existing urban development.

The third imperative of the County Land-Use Element is: "*Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*" The property owners of the land proposed to be included in the UGA and the property owners of the land proposed to be removed from the UGA have all been participants in this process which has included numerous direct mailings, public hearings, workshops and public meetings. Extensive record of this participation is included in the petition application.

The Skagit County Community Visioning Statement states that "This plan calls for efficient delivery of services in a cost-effective way by: Concentrating infrastructure investments and service delivery to support development patterns near cities and towns where a full range of local services are or can be made available." (Introduction – 1.6). Sedro-Woolley's proposed UGA modification will allow the city to better accommodate the growth accommodation mandate of the Skagit County Comprehensive Plan and the GMA. The land proposed to be included in the UGA can readily be served by urban services, whereas the properties recommended for removal from the UGA cannot be readily served by urban services, particularly sewer. See response 2 above for additional detail on the possibilities of providing services in the two areas.

The Community Visioning Statement supports private property rights (Introduction – 1.7). The city engaged in a vigorous public review process described in response 8 below, Exhibits A & B to this application and the Owner Certification documentation. The owners of property that has been recommended for inclusion in the UGA have all requested that their property be included in the UGA. As part of the review process to determine which properties were recommended for removal from the UGA, if a property requested that their land stay in the UGA, that property was not recommended for removal from the UGA.

On page 1.7 of the Community Visioning Statement, open space areas are "*lands with regional importance that have been set aside, dedicated, designated or reserved for public or private use or enjoyment for either active or passive recreation, scenic amenities, natural resources, or for the protection of environmentally sensitive areas.*" The city-owned property proposed to be included in the UGA (*Part 2*) and used for public uses meets intent of this description.

According to the Countywide Planning Policies, UGAs shall include greenbelts, open space and encourage the preservation of wildlife habitat areas. The addition of city-owned property in the UGA (*Part 2*) will incorporate open space land into the Sedro-Woolley UGA that meets the intent of this policy.

Goal A of the Skagit County Comprehensive Plan Urban, Open Space & Land-Use Element (Land-Use Element) is to: “*Guide most future develop into concentrated urban growth areas where adequate public facilities, utilities and services can be provided consistent with the Countywide Planning Policies.*” (Land-Use Element – 2.5). As explained in response 2 above, Sedro-Woolley’s proposed UGA modification will allow the city to better accommodate the growth accommodation mandate of the Skagit County Comprehensive Plan and the GMA. The land proposed to be included in the UGA can readily be served by urban services, whereas the properties recommended for removal from the UGA cannot be readily served by urban services, particularly sewer.

Policy 2A-2.1 a) in the county Land-Use Element is to “*ensure that adequate urban facilities and services are provided in UGAs concurrent with urban development.*” (Land-Use Element – 2.7). As elaborated above, the area recommended for inclusion in the UGA can be better served with city capital facilities and services than the area recommended for removal from the UGA.

Goal A-3 of the county Land-Use Element states “*Within the designated UGAs, coordinate with the respective local jurisdictions and other service providers within the UGAs to ensure that growth and development are timed, phased and consistent with the adopted urban level of service standards.*” The proposed UGA modification allows for better provision of urban services in compliance with this goal.

The ability for the city to provide better services to the proposed expanded UGA area than the removed area also conforms to the county Land-Use policies 2A-3.1 – 3.2. Policy 2A-3.1 is: “*Urban public facilities include: improved streets, roads, highways, sidewalks, road lighting systems and traffic signals; urban level domestic water systems, sanitary sewer systems, storm sewer systems, park and recreational facilities and schools as defined in the Capital Facilities Element with adopted level of service standards.*” Policy 2A-3.2 is: “*Urban public services include fire protection and suppression; emergency medical services; public safety; public health; education; recreation; environmental protection; and other services as identified in the Capital Facilities Element with adopted level of service standards.*” (Land-Use Element – 2.7)

- SCC 14.08.020(5)(b)(ii): “*Sufficient land area must be included in the UGAs to accommodate the adopted 20-year population and employment forecast allocation as adopted by the SCOG and consistent with OFM projections. The extent of a UGA boundary expansion shall be that necessary to provide a minimum 10- and a maximum 20-year supply of vacant and buildable lands within the UGA.*” The city is proposing to remove 28 acres and add 27.73 acres of UGA in a different location. Both would be zoned R-5 and would be subject to the same development criteria. Therefore, the two areas shall be expected to develop to similar densities. In fact, the above land availability analysis (See response #2) shows that the 28 acres proposed to be removed can accommodate 232 residents. The area proposed to be included can accommodate 208 residents. The difference between the properties removed and properties included may

result in an increase of 24 persons in the Sedro-Woolley UGA, a negligible figure in the overall 15,000 planned residents by 2025.

- SCC 14.08.020(5)(b)(iii): “A jurisdiction, as part of its comprehensive plan amendment that proposes an expansion of its UGA to accommodate additional population or employment capacity, shall conduct planning and analysis sufficient to update and confirm the development capacity analysis for buildable land within the existing UGA for residential, commercial, and/or industrial lands, which takes into account all development approved within the overall UGA since the last UGA expansion.” An analysis of the impacts of the proposal on the city’s allocated population distribution, densities, phasing of adequate services, proximity to designated natural resources lands and presence of critical areas is provided in response #2 above. However, the city does not interpret SCC 14.08.020(5)(b)(iii) to require a buildable lands analysis and does not believe this requirement should have been required. **The proposal does not include an expansion to accommodate additional population nor does the proposal include an expansion to accommodate additional employment capacity.** Therefore, **per SCC 14.08.020(5)(b)(iii), a buildable lands analysis is not required.** The proposal is an exchange for virtually equal amounts of land for the purposes of better serving the city’s GMA mandate to accommodate urban development. The proposal is not an expansion for the purposes of accommodating additional population allotment or employment capacity. The city is not requesting that our population or employment allotment be altered. The city does not contend that the UGA needs to be expanded because the city needs to accommodate more population than the allotted projection of 15,000 residents in the Sedro-Woolley UGA as codified in the Skagit County Comprehensive Plan. The proposal is a *modification* to the UGA to better serve the same 15,000 projection; it is not a proposal for an *expansion* to accommodate additional population.

The proposed UGA modification does not contain industrial or commercial land, therefore employment capacity planning will not change. The modification affects residential lands only. The proposal was reviewed through the city comprehensive plan review process. The Planning Commission reviewed this proposal under Comprehensive Planning File #CPA-2-12 and the City Council approved the Planning Commission’s recommendation through Sedro-Woolley Resolution NO. 879-13.

This modification will not significantly affect the population projections for the city’s UGA. The proposal is a swap of land in on area for an equal amount of land in another area – 28 acres of R-5 zoned property exchanged for 27.73 acres of R-5 zoning. A detailed analysis of the land capacities is included above in response #2. The results of that analysis show that the proposal represents a negligible effect on the city’s overall population forecasting.

- SCC 14.08.020(5)(b)(iv): “Document consistency of the proposed UGA expansion with Countywide Planning Policy 1.1 and the adopted 20-year population and employment allocation, including identification of any allocated but undesignated forecast population or employment.” SCC 14.08.020(5)(b)(iv) addresses UGA expansions. Part 1 of the city’s proposal is not an expansion of the UGA – it is a swap of land that results in a net reduction in the UGA by 0.27 acres. SCC 14.08.020(5)(b)(iv) does not apply to Part 1. However, the following analysis is provided non-the-less.

Regarding CPP1.1: “Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas and within any non-municipal urban growth areas already characterized by urban growth, identified in the County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. (CPP 1.1)” A city’s purpose under GMA is to accommodate urban growth and provide services and this is exactly what the City of Sedro-Woolley is attempting to do with this petition; provide urban services where facilities exist or can be provided. Services cannot be provided in the current urban growth area to the east of Sedro-Woolley. Services can be provided to the area requested for inclusion in the UGA. Regarding the adopted 20-year population forecast: this issue has been addressed at several points in the original petition application and in the previous responses herein (see response 2 above and several sections of response 3). The land capacity and population analysis above addresses the 20-year population allocation. No employment allocations will be affected by the proposal as it does not add or subtract industrial or commercial lands.

- SCC 14.08.020(5)(b)(v): “Preparation of a comparative evaluation of potential areas for UGA expansion, including: (A) planning and zoning regulations currently in place; (B) an evaluation of how a full range of urban-level infrastructure and services would be provided within potential expansion areas, including appropriate capital facility analysis; and (C) an evaluation of reasonable alternatives, other than expanding the UGA, to accommodate the forecast UGA population or employment allocation. This shall include consideration of development regulation amendments to allow for increased densities and intensities of use in the existing UGA. Consideration of reasonable alternatives to UGA expansion shall be within the discretion afforded to local governments by RCW 36.70A.110(2) to make choices about accommodating growth.” The city’s proposal is not for an expansion as SCC 14.08.020(5)(b)(iv) addresses. However, as elucidated in numerous locations in this reply and in the original application: (A) the land removed and the land included in in the UGA are both proposed to be Residential 5 zone governed under Chapter 17.08 SWMC. Development standards in Title 12 – Streets Sidewalks and Public Places, Title 13 – Water and Sewers, Title 15 – Building and Construction, Title 16 – Subdivision and Title 17 – Zoning further provide that all future development is well planned, does not negatively affect the land or the community values and meets a high level of safety and aesthetic standards. (B) The 2005 Comprehensive Sewer Service Plan includes planning for full build out to the city’s UGA based on total size of the UGA. The swap will not affect the city’s ability to provide services. The swap is intended to improve the ability of the city to adequately provide urban services. (C) See response #2 above for the UGA population projection information.

- SCC 14.08.020(5)(b)(vi): “Document the proposed UGA expansion for consistency with any applicable inter-local agreement between the affected municipality and the County.” This petition conforms to the Framework Agreement signed by the Skagit County jurisdictions. The modification does not affect the city’s fire and police departments to participate in the reciprocal service agreements with the local fire districts and County Sherriff’s Office respectively. The modification will not create any additional service burden on the Police and Fire Departments as they have already planned for the level of service necessary to serve the amount of acreage in the UGA – a figure that is not significantly changing.

- SCC 14.08.020(5)(b)(ix): “In cases of residential lands proposed for inclusion within a UGA, annexation or incorporation should be encouraged to occur if immediately feasible, or an

interlocal agreement shall be executed between the municipality and County regarding the timing and conditions of future annexation and provision of urban services.” The property owners of the land that is proposed to be included in the UGA intend to annex and the city has been supportive of this intent. The city intends to accommodate urban growth; that is one of the main functions of municipalities under GMA. Because of its proximity to city services, the land proposed to be in the UGA can be immediately annexed if in the UGA. The land proposed to be removed from the UGA cannot be feasibly served by city services; therefore those parcels are proposed to be removed from the UGA.

NC-2, Part 2A UGA Boundary Expansion

1. The City of Sedro-Woolley requests that Part 2A of the application be deferred to the 2014 Skagit County Docket.

NC-2, Part 2B UGA Boundary Expansion

1. *SCC14.08.020(4)(v): “A statement of how adopted functional plans and Capital Facilities Plans support the change.”* The Goals of the Capital Facilities Element include Goal CF1: To assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.

The request (Part 2B) to include the 4.31 acres of city-owned land on Cook Road (parcel P37311) helps the city meet its open space and recreational, as well as transportation needs. Parks and Recreation Provision Policy 24 states: “Creek Corridors, power easement corridors and abandoned railway corridors shall be examined as potential parks and trails.” Appendix A to the Parks and Recreation Element of the Sedro-Woolley Comprehensive Plan contains a detailed study of the needed park and open space land to accommodate the projected population at the city’s defined level of service. That study shows a need for additional open space and parks land. The Development Standards section to the Element summarizes Appendix A thus:

The city has set a level of service (LOS) for parks and trails through 2025. The LOS is based on existing parks infrastructure and public input concerning the desired amount of parks in the city. The LOS is less than, but comparable to, the LOS set by other cities in the region. A full analysis of the existing parks LOS, the proposed parks LOS and the projected costs per new unit of development through 2025 are included in Appendix A to the Parks and Recreation Element. Below is a summary of the desired parks LOS for 2025 as determined through the Planning Commission’s public hearing process:

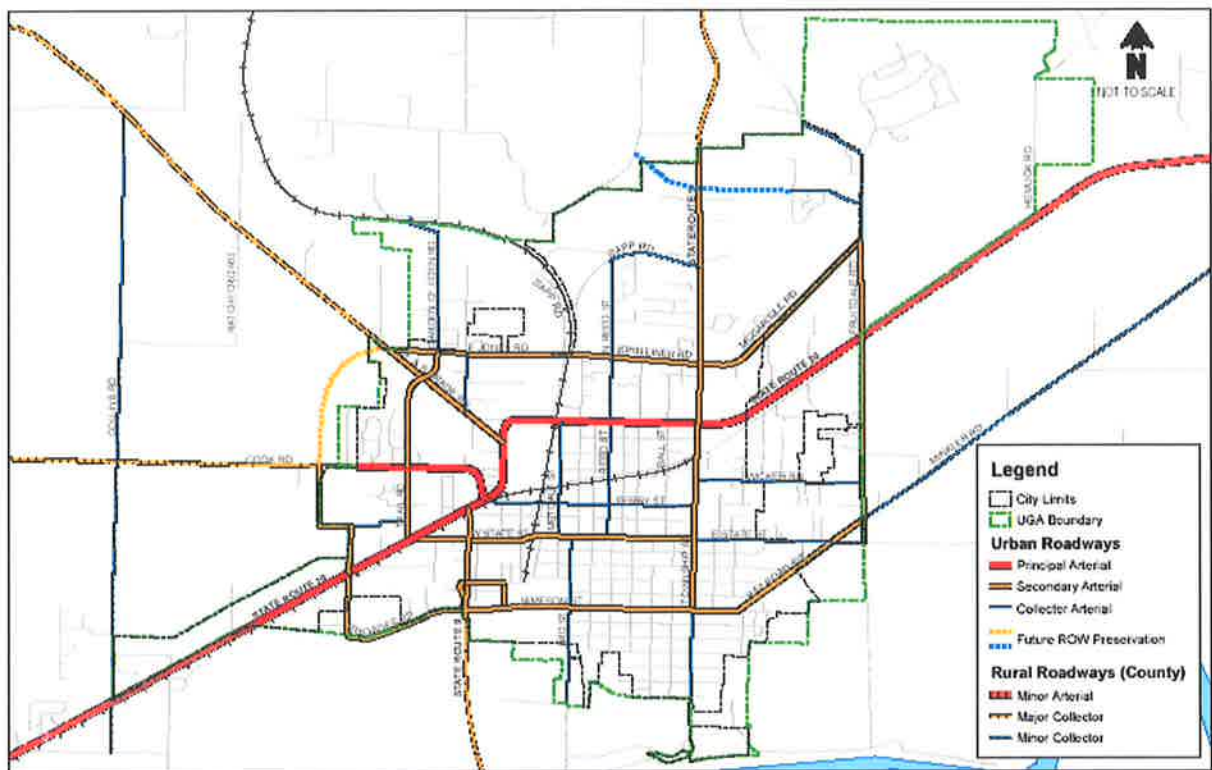
Neighborhood, community and regional parks – Ten (10) acres of neighborhood, community and regional park (total, not each park type) per 1,000 residents in 2025.

Open space – Five (5) acres of open space park per 1,000 residents is recommended as the LOS for 2025.

Trails – 1 mile of trail (separated from roadways) per 1,000 residents in 2025. This includes both trails on public lands and trails on private land where an easement is in place to allow public trail access.

That parcel has also been identified in the Transportation Element of the Sedro-Woolley Comprehensive Plan as a potential path for a secondary arterial. At page 35 of the Transportation Element, plans for the arterial are stated: “Rhodes Road: Designated the planned roadway between SR20 and Cook Road as a secondary arterial. Provides a needed arterial and circulation route between SR20 and Cook Road.” In the figure below (Figure 6 from the Transportation Element), that parcel is shown as a potential location for a said arterial.

Figure 6 Roadway Functional Classification (Transportation Element p.34)



Other comments

1. The SCP&DS letter was dated June 17, 2014, but not emailed to the Sedro-Woolley Planning Department (applicant) until late in the afternoon on June 19. Therefore the 90 day deadline is presumed to be September 17, 2014 (90 days from June 19) and not September 15 (90 days from June 17). A hard-copy of that letter was not received at the Sedro-Woolley Planning Department until September 10, 2014.
2. In said June 17 letter, the city was given 90 days from the date of the letter to reply. There is no statutory requirement in Skagit County Code that requires applicants to respond within 90 days.

3. The city's application was written to address the specific questions in the Skagit County Comprehensive Plan Policy/Zoning Map Amendment Application Checklist. The SCP&DS letter dated June 17, 2014 requests much more specific information not directly requested in the Skagit County Comprehensive Plan Policy/Zoning Map Amendment Application Checklist. If the information provided in the city's application is insufficient to address the requirements for Chapter 14.08 SCC, it is at least in part due to the fact that it was intended to answer the questions in the Comprehensive Plan Policy/Zoning Map Amendment Application Checklist. If it is the County's intent for applicants to address specifically the statements in the SCC, then the County's application checklist may need to be revised to be more specific.

Thank you for the opportunity to respond to the questions that arose and amend the application materials. I look forward to working with you as our application enters the Planning Commission stage of review and ultimately the Commissioner's review. If you have any questions, please do not hesitate to call me at 855-0771 or e-mail at jcoleman@ci.sedro-woolley.wa.us.

Sincerely,



John Coleman, AICP
Planning Director, City of Sedro-Woolley



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

June 17, 2014

John Coleman, AICP
Planning Director
325 Metcalf Street
Sedro-Woolley, WA 98284

RE: City of Sedro-Woolley, UGA Boundary Modification Comprehensive Plan Amendment Petition, PL13-0299

Dear Mr. Coleman,

This correspondence is in response to the above referenced petition and our recent meeting on June 4, 2014, to discuss the City's proposal to modify its urban growth area boundary (hereinafter, the "petition").

On April 10, 2014, the Department transmitted a memorandum to the Board of County Commissioners regarding the annual comprehensive plan amendment 2013 docket. On May 19, 2014, the Board of County Commissioners through Resolution R20140139 agreed to docket the City's petition and stated that it [petition] "will undergo further public, agency, and environmental review, consideration by the Planning Commission, and final consideration by the Board of County Commissioners."

Skagit County's review of the petition will be conducted pursuant to Skagit County Code (SCC) 14.08 as a non-project, legislative action, following the requirements of the 2002 GMA Framework Agreement and the Urban Growth Area (UGA) modification criteria. The framework agreement and UGA modification criteria are the results of multi-year collaborative processes with the Growth Management Act Steering Committee (GMA SC), a committee comprised of elected officials from both the County and the major cities within Skagit County. The UGA modification criteria were adopted unanimously by the GMA SC by Resolution in 2007, and adopted into Skagit County Code in 2009. The current City mayor was a signatory to the UGA modification agreement.

Skagit County's review of the petition is limited to determining consistency with the Skagit County Comprehensive Plan (CP), Skagit County Code, and state law. Capital facility and functional plans will need to be addressed and a "buildable lands inventory and analysis" will need to be prepared.

The burden of demonstrating consistency rests with the municipality seeking to modify its UGA. Accordingly, the City's petition must provide information demonstrating that the relevant UGA modification criteria are met. In other words, a jurisdiction must "show its work" and "make its case" for a UGA boundary modification based on the Growth Management Act (RCW 36.70A), Growth Management Hearing Board decisions, and Washington State case law. Skagit County's Comprehensive Plan and Skagit County Code reaffirm these requirements.

John Coleman, AICP, Planning Director
UGA Boundary Modification Comprehensive Plan Amendment Petition, PL13-0299
June 17, 2014

NC-2, Part 2B UGA Boundary Expansion

1. Information demonstrating how adopted functional plans and Capital Facilities Plans support the change. SCC 14.08.020(4)(a)(v).

Each of the items set forth above is a requirement of Skagit County Code, which you can review in its entirety at <http://www.codepublishing.com/wa/skaqitcounty/>.

Attached are a number of relevant materials for your reference, review and consideration.

In order to continue processing the petition, please furnish information responsive to this request, including a previously requested SEPA environmental checklist, within 90 days from the date of this letter. Should you have questions or need further assistance, please contact Gary Christensen, Skagit County Planning and Development Services, at (360) 336-9410.

Sincerely,



Dale Pernula, Director

CC: Gary Christensen

Attachments



PLANNING & DEVELOPMENT SERVICES

1800 Continental Place • Mount Vernon, WA 98273
Inspections 360.336.9306 • Office 360.336.9410 • Fax 360.336.9416

Comprehensive Plan Policy / Zoning Map Amendment Application Checklist

Notice: Applications must be received by the last business day of July for docketing in the same year. Applications received after July will not be considered until the following year's docket.

Applications to change a municipal urban growth area boundary must be submitted by the applicable municipality. Individual applications to change urban growth area boundaries are not accepted.

All Applicants Must Submit the Following:

- **Fact Sheet**
The fact sheet must be fully completed, signed, dated and submitted prior to the last business day of July.
- **Fees \$ 5040** SEPA \$ later
Note: For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.
This application may be considered complete without payment of the SEPA fee.
- **SEPA Checklist**
Note: The SEPA fee and checklist, if required, are due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.
- **Completed Questionnaire** (See pages 3 and 4)

Applicants for Map Amendments Must Also Submit the Following:

- **Assessor's Map**
A copy of the Skagit County Assessor section map including the subject parcel(s), full scale (18" x 24") or letter size (8.5" x 11). Full scale maps can be purchased from the Assessor's Office. Please identify the subject parcel(s).
- **Land Use Map**
A map showing the subject property with property lines identified and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.
- **Ownership Certificate**
A signed and notarized ownership certificate is required.
- **Lot of Record Certification**
Note: Certification is not required for policy or area-wide map amendment requests.

Applicants for a Change to Commercial or Industrial Designations Must Also Submit the Following:

- **Commercial / Industrial Phasing Plan** (Optional - See SCC 14.08.020(7)(c)(iii))
- **Site Plan**
A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank and drain field including the distances from all structures (existing and proposed) from property lines and each other.
Submittals on 8.5" x 11" paper preferred, 11" x 17" maximum.

Date Received:

SKAGIT COUNTY
PERMIT CNTR.

JUL 31 2013

RECEIVED

Accepted by

PL13-0299

Permit Number

UGA
Zoning / Setbacks

Flood Plain/Floodway

Shoreline

Notes:

Several parcels
in the Sedro
Woolley UGA
or proposed
additions to the
UGA.

Some parcels to
be removed from
UGA and annexed
to City of Sedro
Woolley.

INSTRUCTIONS

Please complete Sections 1 through 4 of this application packet. Attach other required forms or information as necessary. For information on general requirements, application review process, and frequently asked questions turn to Sections 5 & 6 of this packet.

PL13-0299

SKAGIT COUNTY
PERMIT CNTR.

APPLICATION TYPE [Please check the appropriate box below]

- Policy Amendment [A change to one or more comprehensive plan policies]
- Map Amendment [A change to a comprehensive plan/zoning designation]
 - Check this box if you are proposing to change your property to a commercial or industrial designation/zoning district. If the phasing option is chosen under SCC 14.08.020(7)(c)(iii), a phasing plan must be submitted as part of this application.
- Rezone [A change from one zoning designation to another within the same Comprehensive Plan Designation – rezones are only available within a UGA]

JUL 31 2013

RECEIVED

PERSONAL INFORMATION [Please Print]

Applicant/Contact City of Sedro-Woolley - John Coleman, AICP - Planning Director

Mailing Address 325 Metcalf Street

City Sedro-Woolley State WA Zip 98284 Email Address jcoleman@ci.sedro-woolley.wa.us

Phone (360)855-0771 Alt Phone _____ Fax _____

Are you the owner of the subject property? Yes No [if yes, complete Section 4, Ownership Certification]

If no, please indicate your interest in the subject property [e.g. neighbor, community resident, interested citizen, etc.] UGA expansion / area-wide, non-project, non-site specific map amendment. City is required to submit application per SCC 14.08.020.

Property Owner _____

Mailing Address _____

City _____ State _____ Zip _____ e-mail _____

Phone _____ Alt Phone _____ Fax _____

PROPERTY INFORMATION [Site-specific proposals only]

Site Address or General Property Description – [Attach separate sheet if necessary]:
N/A

Assessor Parcel number(s) _____

Section _____ Township _____ Range _____ Acreage/Lot Dimensions _____

Existing Zoning Designation _____ Requested Zoning Designation _____ [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved Planning and Development Services fee schedule. If the application is approved for further consideration by the Board of County Commissioners, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and related fees. Applicants are encouraged to consult with Department staff in advance of application submittal to review all submittal requirements. Payment of fees does not guarantee final approval. The applicant acknowledges that a completed application must be submitted by the close of business on the last business day of July of each year. Incomplete applications will be returned to the applicant.

APPLICANT SIGNATURE: [Handwritten Signature] DATE: 7/25/13

Section 3 Questionnaire

Prior to submittal, please answer all of the questions below that are applicable to your proposal. Provide your answers on separate attached sheets and reference the question numbers in your answer. Include maps, graphics and other information as necessary. Please be thorough. Incomplete or misleading information may cause unwarranted delays in processing and/or denial of the application. Answering these questions will require an understanding of the applicable provisions of the Skagit County Comprehensive Plan and Skagit County Code Title 14. Both are available at Skagit County Planning & Development Services or online at www.skagitcounty.net. **All Applicants** must answer the following:

1. Please provide a detailed statement of what is proposed to be changed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.
2. Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?
3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in a policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)
4. For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.
5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)
6. How is this proposal supported by functional plans and Capital Facility Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.
7. How would this proposal affect implementing land-use regulations found in Skagit County Code Title 14? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)
8. What measures have you taken to solicit public review or inform the public of this proposal? Please provide a summary of any public review received.

Applicants for Map Amendments must also answer the following:

9. Describe how the proposed map change complies with applicable land-use designation criteria for the requested designation in the Urban, Open Space & Land Use Element, Chapter 2; the Rural Element, Chapter 3; or the Natural Resource Lands Element, Chapter 4, of the Comprehensive Plan.
10. Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.
11. For Urban Growth Area Boundary changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas, consistent with the requirements of SCC 14.08.020(5). (Note: Only affected jurisdictions may apply for urban growth area boundary changes. Applications from individuals are not accepted.)
12. Any proposed natural resource land map designation changes shall recognize that natural resource land designations were intended to be long-term designations and shall further be dependent on 1 or more of the following:
 - (a) A change in circumstances pertaining to the Comprehensive Plan or public policy.
 - (b) A change in circumstances beyond the control of the landowner pertaining to the subject property.
 - (c) An error in initial designation.
 - (d) New information on natural resource land or critical area status.

Applicants for a Commercial or Industrial Designation must also include the following:

13. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.08.020(7)(c)(iii)).

Section 4 Ownership Certification

I, _____, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that the statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address _____
City and State _____ Phone _____
Signature _____ for _____
(give corporation or company name)

ACKNOWLEDGMENT

State of Washington)
 ss.)
County of Skagit)

On this day personally appeared before me _____
known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington
Residing at _____
Date: _____

Other property owners in this application must be listed be
Name _____
Address _____ City/State _____ Zip _____

*Long Range
is aware of why
this is not done -
per City of SW -
CS*

Section 5 General Requirements

1. Under the Growth Management Act (RCW 36.70A), the County may only amend its comprehensive plan once annually (with few exceptions). All proposals are considered together so the cumulative effect of the various proposals can be determined. It is important that amendments to the Comprehensive Plan retain the broad perspectives articulated in the community vision statements, satisfy the goals, objectives and policies of the Plan, and remain consistent with the intent of the Growth Management Act. Amendments must be supported by factors including changes in population, land capacity, economic indicators, changes in technology, omissions or errors, or declared emergency.
2. Amendments to the Comprehensive Plan, Comprehensive Plan/Zoning Map and Unclassified Use Permits must conform to the requirements of the Growth Management Act (RCW 36.70A), the Planning Enabling Act (RCW 36.70), Skagit County Code, the Skagit County Comprehensive Plan, Countywide Planning Policies, and all other applicable federal, state, and local laws, standards and polices.
3. In addition to the general requirements indicated above, specific submittal requirements and approval criteria may be found as follows:
 - ✓ Comprehensive Plan Chapter 2 – Urban, Open Space and Land Use Element
 - ✓ Comprehensive Plan Chapter 3 – Rural Element
 - ✓ Comprehensive Plan Chapter 4 – Natural Resource Lands Element
 - ✓ Comprehensive Plan Chapter 12 – Plan Implementation and Monitoring
 - ✓ SCC 14.08 – Legislative Actions
 - ✓ SCC 14.12 – SEPA
4. Applications will be accepted until the close of business on the last business day of July. Applications received after the last business day of July will not be considered until after July of the following year.
5. Incomplete applications will be returned to the applicant. It is recommended that the petitioner request a pre-submittal meeting with Planning and Development Services, well in advance of the deadline, to discuss amendment requirements and procedures.
6. Completed applications will be reviewed by Planning & Development Services and submitted to the Board of County Commissioners with a recommendation as to which of the applications the Department recommends for further consideration by the County. The Board of County Commissioners will hold a public hearing to allow comments on the recommendations. At a subsequent public meeting the Board of County Commissioners will consider the Department recommendation and public comment, and decide whether to proceed with further review of each application.
7. If an application is not approved by the Board of County Commissioners for further consideration, it will not be reviewed further. All applications approved by the Board of County Commissioners for further consideration will be subject to further review under SEPA and then forwarded to the Skagit County Planning Commission for public hearing(s). Thereafter, a recommendation will be forwarded to the Board of County Commissioners for their review and final action.

8. Upon Board of County Commissioners approval for further consideration, applicants for site-specific amendments and unclassified use permits shall complete and submit any required environmental checklists along with the appropriate fees. The Planning and Development Services will issue an environmental threshold determination after receipt of the environmental checklist(s). Costs for SEPA review related to individual site-specific applications will be charged to the individual applicant.
9. The final decision on all applications rests with the Board of County Commissioners and will take the form of a single ordinance listing whether each individual application has been approved or denied, and setting forth the appropriate findings of fact and/or application-specific conditions, if necessary. All applicants, whether approved or denied, will be notified of the final decision.

Section 6 Frequently Asked Questions

When may I submit my application?

You may submit a completed application at any time during the year, up to the last business day of July. Clerical processing and review for completeness will be conducted for each application as they are received. However, the substantive review of all applications will not begin until after the application deadline. All applications will be considered together in order to assess the cumulative effect of the various proposals.

What if I cannot complete my application before the last business day of July?

It is recommended that the petitioner request a pre-submittal meeting with the Planning and Development Services, well in advance of the deadline, to discuss application requirements and procedures. Applications received after the last business day in July will not be processed until after July of the following year.

Will I be required to pay a rezone fee along with my request for a Comprehensive Plan map amendment?

No. Rezones are processed in conjunction with, and subject to the fees for a Comprehensive Plan amendment.

Will my fees be refunded if my application is not approved for further review?

If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

Will my fees be refunded if my petition is denied?

No.

Is a lot certification always required?

If you are proposing only to amend Comprehensive Plan policies, or are proposing an area-wide Comprehensive Plan/Zoning map designation amendment you will not be required to submit a lot certification. In all other cases, a lot certification is required.

Does approval for further review (docketing) guarantee approval of my request?

No. Docketing of an amendment is procedural only and does not constitute a decision by the Board as to whether the amendment will ultimately be approved.

Assessor Maps

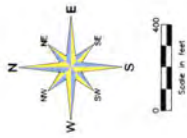
To Skagit County Comprehensive Plan Map Amendment Application pg 1

 = PROPOSED ADDITION TO UGA

 = PROPOSED REMOVAL FROM UGA

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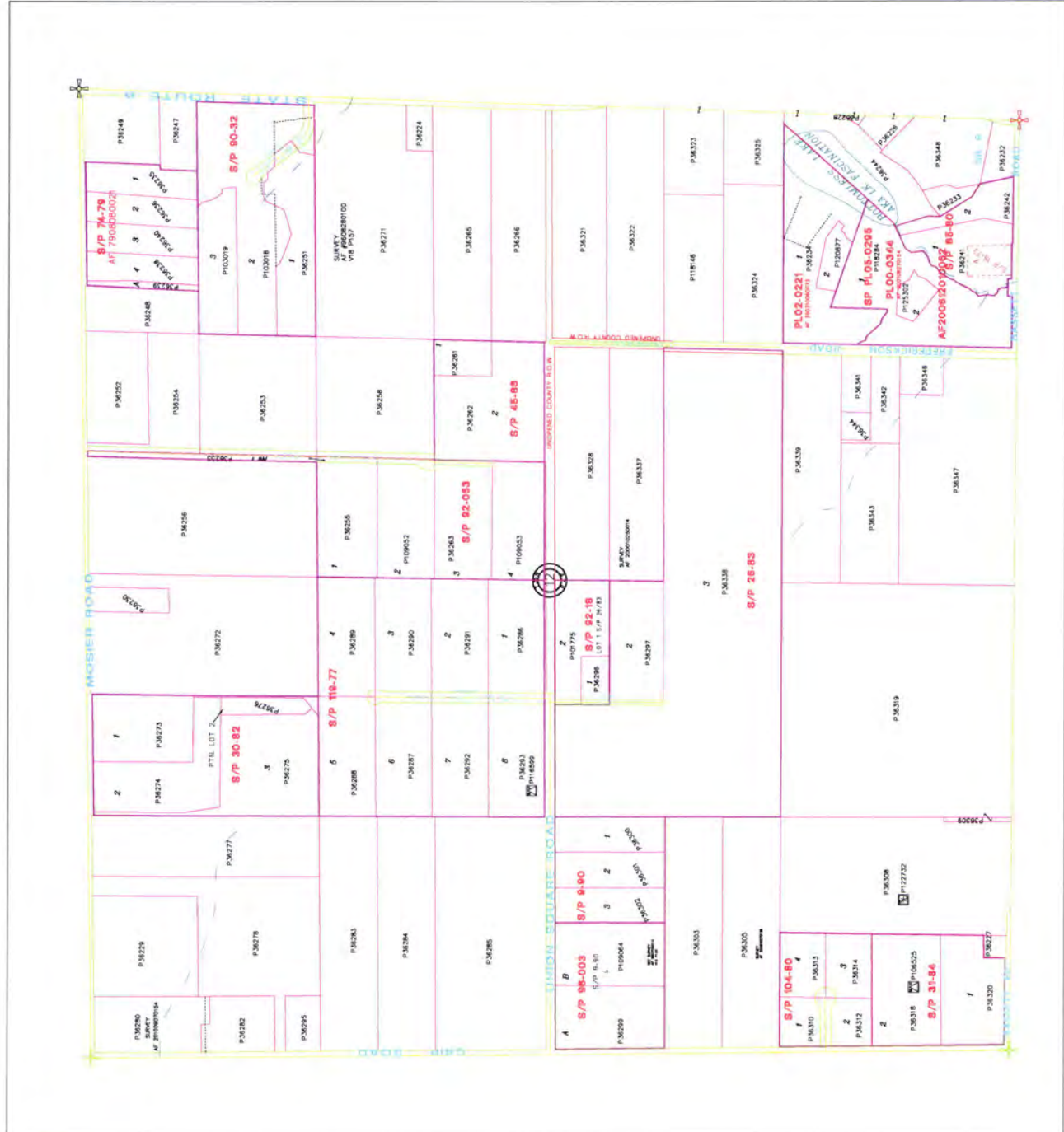
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This map was created from aerial photography and is not a substitute for a field survey. It is intended for general information only. The map is not a substitute for a field survey. It is intended for general information only. The map is not a substitute for a field survey. It is intended for general information only.

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PLOTTED	MAN/18
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Section 12
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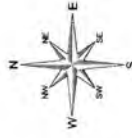


SKAGIT COUNTY

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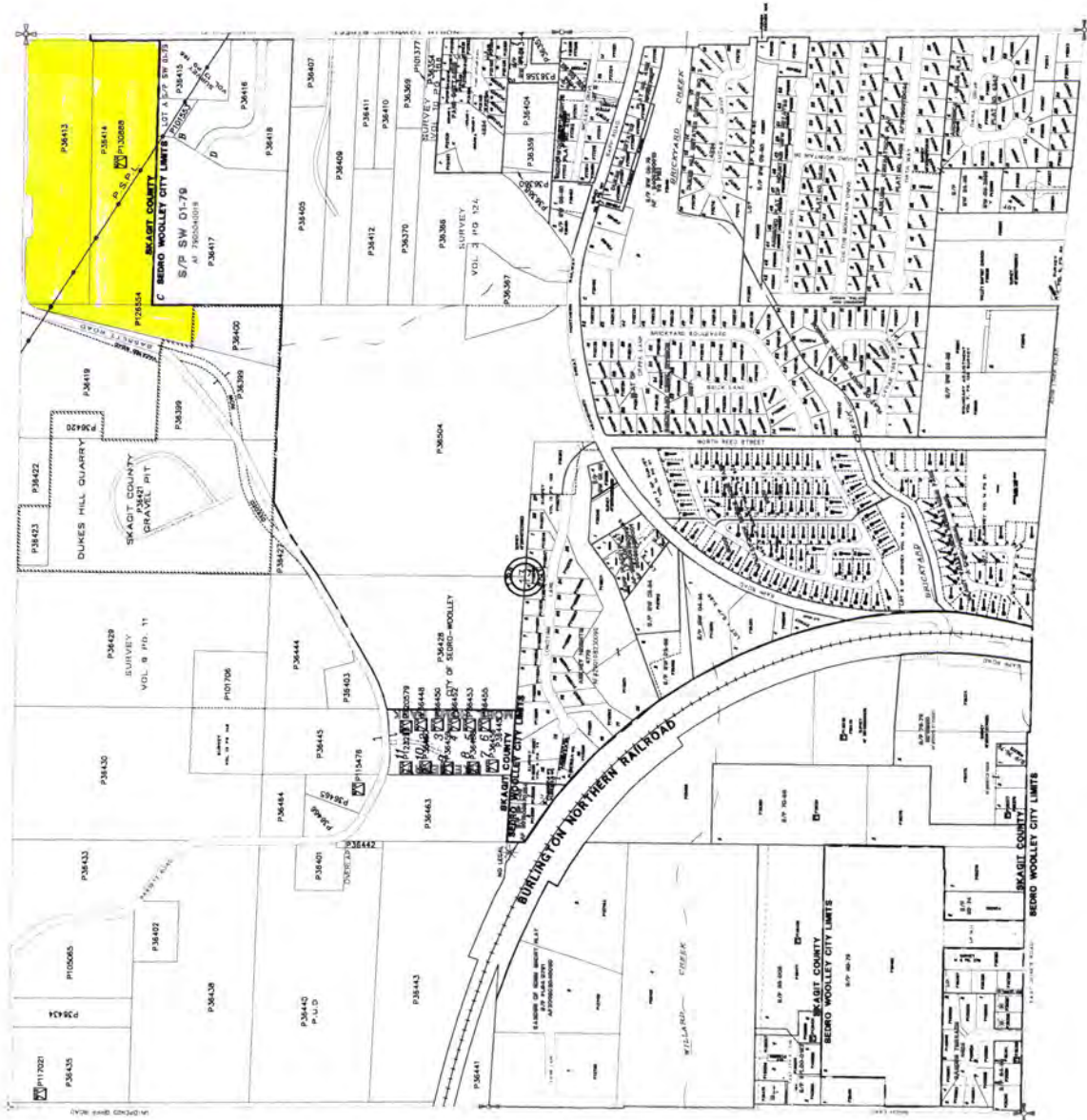
ATTENTION
 THIS MAP CONTAINS A PAGES ACCOUNT THAT HAS BEEN PLACED WITH THE EXACT LOCATION OF THIS PARCEL. IS UNUSUAL.



THIS MAP WAS PREPARED FROM THE ORIGINAL RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE RECORDS AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PARCELS SHOWN ON THIS MAP. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

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REVISED	10/27/04 KB
PLOTTED	10/27/04 KB
MAP PRODUCED BY	SKAGIT COUNTY ENGINEER'S OFFICE

Section 13
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SKAGIT COUNTY

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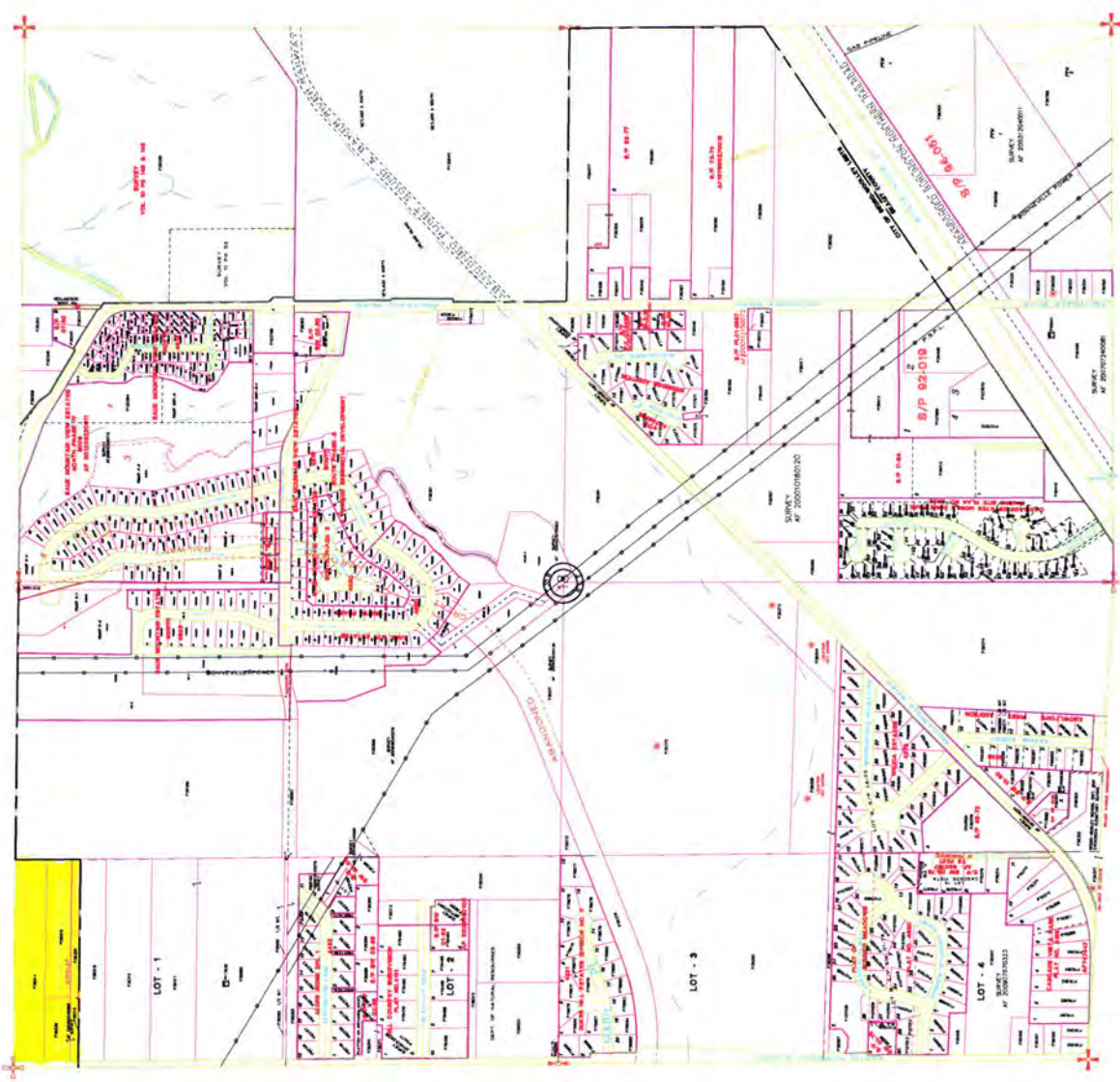
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THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY. THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS MAP IS NOT GUARANTEED AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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COUNTY ENGINEER, SKAGIT COUNTY	

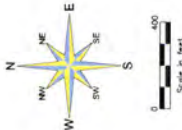
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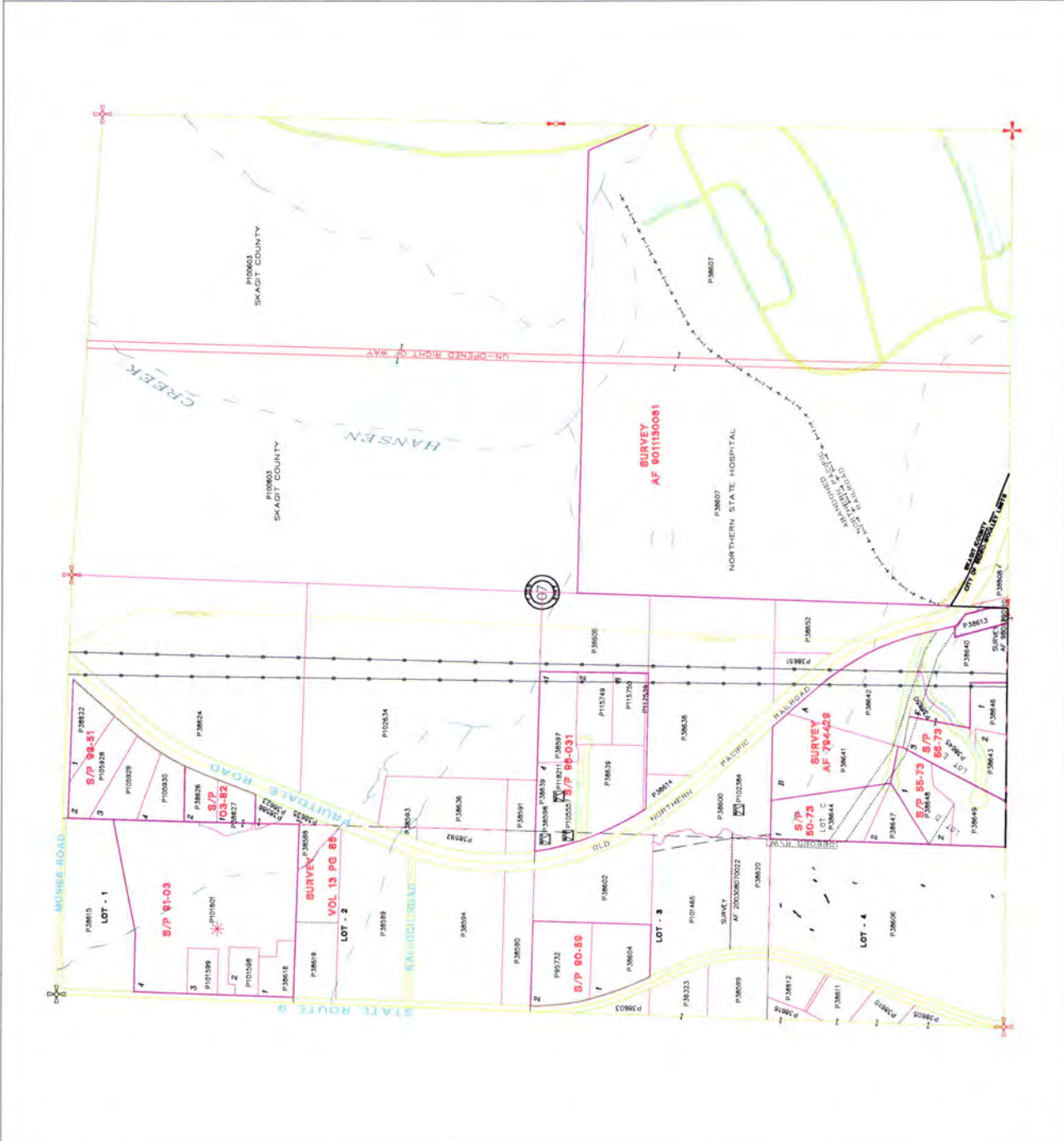
ATTENTION
 THIS MAP CONTAINS A PARCEL ACCOUNT NUMBER AND PARCEL IDENTIFICATION NUMBER. FOR THE MOST ACCURATE INFORMATION, THE EXACT LOCATION OF THIS PARCEL IS SHOWN.



THIS MAP WAS PREPARED FROM THE RECORDS OF THE COUNTY CLERK, SKAGIT COUNTY, WASHINGTON. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE COUNTY CLERK ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

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REVISED 02/07/07	BS
PLOTTED 07/27/06	BS
DATE OF MAP REVISION	07/27/06

Section 7
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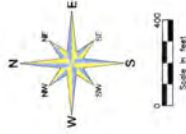


SKAGIT COUNTY

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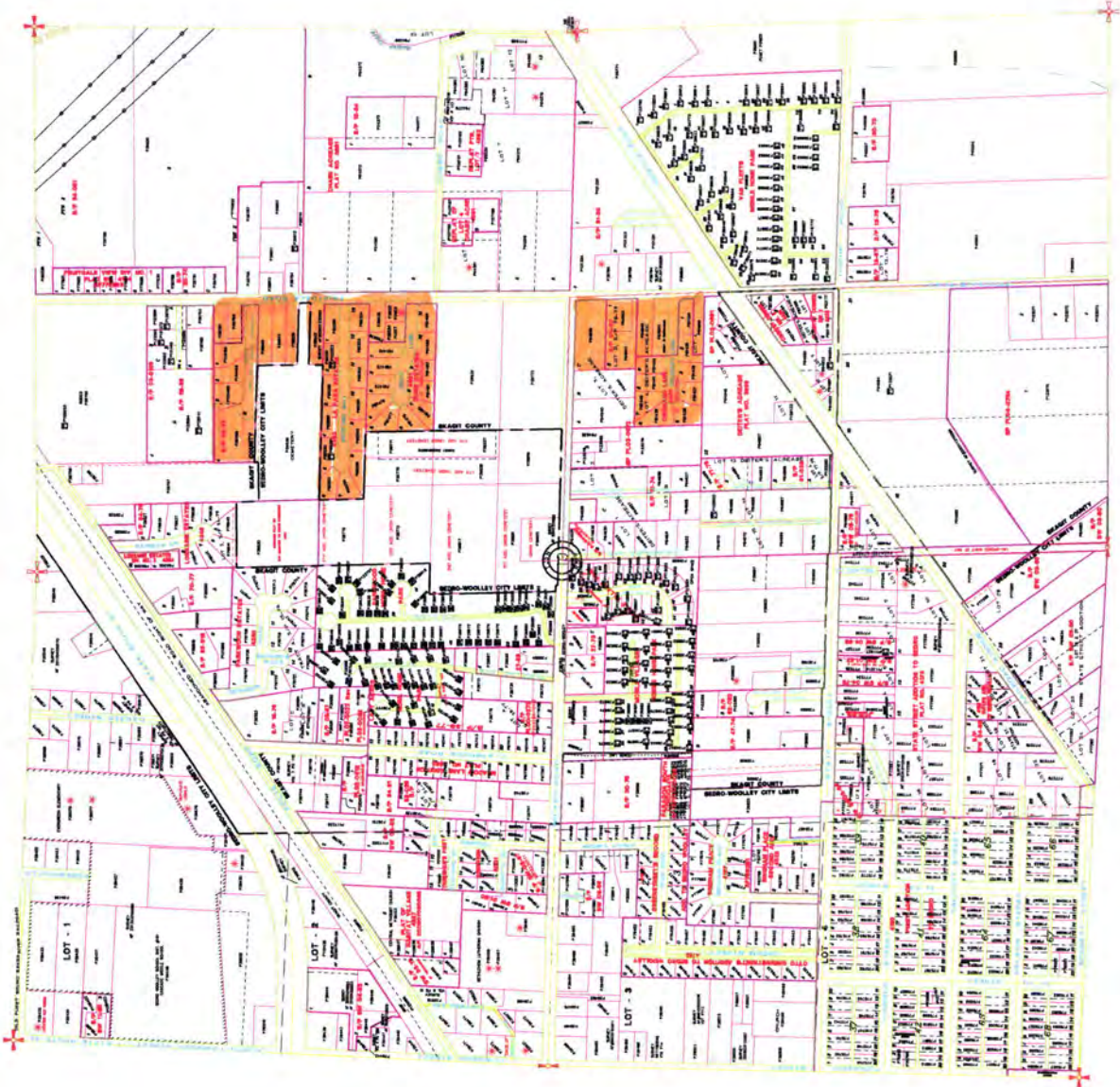
ATTENTION
 THIS MAP CONTAINS A PUBLIC ACCOUNT
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 IS UNWARRANTED BY SKAGIT COUNTY



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MAP PROVIDED BY SKAGIT COUNTY GIS SERVICES	

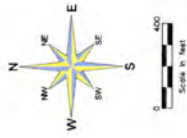
Section 19
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25	26	27	28	29	30
31	32	33	34	35	36

T 35 N R 05 E

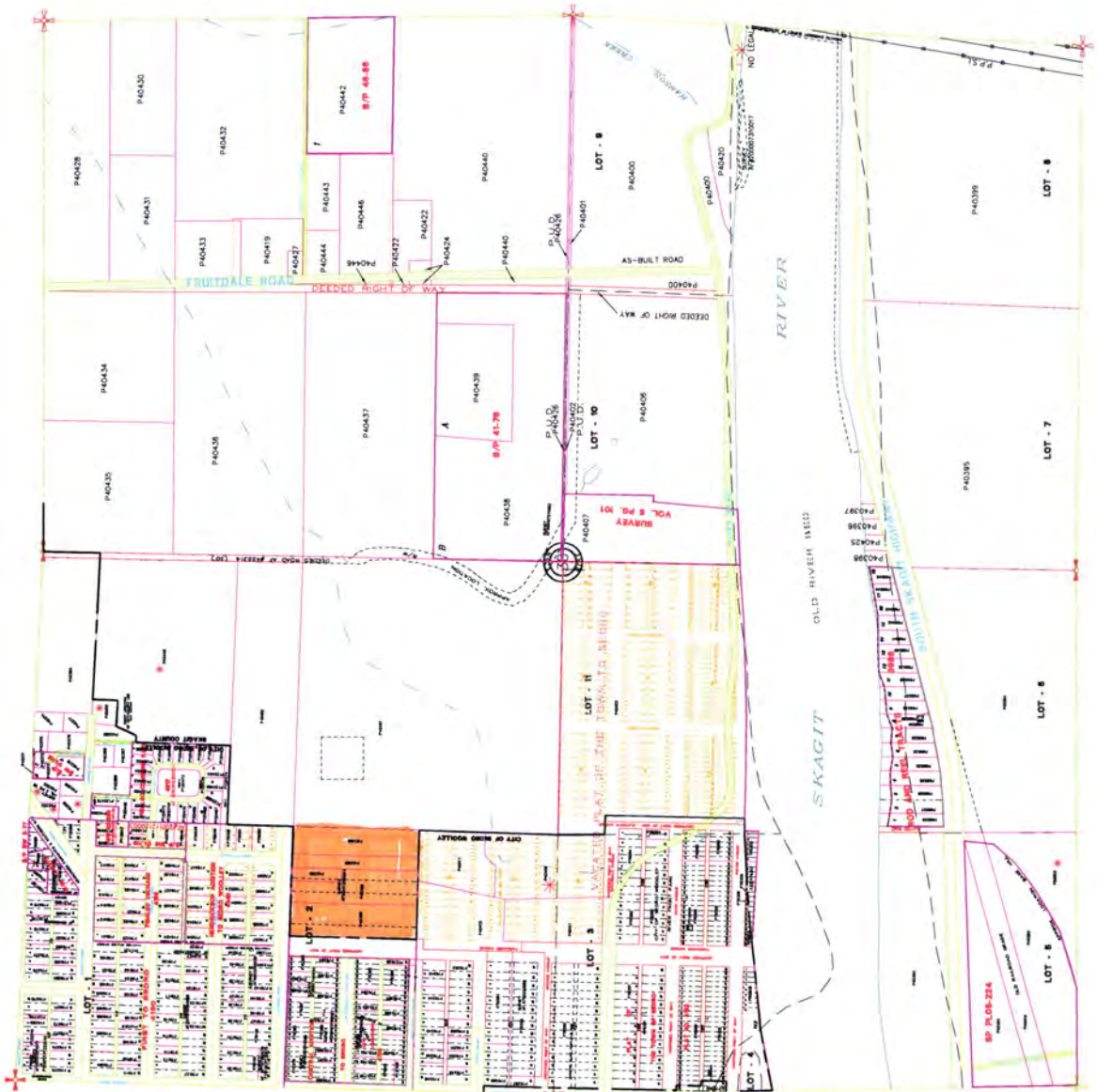
*** ATTENTION ***
 THIS MAP HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF RCW 36.05.010. ANY INFORMATION THAT HAS BEEN PLACED WITH THIS COUNTY IS THE PROPERTY OF THE COUNTY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



THIS MAP WAS PREPARED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEYS. THE COUNTY ENGINEER HAS REVIEWED THIS MAP FOR CONFORMANCE WITH THE REQUIREMENTS OF RCW 36.05.010. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INIT.
DRAWN BY 11/19/06	BJA/RS
REVISED 12/1/07	DP
PLOTTED 12/1/07	DP
MAP APPROVED BY SKAGIT COUNTY ENGINEER	REPRODUCED

Section 30
 T 35 N R 05 E



SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 35 N R 04 E

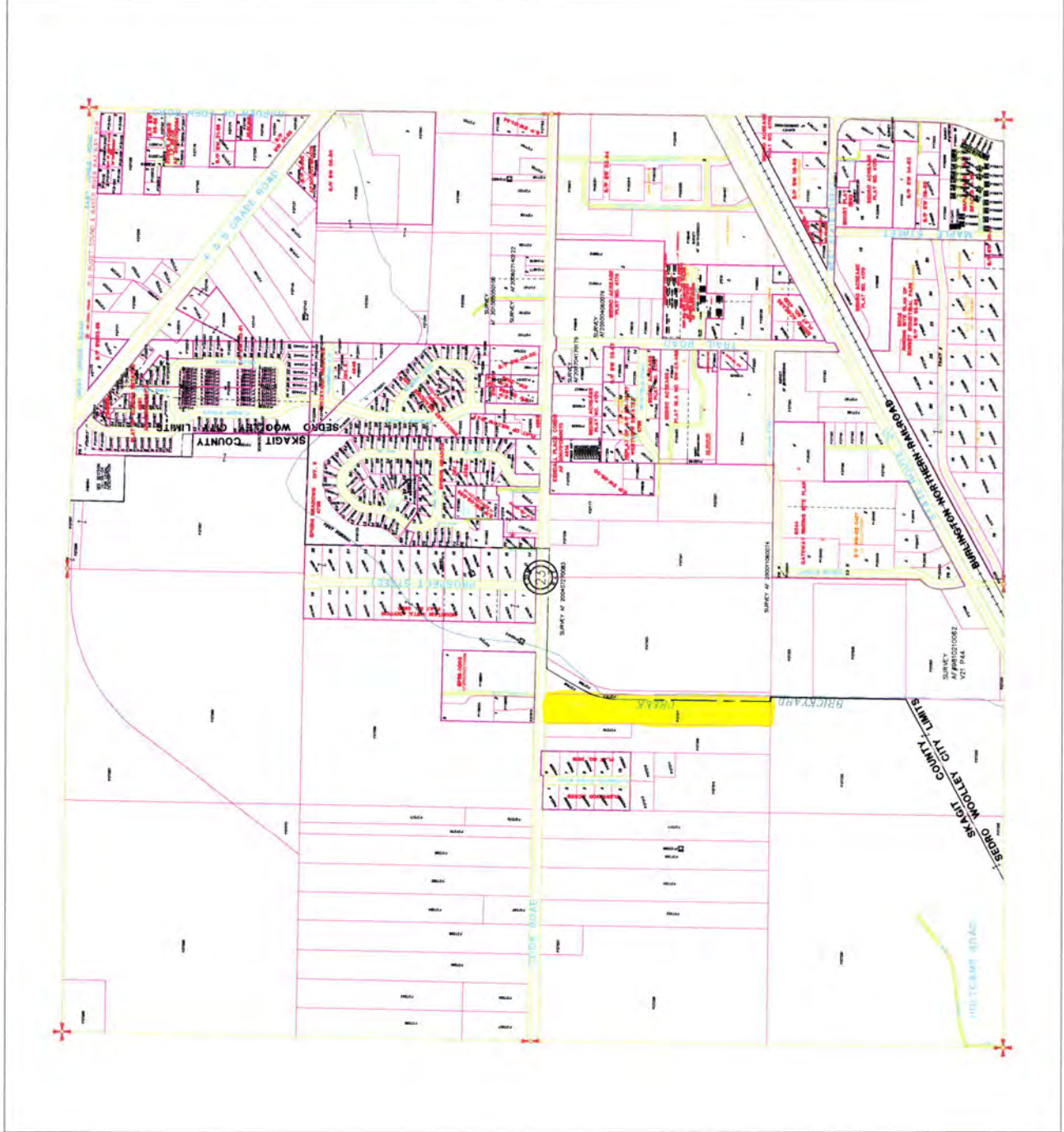
*** ATTENTION**
 THIS MAP CONTAINS A PARCEL ACCOUNT
 THAT HAS BEEN PLACED WITH THE
 PARCEL LOCATION OF THIS PARCEL.
 IS UNKNOWN.



THIS MAP WAS DRAWN FROM THE BEST AVAILABLE RECORDS AND FIELD SURVEYS. THE DRAWER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DRAWER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE	INIT.
DRAWN BY	SWP/MS
REVISED	MP/A
PLOTTED	MP/A
CONDUCTED	MP/A

Section 23
 T 35 N R 04 E



Land Use Maps

To Skagit County Comprehensive Plan Map Amendment Application pg. 1

LEGEND

- Urban Growth Area Boundary
- [URR] Urban Reserve Residential
- [URC-I] Urban Reserve Commercial Industrial
- Urban Reserve Public Open Space
- Incorporated Areas

Map Revised November 15, 2010

For current up to date parcel information the maps available in the Sedro Woolley Assessor's Office or on the web at www.pnwassessor.com are the work of Washington State's Department of Assessments and Taxation.



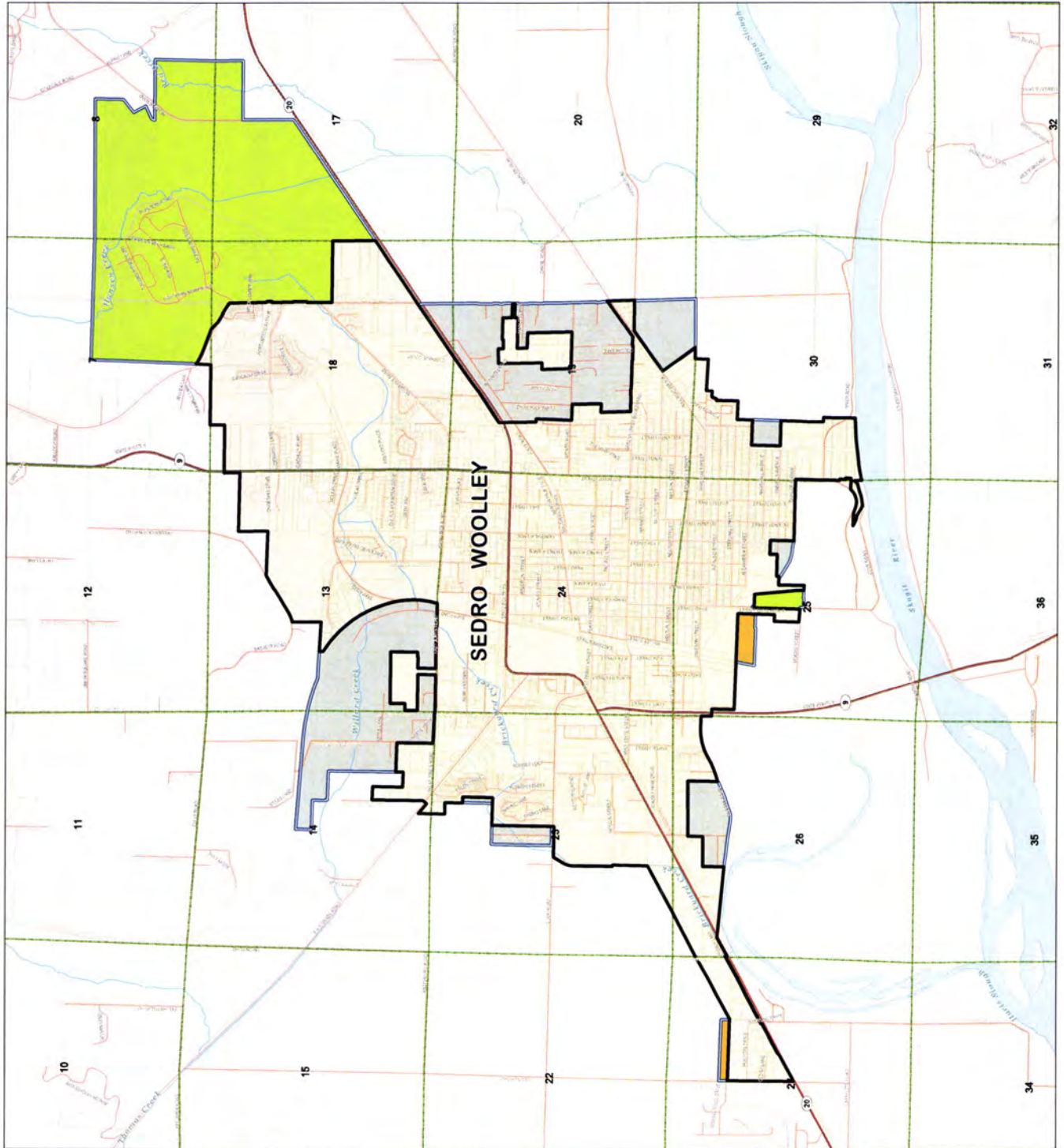
October 10 2007



Map Produced by Stage County GIS

City of Sedro Woolley

URBAN GROWTH AREA REGULATIONS



SKAGIT COUNTY

Comprehensive Plan Designations and Zoning Districts

December 23, 2008*

URBAN

Incorporated Areas

UGA ZONING

- [UGA] Urban Growth Area
- [AVR] Aviation Related
- [BR-CC] Bayview Ridge Community Center
- [BR-HI] Bayview Ridge Heavy Industrial
- [BR-LI] Bayview Ridge Light Industrial
- [BR-R] Bayview Ridge Residential
- [A-UD] Anacortes UGA Development District
- [LC-UD] LaConner UGA Urban Development District
- [MW-UD] Mount Vernon UGA Urban Development District
- [URC-I] Urban Reserve Commercial Industrial
- [URP-OS] Urban Reserve Public Open Space
- [R] Residential (Swinomish UGA)
- [C] Commercial (Swinomish UGA)
- [H-I] Hamilton Industrial
- [H-R] Hamilton Residential
- [H-URV] Hamilton Urban Reserve
- [URR] Urban Reserve Residential

RURAL ZONING

- [RV] Rural Reserve
- [RI] Rural Intermediate
- [RVV] Rural Village Residential
- [BR-URV] Bayview Ridge Urban Reserve

NATURAL RESOURCE LANDS

- [Ag-NRL] Agricultural - NRL
- [RR-NRL] Rural Resource - NRL
- [SF-NRL] Secondary Forest - NRL
- [IF-NRL] Industrial Forest - NRL

COMMERCIAL / INDUSTRIAL

- [RB] Rural Business
- [RC] Rural Center
- [RV] Rural Village Commercial
- [RS] Rural Freeway Service
- [NR] Natural Resource Industrial
- [SRT] Small-Scale Recreation & Tourism
- [SSB] Small-Scale Business
- [RM] Rural Marine Industrial
- [IMDI] Major Industrial Development (No properties currently designated)
- [MPR] Master Planned Resort

OPEN SPACE

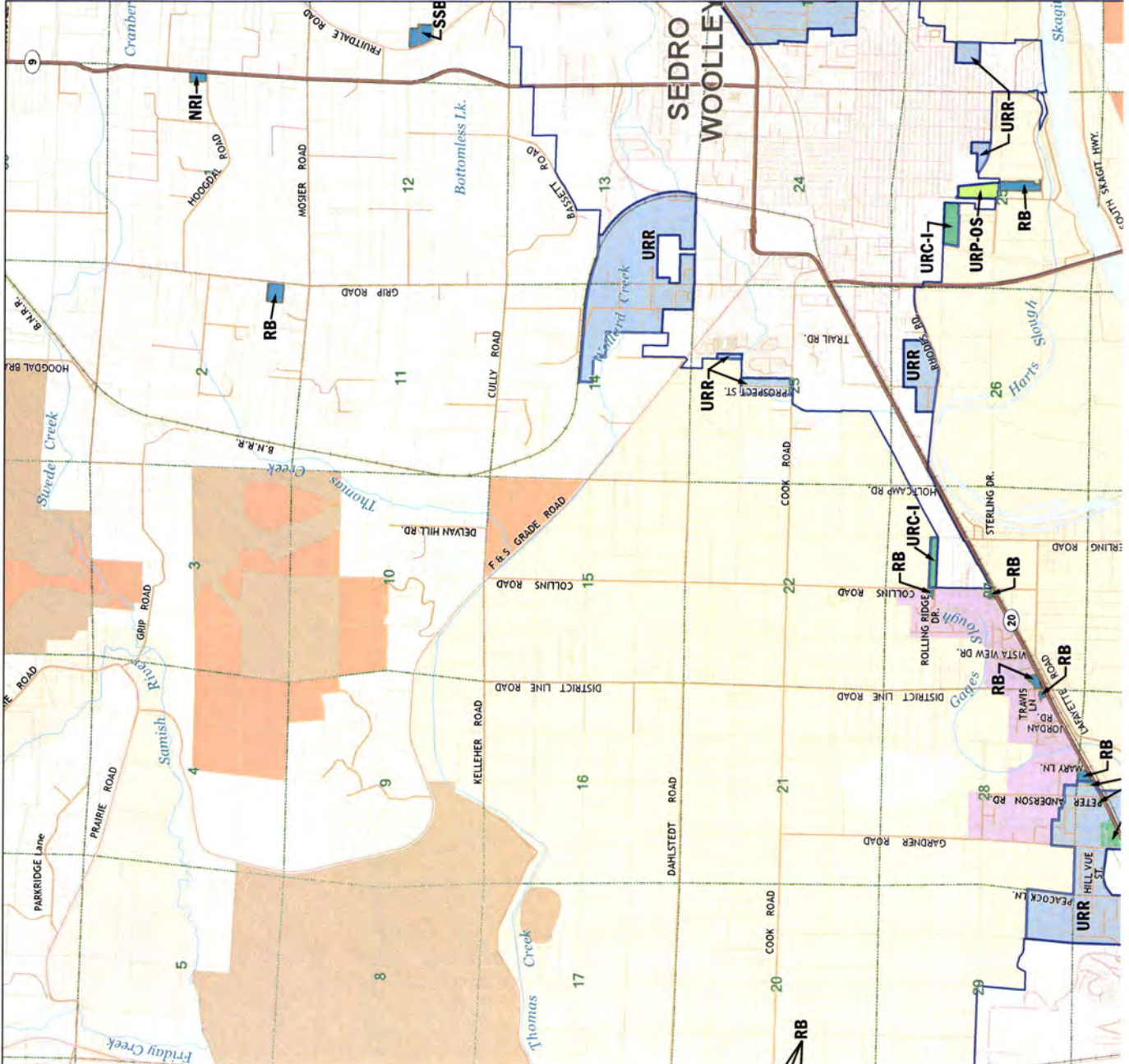
- [OSRS] Public Open Space of Regional/Statewide Importance

MINERAL

- [MRO] Mineral Resource Overlay

OTHER

- Airport Emissions Overlay



Section 4

Ownership Certification

To Skagit County Comprehensive Plan Map Amendment Application pg 1

This is an application for an area-wide map change. The purpose of this requirement as explained by county staff is to assure that owners of affected property have been notified of the process. Certification that notice to all owners of affected property is provided herein, along with a list of the non-city-owned parcels with ownership information. The owner of the largest land holding signed an ownership certificate because the application asks for the major property owner to do so. However, the documentation providing certification of notice to owners meets the intent of the application and the ownership certificate does not appear to be necessary.

NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **January 15, 2013 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

1. Request to expand Urban Growth Area to include several properties to the north of City limits. The Planning Commission will be taking testimony on right-sizing the UGA, which will require the removal of properties from other parts of the existing UGA: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM January 15, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Planning Director, 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. This may be the last open public hearing held by the Planning Commission for this project.

Published in the Skagit Valley Herald: January 5, 2013



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

December 21, 2012

To: Owners of property in the Sedro-Woolley Urban Growth Areas

RE: Property recommended for removal from Sedro-Woolley Urban Growth Area

Dear property owner,

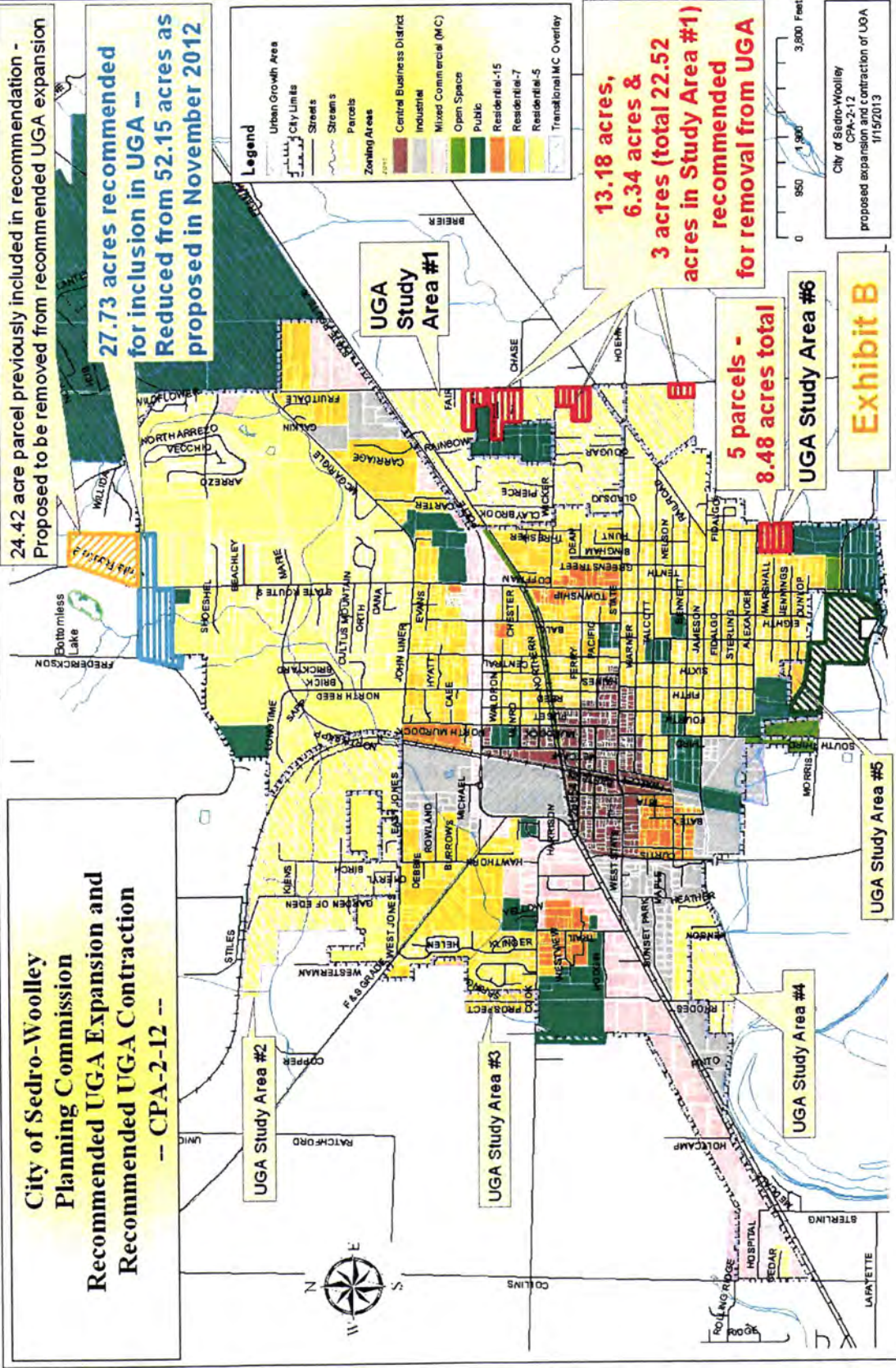
Recently you received a letter notifying you that the Sedro-Woolley Planning Commission is reviewing a proposal that would remove properties from the city's current urban growth area (UGA) so that other properties may be added to the UGA. That notice was sent to you because your property was one of many properties that the Planning Commission is considering to recommend for removal. Four public hearings were held on September 18, October 16, November 20 and December 18, 2012. At the December 20 meeting, the Planning Commission recommended that several specific properties be removed from the UGA, **your property is one of those properties.**

The Planning Commission is holding a public hearing on **January 15, 2013** at which it is possible that they will make a final recommendation. After the Planning Commission makes its recommendation, the City Council will then consider the recommendation. The city's review process will not result in any changes to the city's UGA. The City Council does not decide what properties are included in the UGA, Skagit County makes that determination based on input from the affected city and affected property owners. However, if the City Council approves the Planning Commission recommendation, the city will request that the County remove several properties from the current UGA and expand Sedro-Woolley's UGA to the north. Skagit County will make all changes to the UGA after a separate public review process.

You have received this notice to make sure you are aware of the proposal that may affect your property. Your input is encouraged. Please consider attending the hearing on January 15, which will be held **at 6:30PM** in the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall. This may be the last chance for you to comment on this proposal as part of the city's review. More public comment will be possible if the project is accepted by the County. Please contact John Coleman at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Planning Director



24.42 acre parcel previously included in recommendation - Proposed to be removed from recommended UGA expansion

27.73 acres recommended for inclusion in UGA -- Reduced from 52.15 acres as proposed in November 2012

**City of Sedro-Woolley
Planning Commission
Recommended UGA Expansion and
Recommended UGA Contraction
-- CPA-2-12 --**

Legend

- Urban Growth Area
- City Limits
- Streets
- Streams
- Parcels
- Zoning Areas

Zoning Areas

- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Spaces
- Public
- Residential-15
- Residential-7
- Residential-5
- Transitional MC Overlay

**13.18 acres,
6.34 acres &
3 acres (total 22.52
acres in Study Area #1)**
recommended
for removal from UGA

**5 parcels -
8.48 acres total**

UGA Study Area #6

Exhibit B

UGA Study Area #5

UGA Study Area #4

UGA Study Area #3

UGA Study Area #2

City of Sedro-Woolley
CPA-2-12
proposed expansion and contraction of UGA
1/19/2013

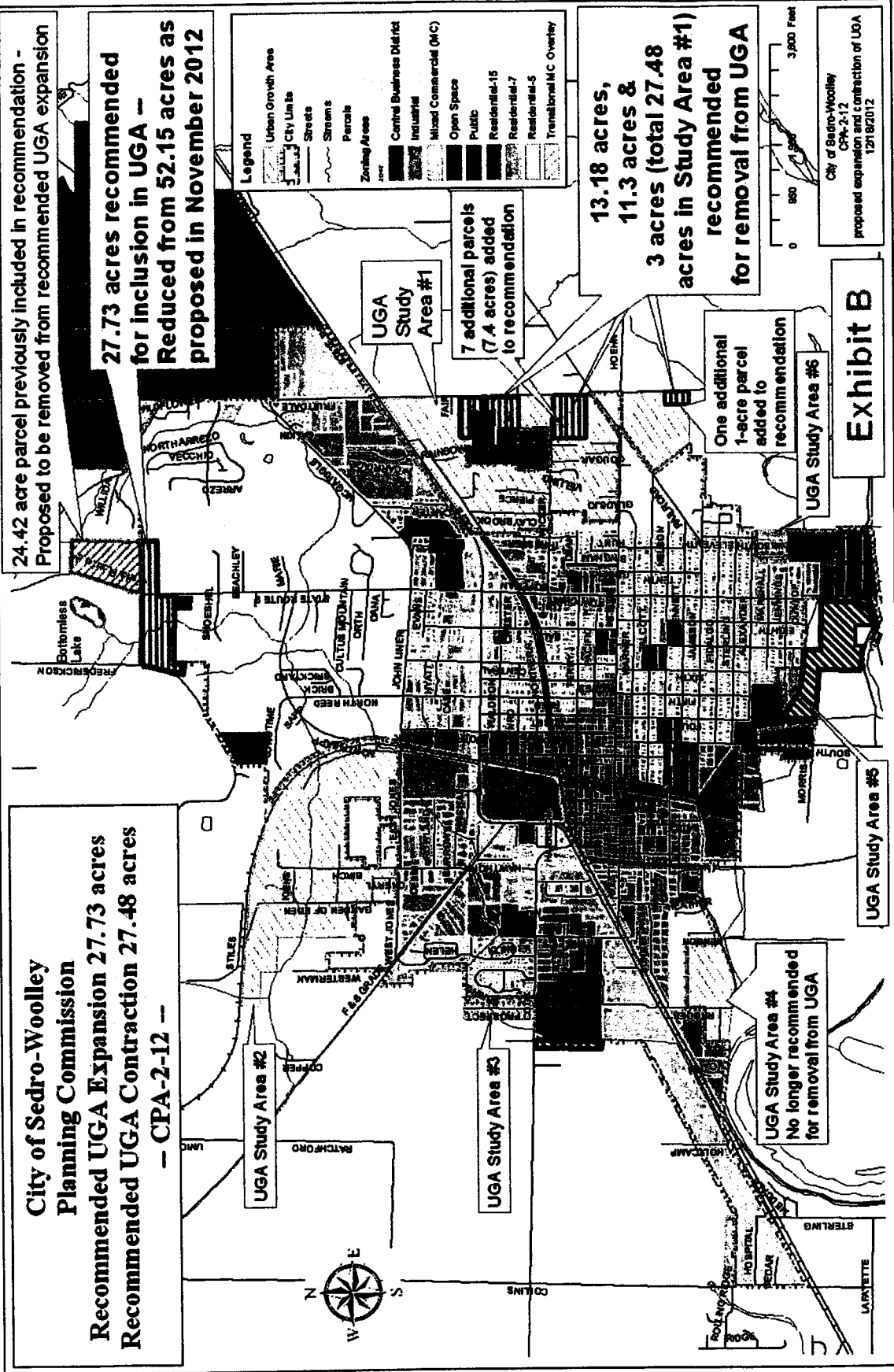


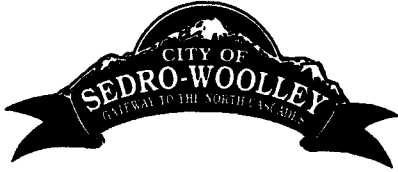
NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **December 18, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

1. Request to expand Urban Growth Area to include several properties to the north of City limits. The Planning Commission will be taking testimony on right-sizing the UGA, which will require the removal of properties from other parts of the existing UGA: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM December 18, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Planning Director, 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. This may be the last open public hearing held by the Planning Commission for this project.





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

December 10, 2012

To: Owners of property in the Sedro-Woolley Urban Growth Areas

RE: Property recommended for removal from Sedro-Woolley Urban Growth Area

Dear property owner,

Recently you received a letter notifying you that the Sedro-Woolley Planning Commission is reviewing a proposal that would remove properties from the city's current urban growth area (UGA) so that other properties may be added to the UGA. That notice was sent to you because your property was one of many properties that the Planning Commission is considering to recommend for removal. Three public hearings were held on September 18, October 16 and November 20 2012. At the November 20 meeting, the Planning Commission recommended that several specific properties be removed from the UGA, **your property is one of those properties.**

The Planning Commission is holding a public hearing on **December 18, 2012** at which it is possible that they will make a final recommendation. After the Planning Commission makes its recommendation, the City Council will then consider the recommendation. The city's review process will not result in any changes to the city's UGA. The City Council does not decide what properties are included in the UGA, Skagit County makes that determination based on input from the affected city and affected property owners. However, if the City Council approves the Planning Commission recommendation, the city will request that the County remove several properties from the current UGA and expand Sedro-Woolley's UGA to the north. Skagit County will make all changes to the UGA after a separate public review process.

You have received this notice to make sure you are aware of the proposal that may affect your property. Your input is encouraged. Please consider attending the hearing on December 18, which will be held at **6:30PM** in the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall. This may be the last chance for you to comment on this proposal as part of the city's review. More public comment will be possible if the project is accepted by the County. Please contact John Coleman at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Planning Director

**City of Sedro-Woolley
 Planning Commission
 Recommended UGA Expansion 27.73 acres
 Recommended UGA Contraction 27.48 acres
 -- CPA-2-12 --**

24.42 acre parcel previously included in recommendation -
 Proposed to be removed from recommended UGA expansion

27.73 acres recommended
 for inclusion in UGA --
 Reduced from 52.15 acres as
 proposed in November 2012

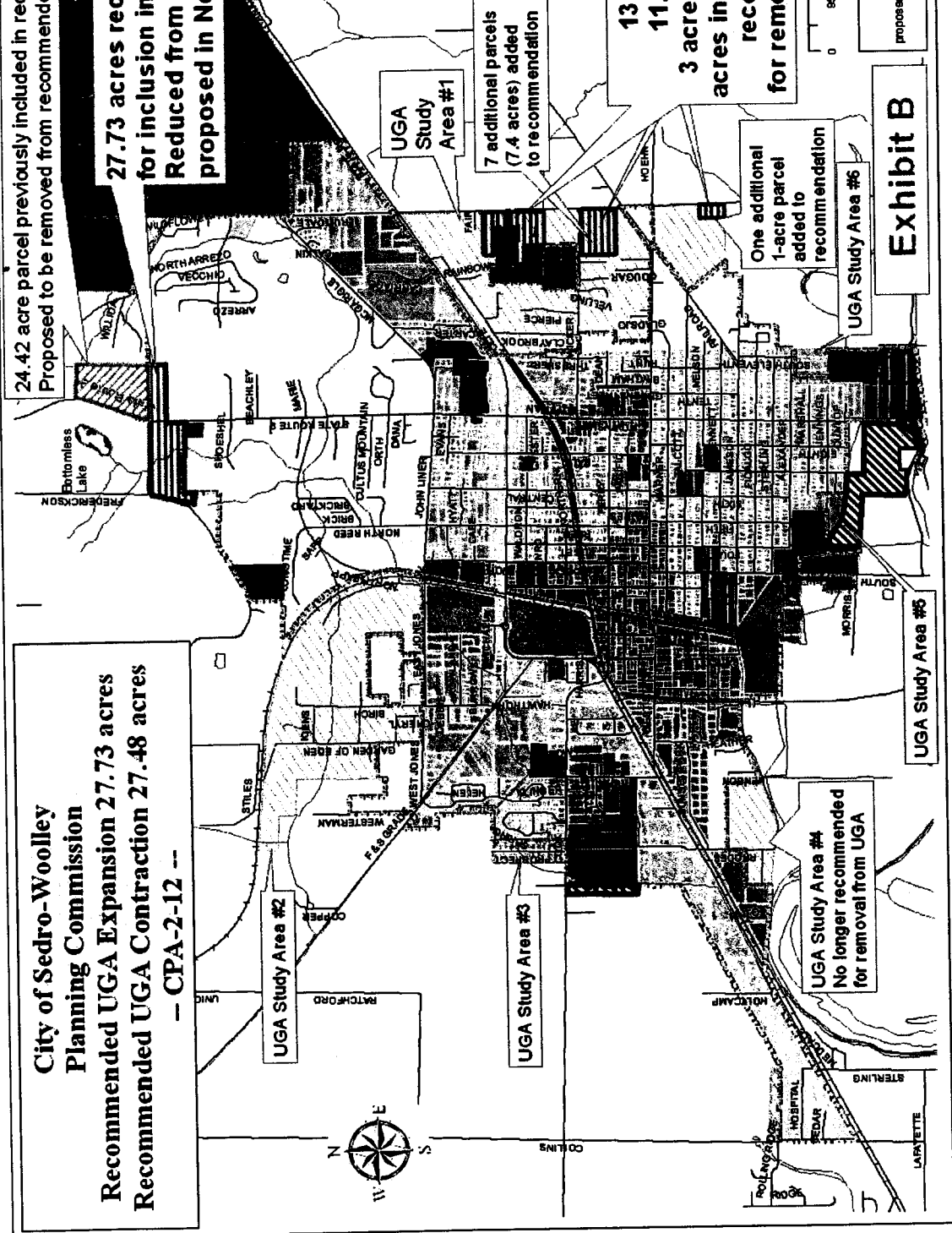
Legend

- Urban Growth Area
- City Limits
- Streets
- Streams
- Parcels
- Zoning Areas
- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Space
- Public
- Residential-15
- Residential-7
- Residential-5
- Transitional MC Overlay

13.18 acres,
 11.3 acres &
 3 acres (total 27.48
 acres in Study Area #1)
 recommended
 for removal from UGA



City of Sedro-Woolley
 CPA-2-12
 proposed expansion and contraction of UGA
 12/18/2012



7 additional parcels
 (7.4 acres) added
 to recommendation

One additional
 1-acre parcel
 added to
 recommendation

Exhibit B

UGA Study Area #4
 No longer recommended
 for removal from UGA

UGA Study Area #2

UGA Study Area #3

UGA Study Area #6

UGA Study Area #5



NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

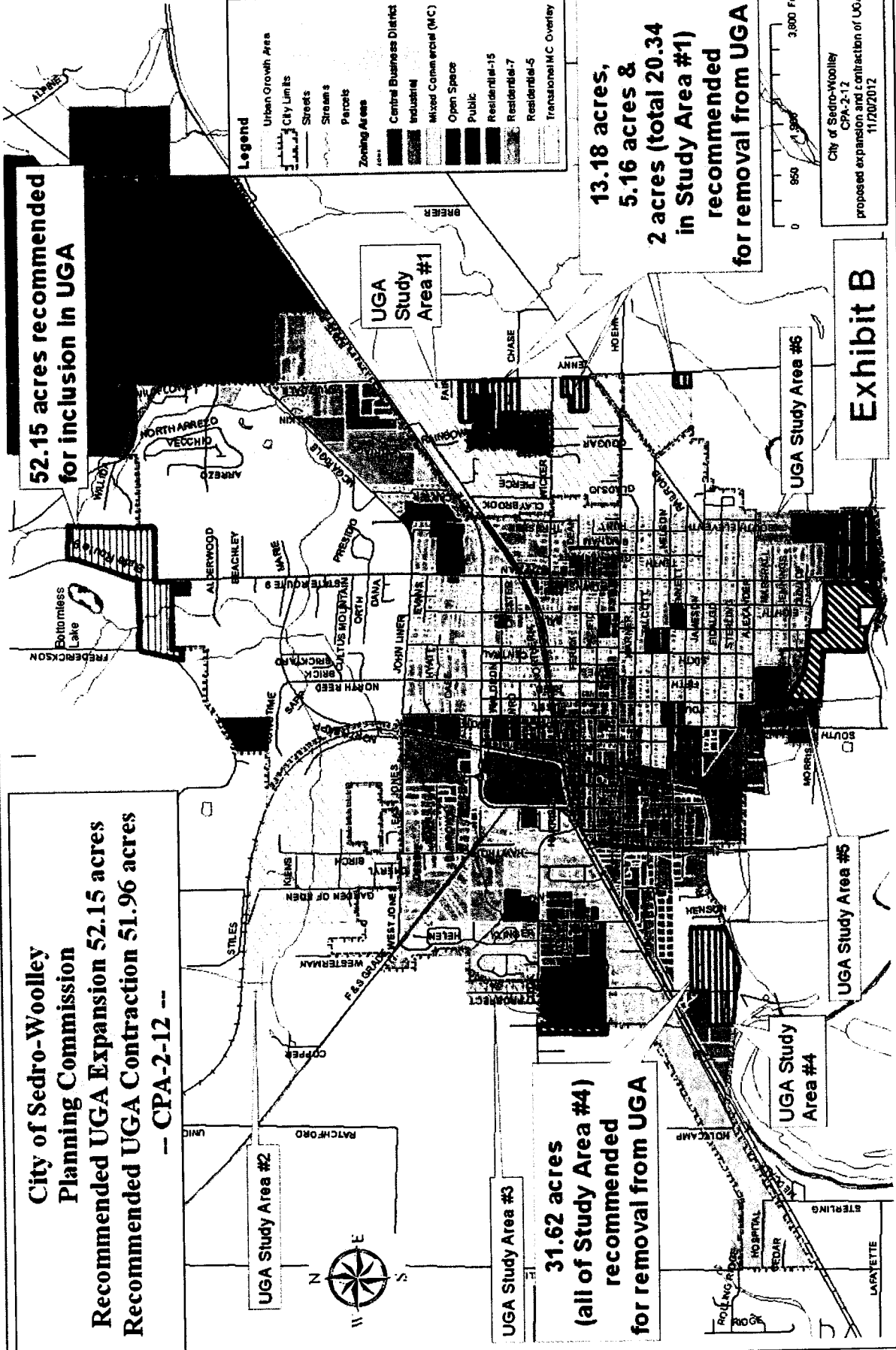
The City of Sedro-Woolley Planning Commission will hold a public hearing on **November 20, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

1. Request to expand Urban Growth Area to include several properties to the north of City limits. The Planning Commission will be taking testimony on right-sizing the UGA, which will require the removal of properties from other parts of the existing UGA: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM November 20, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Acting Planning Director, 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. This may be the last open public hearing held by the Planning Commission for this project.

Published in the Skagit Valley Herald: November 10, 2012

**City of Sedro-Woolley
 Planning Commission
 Recommended UGA Expansion 52.15 acres
 Recommended UGA Contraction 51.96 acres
 -- CPA-2-12 --**



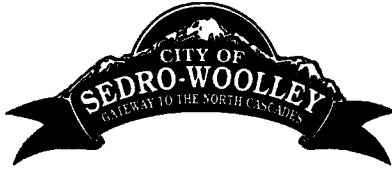
**52.15 acres recommended
 for inclusion in UGA**

**13.18 acres,
 5.16 acres &
 2 acres (total 20.34
 in Study Area #1)
 recommended
 for removal from UGA**

**31.62 acres
 (all of Study Area #4)
 recommended
 for removal from UGA**

Exhibit B

City of Sedro-Woolley
 CPA-2-12
 proposed expansion and contraction of UGA
 11/20/2012



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

November 5, 2012

To: Owners of property in the Sedro-Woolley Urban Growth Areas

RE: Property recommended for removal from Sedro-Woolley Urban Growth Area

Dear property owner,

Recently you received a letter notifying you that the Sedro-Woolley Planning Commission is reviewing a proposal that would remove properties from the city's current urban growth area (UGA) so that other properties may be added to the UGA. That notice was sent to you because your property was one of many properties that the Planning Commission is considering to recommend for removal. Two public hearings were held, one on September 18 and the second on October 16, 2012. At the October 16th meeting, the Planning Commission recommended that several specific properties be removed from the UGA, **your property is one of those properties.**

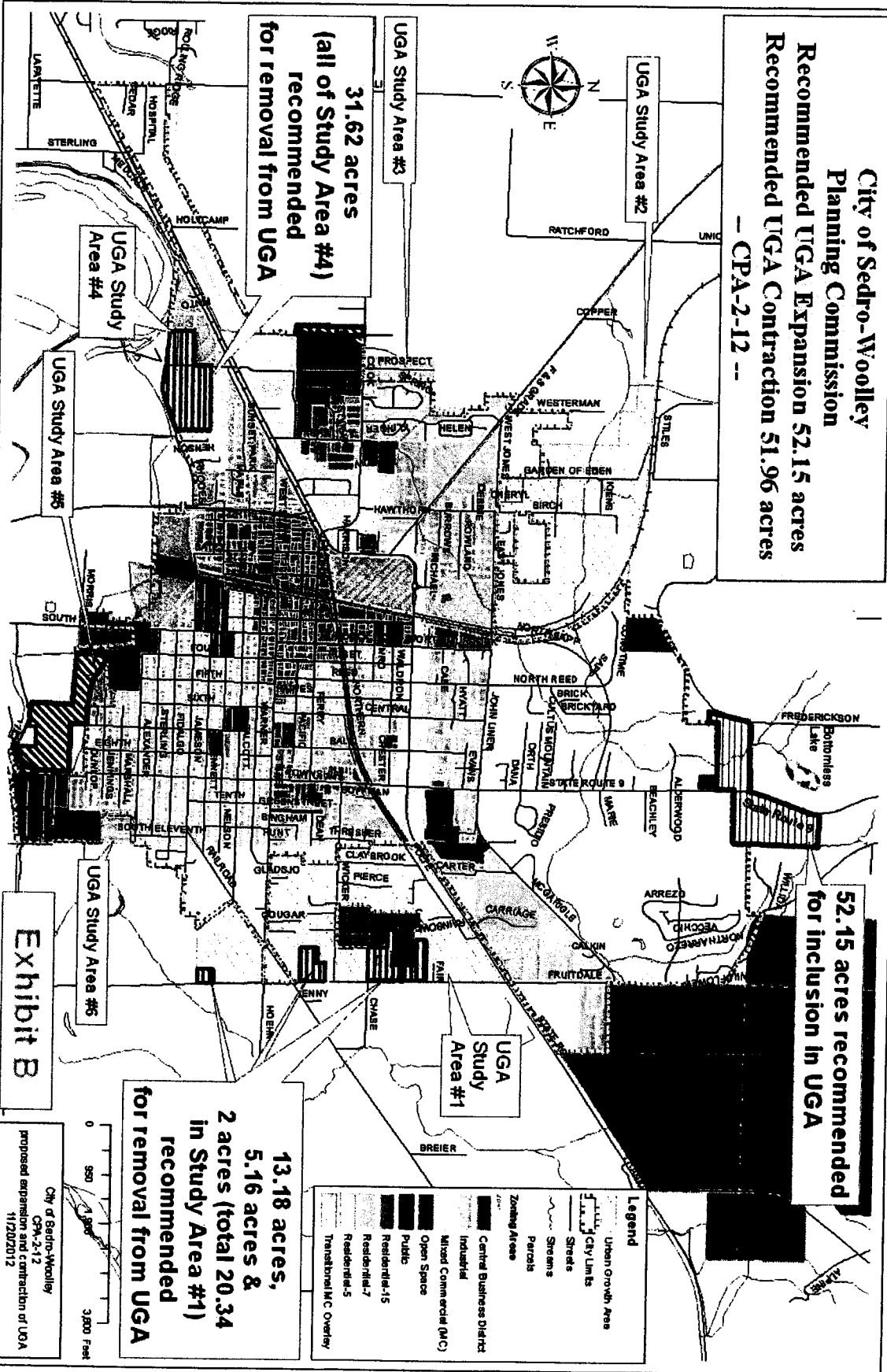
The Planning Commission is holding one more public hearing on **November 20, 2012** at which it is anticipated that they will make a final recommendation. After the Planning Commission makes its recommendation, the City Council will then consider the recommendation. The city's review process will not result in any changes to the city's UGA. The City Council does not decide what properties are included in the UGA, Skagit County makes that determination based on input from the affected city and affected property owners. However, if the City Council approves the Planning Commission recommendation, the city will request that the County remove several properties from the current UGA and expand Sedro-Woolley's UGA to the north. Skagit County will make all changes to the UGA after a separate public review process.

You have received this notice to make sure you are aware of the proposal that may affect your property. Your input is encouraged. Please consider attending the hearing on November 20th, which will be held at **6:30PM** in the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall. This may be the last chance for you to comment on this proposal as part of the city's review. More public comment will be possible if the project is accepted by the County. Please contact John Coleman at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Acting Planning Director

**City of Sedro-Woolley
Planning Commission
Recommended UGA Expansion 52.15 acres
Recommended UGA Contraction 51.96 acres
— CPA-2-12 —**



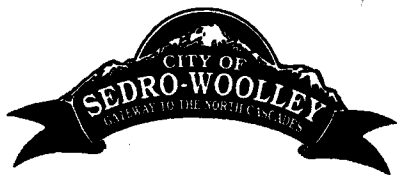
**52.15 acres recommended
for inclusion in UGA**

**31.62 acres
(all of Study Area #4)
recommended
for removal from UGA**

**13.18 acres,
5.16 acres &
2 acres (total 20.34
in Study Area #1)
recommended
for removal from UGA**

Exhibit B

City of Sedro-Woolley
CPA-2-12
proposed expansion and contraction of UGA
11/20/2012



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

October 1, 2012

To: Owners of property in the Sedro-Woolley Urban Growth Areas

RE: Notice of Potential Urban Growth Area Reconfiguration

Dear property owner,

The City of Sedro-Woolley is reviewing a request to add properties to the north of the city to its urban growth area (UGA). Adding properties to the UGA will require that other properties already included in the UGA be removed. You have received this notice because the city is seeking comments on the proposal from owners of property in the existing UGA. The city is also seeking property owners who are interested in removing their land from the UGA. On **October 16, 2012 at 6:30PM**, the Planning Commission will hold a public hearing to discuss the UGA expansion and potentially recommend specific properties to be removed from the existing UGA. Your participation in this process is encouraged. Please submit comments to the Planning Department and/or attend the hearing on October 16. The meeting will take place at the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall.

This project began at the request of the property owners north of Sedro-Woolley city and UGA limits. The Planning Commission has reviewed the request and has recommended that approximately 52 acres near the intersection of Bassett Road and Township Street (State Route 9) be included in the city's UGA (see attached map). The public review process is still ongoing; the City Council will review the proposal after thorough review by the Planning Commission.

The city's review process will not result in any changes to the city's UGA. The City does not decide what properties are included in the UGA, Skagit County makes that determination based on input from the affected city and affected property owners. However, if the City Council finds that the expansion is in the best interest of the residents of Sedro-Woolley, the city will request that the County expand Sedro-Woolley's UGA to the north. Skagit County will make all changes to the UGA after a separate public review process.

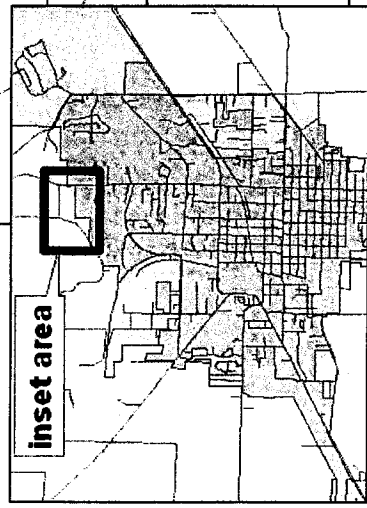
The meeting on the 16th is to gather public input on the proposal. This is just one step in a process that may take several months to complete. Please visit the Planning Department or contact John Coleman, Acting Planning Director, at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Acting Planning Director

52.15 acres recommended by the Planning Commission to be included in expanded UGA: Parcels P36413, P36414, P126554, P39339, P39315, P39320, P39319, P38606 & P39314

**City of Sedro-Woolley
Planning Commission
Recommended UGA Expansion
-- CPA-2-12 --**



Legend

	Urban Growth Area
	City Limits
	Streets
	Streams
	Parcels
	Zoning Areas
	Central Business District
	Industrial
	Mixed Commercial (MC)
	Open Space
	Public
	Residential-16
	Residential-7
	Residential-5
	Transitional MC Overlay

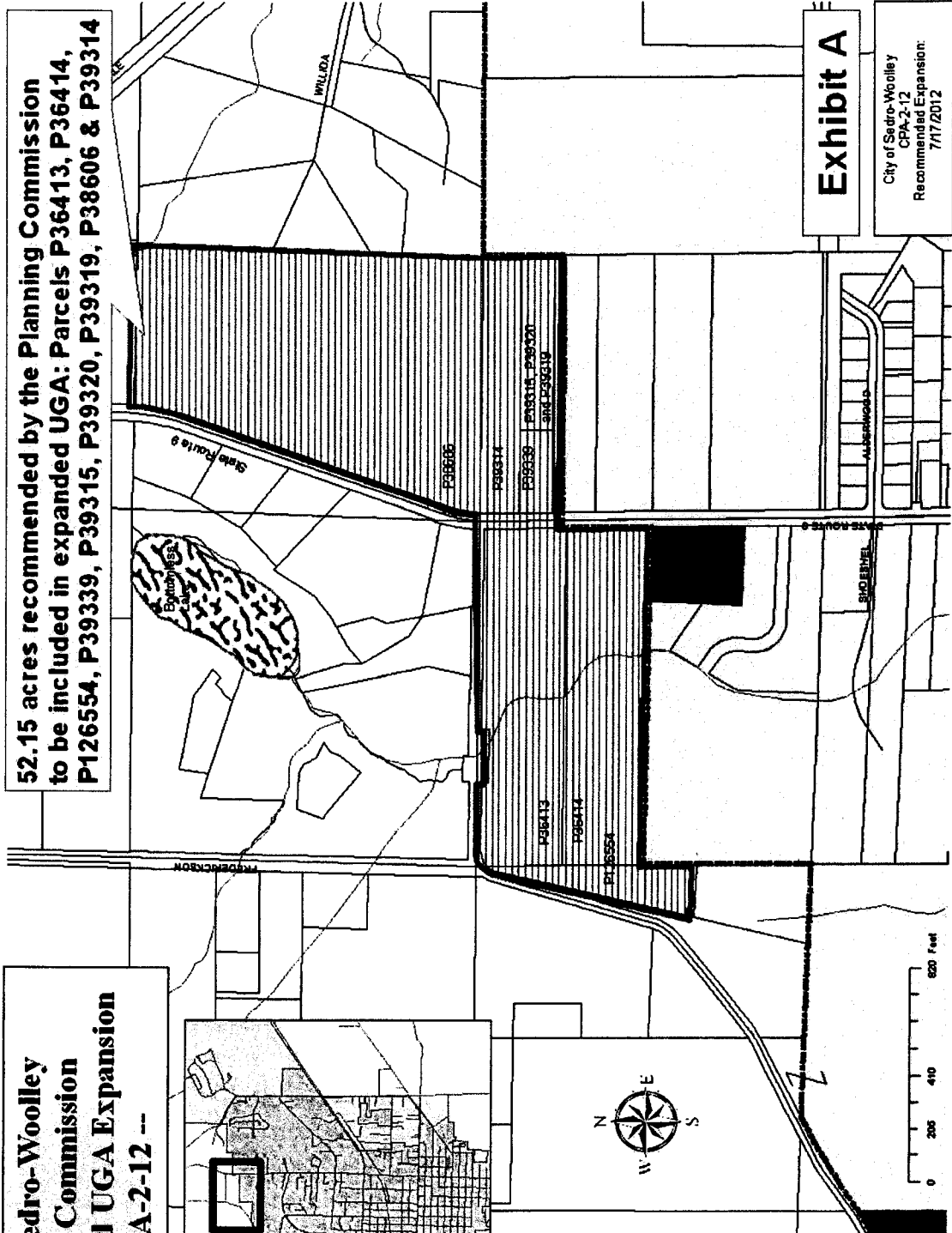
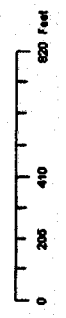
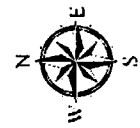
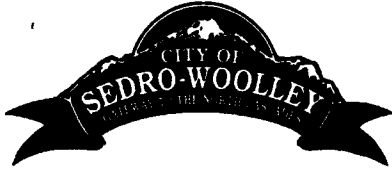


Exhibit A
City of Sedro-Woolley
CPA-2-12
Recommended Expansion:
7/17/2012



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

September 6, 2012

To: Owners of property in the Urban Growth Area east of city limits

RE: Notice of Potential Urban Growth Area Reconfiguration

Dear property owner,

The City of Sedro-Woolley is reviewing a request to add properties to the north of the city to its urban growth area (UGA). Adding properties to the UGA will require that other properties already included in the UGA be removed. You have received this notice is because the city is seeking comments on the proposal from owners of property in the existing UGA. The city is also seeking property owners who are interested in removing their land from the UGA. On **September 18, 2012 at 6:30PM**, the Planning Commission will hold a public hearing to further discuss the UGA expansion request and begin a discussion of specific properties that may be removed from the existing UGA. Your participation in this process is encouraged. Please submit comments to the Planning Department and/or attend the hearing on September 18. The meeting will take place at the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall.

This project began at the request of the property owners north of Sedro-Woolley city and UGA limits. The Planning Commission has reviewed the request and has recommended that approximately 52 acres near the intersection of Bassett Road and Township Street (State Route 9) be included in the city's UGA (see attached map). The public review process is still ongoing; the City Council will review the proposal after thorough review by the Planning Commission.

The city's review process will not result in any changes to the city's UGA. The City does not decide what properties are included in the UGA, Skagit County makes that determination based on input from the affected city and affected property owners. However, if the City Council finds that the expansion is in the best interest of the residents of Sedro-Woolley, the city will request that the County expand Sedro-Woolley's UGA to the north. Skagit County will make all changes to the UGA after a separate public review process.

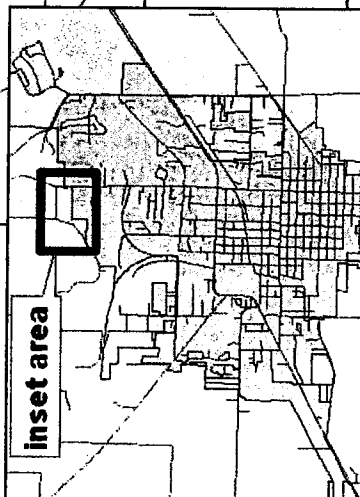
The meeting on the 18th is to gather public input on the proposal. This is an early step in a process that may take several months to complete. Please visit the Planning Department or contact John Coleman, Acting Planning Director, at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Acting Planning Director

52.15 acres recommended by the Planning Commission to be included in expanded UGA: Parcels P36413, P36414, P126554, P39339, P39315, P39320, P39319, P38606 & P39314

**City of Sedro-Woolley
Planning Commission
Recommended UGA Expansion
-- CPA-2-12 --**



- Legend**
- Urban Growth Area
 - City Limits
 - Streets
 - Streams
 - Parcels
 - Zoning Areas
 - Central Business District
 - Industrial
 - Mixed Commercial (MC)
 - Open Space
 - Public
 - Residential-15
 - Residential-7
 - Residential-5
 - Transitional MC Overlay

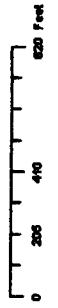
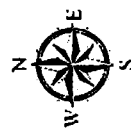
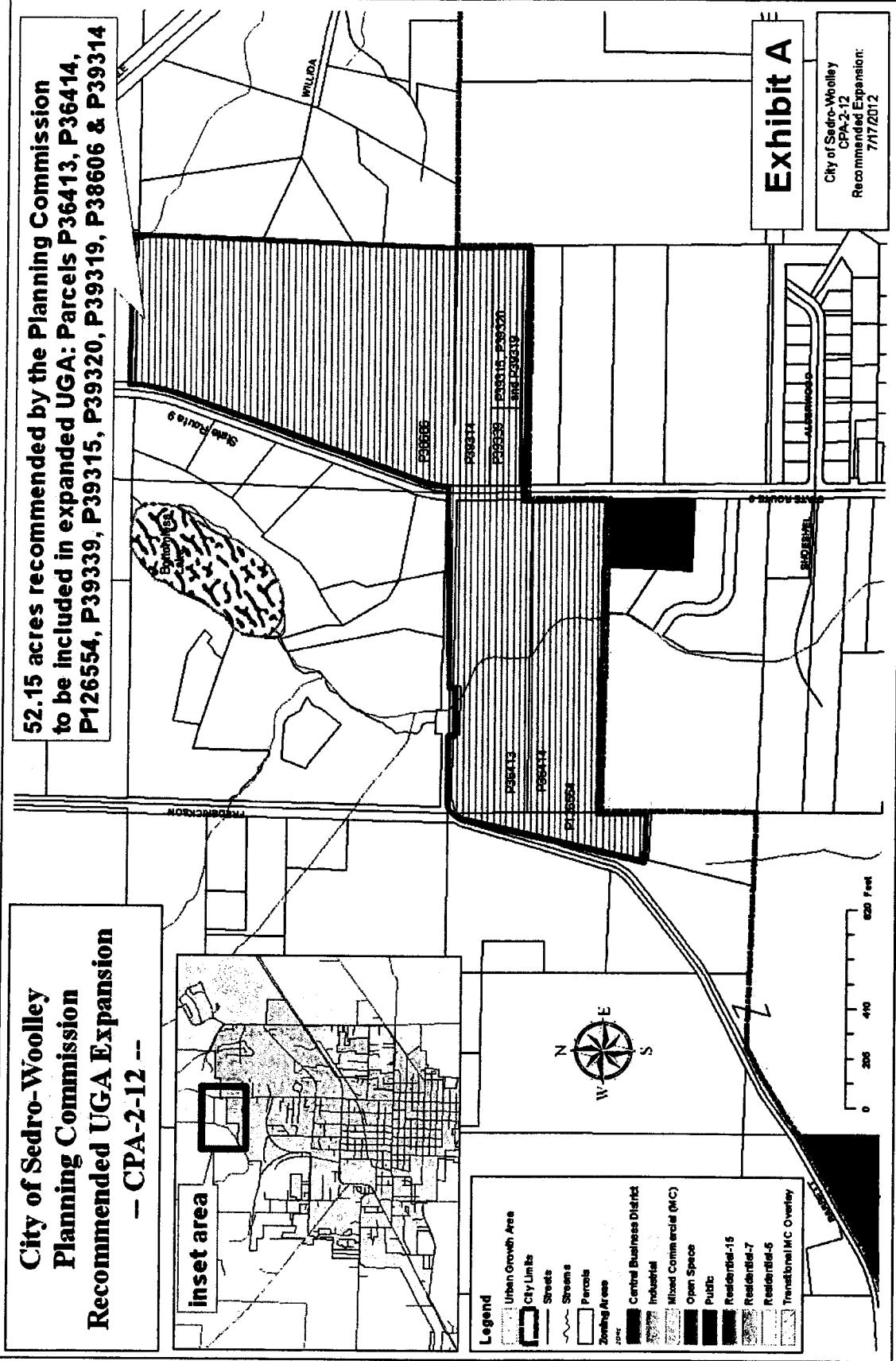


Exhibit A

City of Sedro-Woolley
CPA-2-12
Recommended Expansion:
7/17/2012



NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **September 18, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

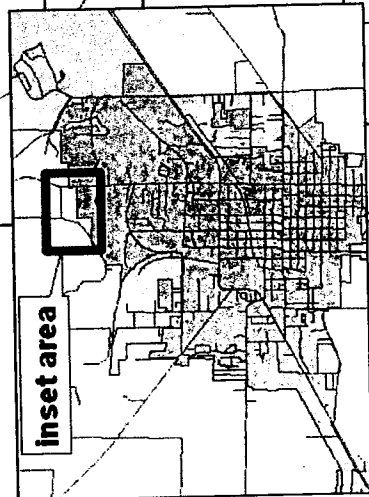
1. Request to expand Urban Growth Area to include several properties to the north of City limits. The Planning Commission will be taking testimony on right-sizing the UGA, which will require the removal of properties from other parts of the existing UGA: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM September 18, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Acting Planning Director, 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. This may be the last open public hearing held by the Planning Commission for this project.

Published in the Skagit Valley Herald: September 10, 2012

52.15 acres recommended by the Planning Commission to be included in expanded UGA: Parcels P36413, P36414, P126554, P39339, P39315, P39320, P39319, P38606 & P39314

City of Sedro-Woolley
 Planning Commission
 Recommended UGA Expansion
 -- CPA-2-12 --



inset area

- Legend**
- Urban Growth Area
 - City Limits
 - Streets
 - Streams
 - Parcels
 - Zoning Areas
 - Central Business District
 - Industrial
 - Mixed Commercial (MC)
 - Open Space
 - Public
 - Residential-15
 - Residential-7
 - Residential-5
 - Transitional MC Overlay

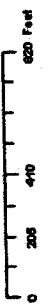
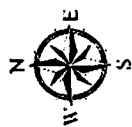
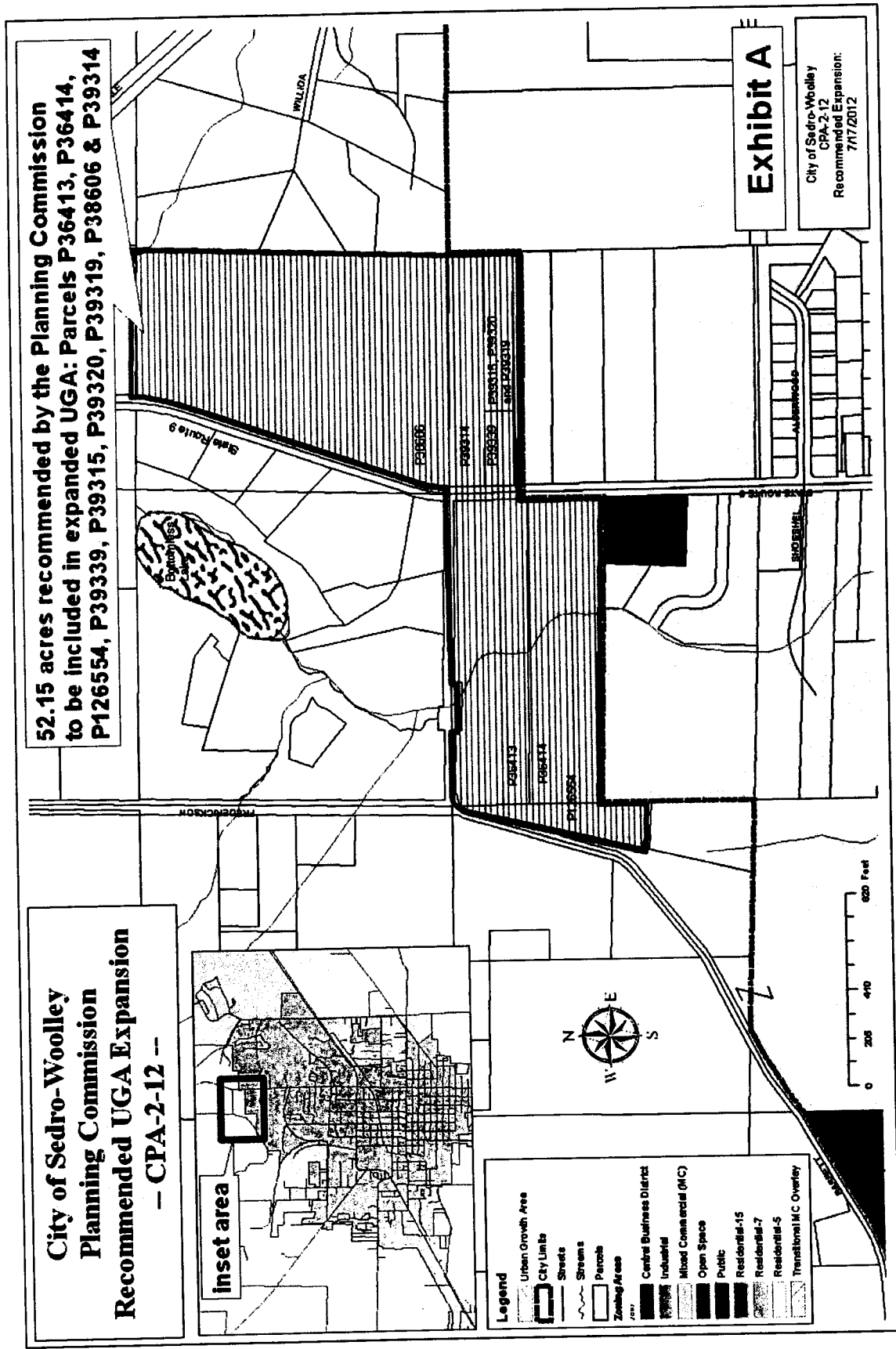


Exhibit A

City of Sedro-Woolley
 CPA-2-12
 Recommended Expansion:
 7/17/2012



NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **October 16, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

1. Request to expand Urban Growth Area to include several properties to the north of City limits. The Planning Commission will be taking testimony on right-sizing the UGA, which will require the removal of properties from other parts of the existing UGA: File #CPA-2-12
2. An ordinance concerning regulations for activities involving medical marijuana

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM October 16, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Acting Planning Director, 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. This may be the last open public hearing held by the Planning Commission for this project.

Published in the Skagit Valley Herald: October 5, 2012

NOTICE OF PUBLIC HEARING
CITY OF SEDRO-WOOLLEY
Amendments to Zoning & Comprehensive Land Use Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **July 17, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning and Comprehensive Land Use Map:

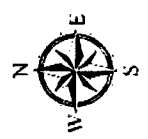
1. Request to expand Urban Growth Area to include several properties to the north of City limits: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM July 17, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Senior Planner, 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. This will be the last open public hearing held by the Planning Commission for this project.

Published in the Skagit Valley Herald: July 7, 2012

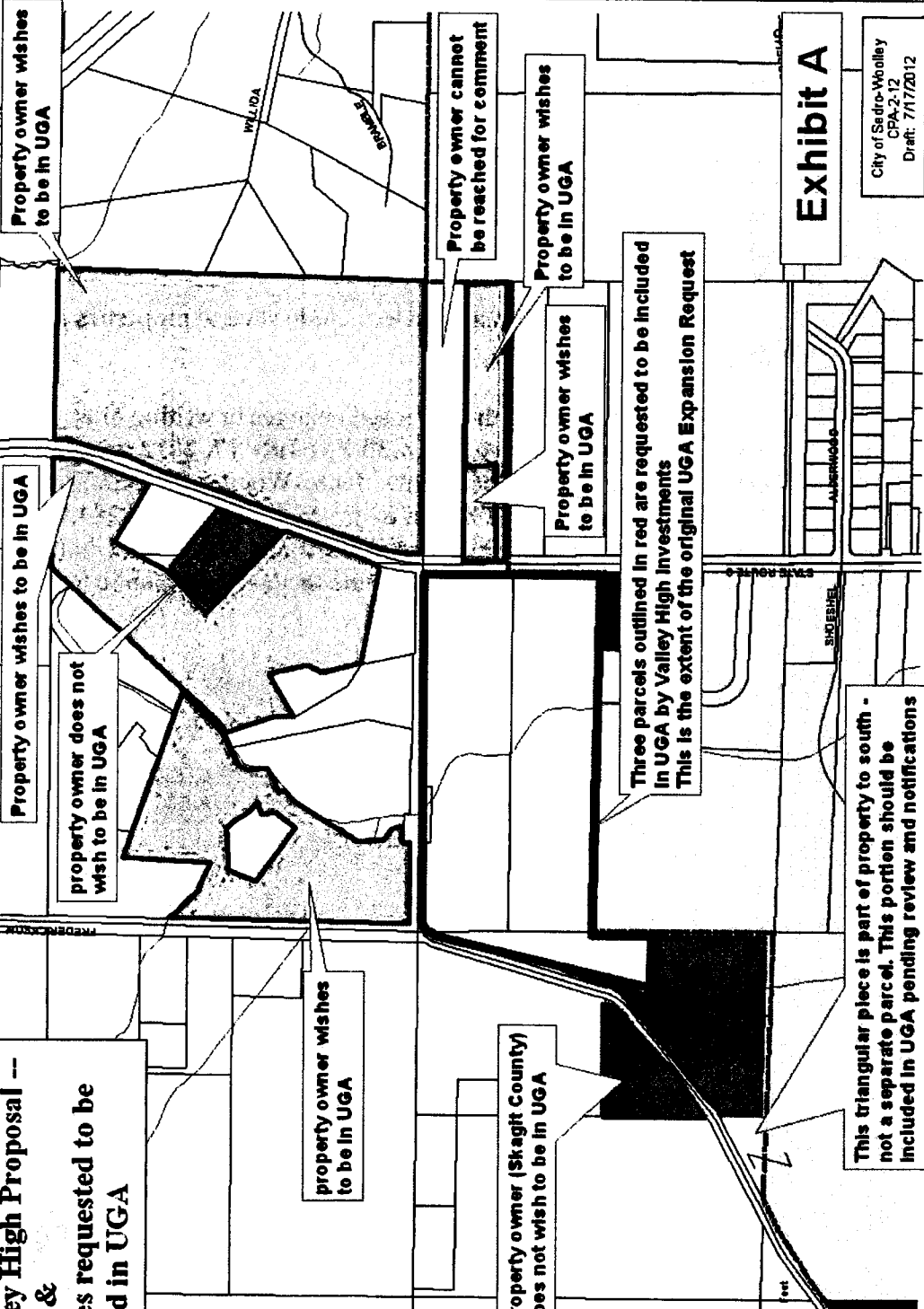
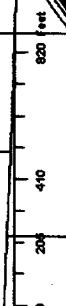
Properties with blue border requested to be included in UGA after original proposal by Valley High Investments

**City of Sedro-Woolley
Potential UGA Expansion
-- CPA-2-12 Valley High Proposal --
&
other properties requested to be included in UGA**



Legend

[Symbol]	Urban Growth Area
[Symbol]	City Limits
[Symbol]	Streets
[Symbol]	Streams
[Symbol]	Parcels
[Symbol]	Zoning Area
[Symbol]	Central Business District
[Symbol]	Industrial
[Symbol]	Mixed Commercial (MC)
[Symbol]	Open Space
[Symbol]	Public
[Symbol]	Residential-15
[Symbol]	Residential-7
[Symbol]	Residential-5
[Symbol]	Transitional IMC Overlay



Property owner wishes to be in UGA

property owner does not wish to be in UGA

property owner wishes to be in UGA

property owner (Skagit County) does not wish to be in UGA

Property owner cannot be reached for comment

Property owner wishes to be in UGA

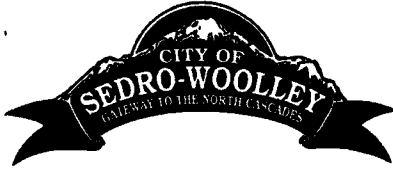
Property owner wishes to be in UGA

Three parcels outlined in red are requested to be included in UGA by Valley High Investments
This is the extent of the original UGA Expansion Request

This triangular piece is part of property to south - not a separate parcel. This portion should be included in UGA pending review and notifications

Exhibit A

City of Sedro-Woolley
CPA-2-12
Draft: 7/17/2012



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

June 14, 2012

To: Property owners north of city limits

RE: Notice of Urban Growth Area Expansion Request & Update on Process

Dear property owner,

At the request of the owner of three properties (see map) south of Bassett Road, west of Township Street (State Route 9), the City of Sedro-Woolley is reviewing the possibility of expanding the city's urban growth area (UGA). Notice was sent out to property owners within 500 feet of the area. After sending out those notices, the city has received requests from some of your neighbors in the Bottomless Lake area to be included in the application to have their land added to the UGA. Because you own property in the vicinity of Bottomless Lake, the city wants you to be aware that other property owners in your neighborhood may be applying to have their land added to the UGA.

You may be affected by this proposal and your input is very important. The Sedro-Woolley Planning Commission will be having a public hearing on June 19, 2012 to gather more input on this issue. You may comment at the hearing or you may submit written comments. The hearing will not be the last chance for your input. Because the scope of this project has changed over the last month, an additional meeting will be scheduled in July.

The city has not yet made a decision whether the proposal is in the best interest of the city. Additional input from the community is still being sought. Whether you are interested in having your property included in the UGA or opposed to the expansion of the UGA, your input is encouraged. If you are interested, you can coordinate with the other interested property owners to apply to the County for the UGA expansion. The City of Sedro-Woolley is not driving this proposal.

This process will not result in any changes to the city's UGA. At the end of this process the city will pass a resolution indicating whether the city will or will not endorse the expansion proposal. Skagit County makes all changes to the UGA. An application to the County can be made after the city reviews the proposal, but without a city endorsement that application may not be accepted by the County.

The June 19, 2012 Planning Commission meeting expansion request will take place at the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall. Please visit the Planning Department or contact John Coleman, Senior Planner, at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Senior Planner

Properties with blue border requested to be included in UGA after original proposal by Valley High Investments

**City of Sedro-Woolley
Potential UGA Expansion
- CPA-2-12 Valley High Proposal --
&
other properties requested to be included in UGA**

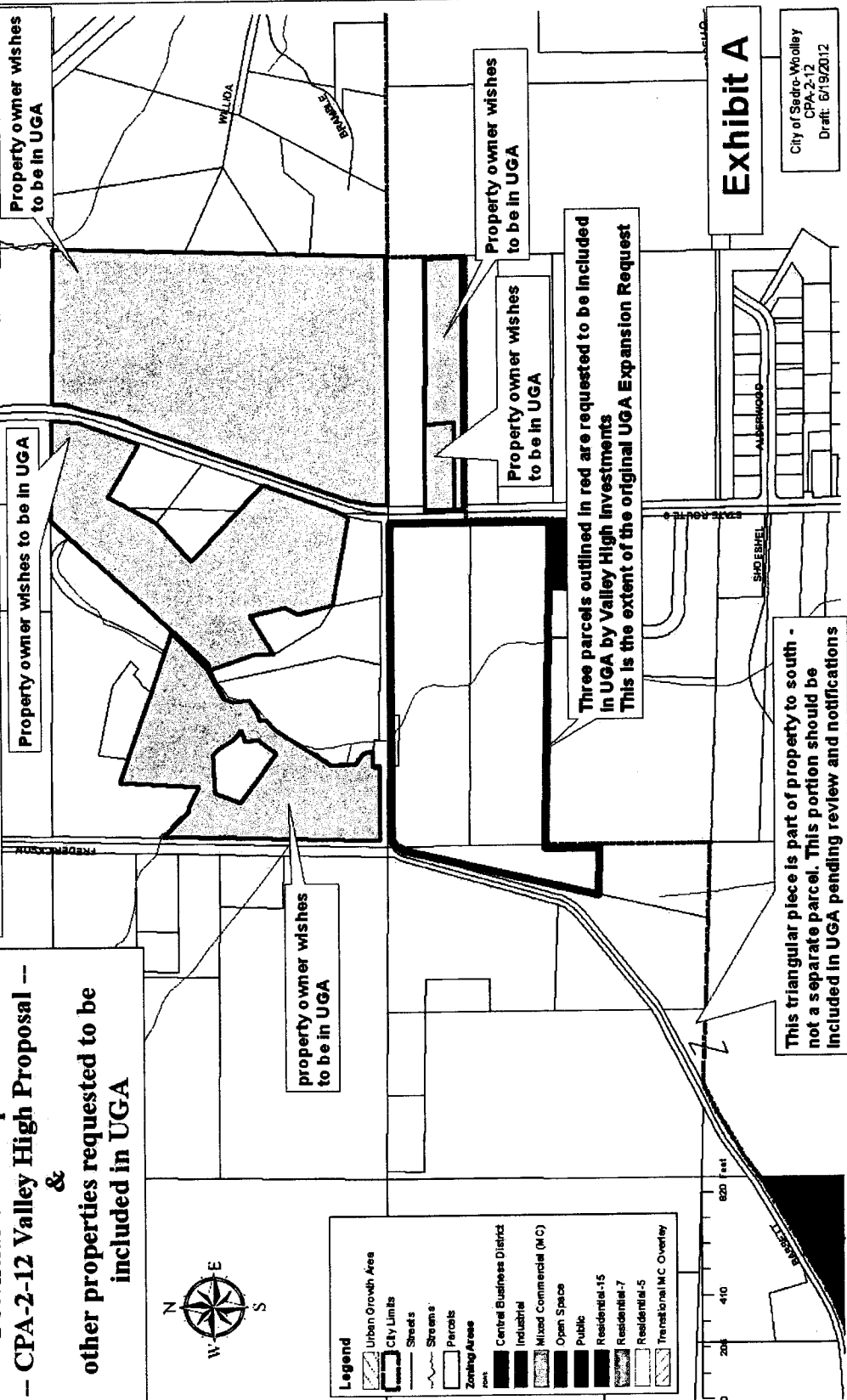


Exhibit A
City of Sedro-Woolley
CPA-2-12
Draft: 6/19/2012

This triangular piece is part of property to south - not a separate parcel. This portion should be included in UGA pending review and notifications

Three parcels outlined in red are requested to be included in UGA by Valley High Investments. This is the extent of the original UGA Expansion Request

Property owner wishes to be in UGA

Property owner wishes to be in UGA

property owner wishes to be in UGA

Property owner wishes to be in UGA

Property owner wishes to be in UGA



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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[By Parcel ID](#)

Parcel Number P36226 **XrefID** 350412-0-002-0009 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

[By Xref ID](#)

Owner Information

Site Address(es)

Location Map

[By Site Address](#)

RUSSELL TERRY K
7886 STATE ROUTE 9

[Locate this Parcel on iMap](#)

[By Owner](#)

SEDRO-WOOLLEY, WA 98284

Assessor's Parcel Map: [PDF](#) | [DWF](#)

[Treasurers Home](#)

2011 Values for 2012 Taxes

Sale Information

2012 Property Tax Summary

[Tax Statement Search](#)

Building Market Value	\$0.00	Deed Type	2012 Taxable Value	\$10,900.00
Land Market Value	+\$10,900.00	Sale Date	General Taxes	\$111.47
Total Market Value	\$10,900.00	Sale Price \$0.00	Special Assessments/Fees	+\$0.50
Assessed Value	\$10,900.00	View Sales History	Total Taxes	\$111.97
Taxable Value	\$10,900.00		View Tax Statement	

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[View Value History](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description [Definitions](#)

(0.9100 ac) TAX 2 TR IN SE1/4 SE1/4 BEG 594.37FT N OF SE C TH N 48-51 W
266.87FT TH N 43-5 3E 198.61FT TH S 54-22 E 70.38FT TO E LI SD SEC TH S 1-17 E
ON E LI 277.76FT TPB

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(310) 1.01-2.49 ACRES; NO IMPROVEMENTS	
Utilities		Septic Information
Levy Code	1325	
City District	Skagit County	
School District	SD101	
Fire District		
Year Built		
Acres	0.91	
Living Area		
Bedrooms		
Appliances		
Exemptions		

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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number	XrefID	Quarter	Section	Township	Range
P38610	350507-0-024-0009	03	07	35	05

Owner Information	Site Address(es)	Location Map
RUSSELL TERRY K 7886 STATE ROUTE 9 SEDRO-WOOLLEY, WA 98284	7886 STATE ROUTE 9 [Old Situs] 775 HWY 9 Sedro-Woolley, WA 98284	Locate this Parcel on iMap Assessor's Parcel Map: PDF DWE

2011 Values for 2012 Taxes	Sale Information	2012 Property Tax Summary
Building Market Value \$168,400.00	Deed Type	2012 Taxable Value \$267,000.00
Land Market Value +\$98,600.00	Sale Date	General Taxes \$2,999.31
Total Market Value \$267,000.00	Sale Price \$0.00	Special Assessments/Fees +\$76.20
Assessed Value \$267,000.00	View Sales History	Total Taxes \$3,075.51
Taxable Value \$267,000.00		View Tax Statement
View Value History		

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

(1.1200 ac) TAX 3 TR IN SW1/4 SW1/4 BEG 594.37FT N FR SW C SEC 7 TH N 1-17 W ALG W LI SEC 7277.76FT TH S 54-22 E 229.62FT TO W LI ST HWY 1-A TH S 16-28 W ALG SD W LI 250 .0FT TH N 48-52 W 145.53FT TPB

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	SEP,WTR-P,PWR	Septic Information
Levy Code	1335	
City District	Skagit County	
School District	SD101	
Fire District	F08	
Year Built	1982	
Acres	1.12	
Living Area	1698.00 sq ft	
Bedrooms	4	
Appliances	BASIC APPLIANCE SET	
Exemptions		
	Foundation	CONCRETE
	Construction Style	
	Exterior Walls	SIDING
	Roof Style	PITCHED
	Roof Covering	METAL
	Floor Construction	WOOD SUB FLOOR
	Plumbing	FULL BATH, 2 3/4 BATHS
	Heat-AirCond	HEAT PUMP
	Fireplace	SINGLE 2 STORY



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number	XrefID	Quarter	Section	Township	Range
P38611	350507-0-025-0008	03	07	35	05

Owner Information	Site Address(es)	Location Map
NOBLE RUSTY R & PREVO DAWN J 7842 STATE ROUTE 9 SEDRO-WOOLLEY, WA 98284	7842 STATE ROUTE 9 [Old Situs] 773 HWY 9 Sedro-Woolley, WA 98284	Locate this Parcel on iMap Assessor's Parcel Map: PDF DWF

2011 Values for 2012 Taxes	Sale Information	2012 Property Tax Summary
Building Market Value \$175,900.00	Deed WARRANTY	2012 Taxable Value \$268,500.00
Land Market Value +\$92,600.00	Type DEED	General Taxes \$3,016.17
Total Market Value \$268,500.00	Sale 1/4/2002	Special Assessments/Fees +\$76.34
Assessed Value \$268,500.00	Date	Total Taxes \$3,092.51
Taxable Value \$268,500.00	Sale Price \$195,000.00	

[View Value History](#) [View Sales History](#) [View Tax Statement](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

TAX 4: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING 872.13 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 1 DEGREE 17' WEST ALONG SAID WEST LINE 149.36 FEET; THENCE NORTH 26 DEGREES 26'20" EAST 105.06 FEET; THENCE SOUTH 61 DEGREES 48' EAST 250.0 FEET TO THE WEST MARGIN OF SECONDARY STATE HIGHWAY NO. 1A; THENCE SOUTH 16 DEGREES 28' WEST ALONG SAID WEST MARGIN 270.0 FEET; THENCE NORTH 54 DEGREES 22' WEST 229.62 FEET TO THE POINT OF BEGINNING.

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	SEP,WTR-P	Septic Information
Levy Code	1335	Foundation CONCRETE
City District	Skagit County	Construction Style
School District	SD101	Exterior Walls SIDING
Fire District	F08	Roof Style PITCHED
Year Built	1974	Roof Covering COMP
Acres	1.37	Floor Construction WOOD SUB FLOOR
Living Area	1850.00 sq ft	Plumbing FULL BATH, 3/4 BATH
Bedrooms	5	Heat-AirCond HEAT PUMP
Appliances	BASIC APPLIANCE SET	Fireplace DOUBLE 2 STORY
Exemptions		



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number P36228 **XrefID** 350412-0-004-0007 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

Owner Information NOBLE RUSTY R & PREVO DAWN J **Site Address(es)** 7842 STATE ROUTE 9 **Location Map**

SEDRO-WOLLEY, WA 98284 [Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

2011 Values for 2012 Taxes	Sale Information	2012 Property Tax Summary
Building Market Value \$0.00	Deed WARRANTY	2012 Taxable Value \$1,000.00
Land Market Value +\$1,000.00	Type DEED	General Taxes \$11.23
Total Market Value \$1,000.00	Sale 1/4/2002	Special Assessments/Fees +\$.10
Assessed Value \$1,000.00	Date	Total Taxes \$11.33
Taxable Value \$1,000.00	Sale Price \$195,000.00	
View Value History	View Sales History	View Tax Statement

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

TAX 4: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING 872.13 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 54 DEGREES 22' WEST 70.38 FEET; THENCE NORTH 26 DEGREES 26'20" EAST 120.96 FEET TO THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 1 DEGREES 17' EAST ALONG SAID EAST LINE 149.36 FEET TO THE POINT OF BEGINNING.

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(310) 1.01-2.49 ACRES; NO IMPROVEMENTS	
Utilities		Septic Information
Levy Code	1335	
City District	Skagit County	
School District	SD101	
Fire District	F08	
Year Built		
Acres	0.18	
Living Area		
Bedrooms		
Appliances		
Exemptions		
	Foundation	
	Construction Style	
	Exterior Walls	
	Roof Style	
	Roof Covering	
	Floor Construction	
	Plumbing	
	Heat-AirCond	
	Fireplace	

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[By Parcel ID](#)

Parcel Number P36234 **XrefID** 350412-0-009-0002 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

[By Xref ID](#)

Owner Information

RAWLS SHAWN T & RAWLS RUSS

Site Address(es)

7775 FREDERICKSON ROAD

Location Map

[Locate this Parcel on iMap](#)

[By Site Address](#)

[By Owner](#)

ZIEBER JONNA L
7883 FREDRICKSON RD
SEDRO WOOLLEY, WA 98284

Sedro-Woolley, WA 98284

Assessor's Parcel Map: [PDF](#) | [DWF](#)

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[Tax Statement Search](#)

2011 Values for 2012 Taxes

Building Market Value \$0.00
Land Market Value +\$124,100.00
Total Market Value \$124,100.00
Assessed Value \$124,100.00
Taxable Value \$124,100.00

Sale Information

Deed BARGAIN
Type SALE & DEED
Sale 6/22/2004
Date
Sale Price \$135,000.00

2012 Property Tax Summary

2012 Taxable Value \$124,100.00
General Taxes \$1,269.13
Special Assessments/Fees +\$22.88
Total Taxes \$1,292.01

[View Value History](#)

[View Sales History](#)

[View Tax Statement](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

ACREAGE ACCOUNT, ACRES 9.01, LOT 1 OF SHORT PLAT CARD PL02-0221, RECORDED UNDER AF#200310060073, BEING A PORTION OF LOT 1 OF S/P PL00-0344 AF#200108270154, LOCATED IN THE SE1/4 OF THE SE1/4. LOT 1 OF SHORT PLAT CARD PL02-0221, RECORDED UNDER AF#200310060073, BEING A PORTION OF LOT 1 OF S/P PL00-0344 AF#200108270154, LOCATED IN THE SE1/4 OF THE SE1/4.

Land Use (910) UNIMPROVED LAND

[WAC 458-53-030](#)

Neighborhood (20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL

[Septic Information](#)

Utilities

Levy Code 1325

City District Skagit County

Foundation

Construction Style

School District SD101

Fire District

Year Built

Acres 9.01

Exterior Walls

Roof Style

Roof Covering

Floor

Construction

Living Area

Bedrooms

Appliances

Exemptions

Plumbing

Heat-AirCond

Fireplace



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number P120877 **XrefID** 350412-0-009-0200 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

Owner Information BRYAN DAVID & BRYAN JULIA **Site Address(es)** 7779 FREDERICKSON ROAD **Location Map** [Locate this Parcel on iMap](#)

7779 FREDRICKSON RD Sedro-Woolley, WA 98284 **Assessor's Parcel Map: PDF | DWF**

2011 Values for 2012 Taxes	Sale Information	2012 Property Tax Summary
Building Market Value \$36,000.00	Deed WARRANTY	2012 Taxable Value \$133,500.00
Land Market Value +\$97,500.00	Type DEED	General Taxes \$1,499.64
Total Market Value \$133,500.00	Sale Date 12/20/2005	Special Assessments/Fees +\$76.13
Assessed Value \$133,500.00	Sale Price \$166,800.00	Total Taxes \$1,575.77
Taxable Value \$133,500.00		

[View Value History](#) [View Sales History](#) [View Tax Statement](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

(TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1985 GREENHILL 60X28 SERIAL NUMBER 0RFL24F274B04857, LOT 2 OF SHORT PLAT CARD PL02-0221, RECORDED UNDER AUDITOR'S FILE NUMBER 200310060073, BEING A PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NUMBER PL00-0344 RECORDED UNDER AUDITOR'S FILE NUMBER 200108270154, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

Land Use	(910) UNIMPROVED LAND	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities		Septic Information
Levy Code	1335	
City District	Skagit County	
School District	SD101	
Fire District	F08	
Year Built	1985	
Acres	1	
Living Area	1620.00 sq ft	
Bedrooms		
Appliances	BASIC APPLIANCE SET	
Exemptions		
	Foundation	
	Construction Style	
	Exterior Walls	SIDING
	Roof Style	
	Roof Covering	COMP
	Floor Construction	
	Plumbing	2 FULL BATHS
	Heat-AirCond	FORCED AIR
	Fireplace	



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[By Parcel ID](#)

Parcel Number **XrefID** **Quarter** **Section** **Township** **Range**

[By Xref ID](#)

P125302 350412-0-009-0300 04 12 35 04

[By Site Address](#)

Owner Information

Site Address(es) _

Location Map

[By Owner](#)

RAWLS KYLENE J

[Locate this Parcel on iMap](#)

22944 GREENOUGH LN

SEDRO-WOOLLEY, WA 98284

Assessor's Parcel Map: [PDF](#) | [DWF](#)

[Treasurers Home](#)

2011 Values for 2012 Taxes

Sale Information

2012 Property Tax Summary

[Tax Statement Search](#)

Building Market Value	\$.00	Deed	WARRANTY	2012 Taxable Value	\$90,000.00
Land Market Value	+\$90,000.00	Type	DEED	General Taxes	\$1,010.99
Total Market Value	\$90,000.00	Sale Date	4/13/2007	Special Assessments/Fees	+\$18.45
Assessed Value	\$90,000.00	Sale Price	\$91,000.00	Total Taxes	\$1,029.44

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* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

ACREAGE ACCOUNT, ACRES 1.00, LOT 2 OF SKAGIT COUNTY SHORT PLAT PL05-0295 RECORDED UNDER AF#200612010062; BEING A PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT PL00-0344, RECORDED UNDER AF#200108270154. ALSO TOGETHER WITH THAT PORTION OF LOT 1 OF SHORT PLAT PL00-0344, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SHORT PLAT NO. PL00-0344 RECORDED AUGUST 27, 2001 UNDER AF#200108270154, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 71 DEGREES 11' 08" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 205.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 71 DEGREES 40' 26" WEST, A DISTANCE OF 453.78 FEET; THENCE SOUTH 1 DEGREES 49' 42" WEST, A DISTANCE OF 323.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 04' 24" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 42.19 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 1 DEGREES 49' 42" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 1, A DISTANCE OF 247.66 FEET; THENCE SOUTH 80 DEGREES 08' 45" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 396.84 FEET TO THE POINT OF BEGINNING. LOT 2 OF SKAGIT COUNTY SHORT PLAT PL05-0295 RECORDED UNDER AF#200612010062; BEING A PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT PL00-0344, RECORDED UNDER AF#200108270154. ALSO TOGETHER WITH THAT PORTION OF LOT 1 OF SHORT PLAT PL00-0344, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SHORT PLAT NO. PL00-0344 RECORDED AUGUST 27, 2001 UNDER AF#200108270154, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 71 DEGREES 11' 08" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 205.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 71 DEGREES 40' 26" WEST, A DISTANCE OF 453.78 FEET; THENCE SOUTH 1 DEGREES 49' 42" WEST, A DISTANCE OF 323.14 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 04' 24" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 42.19 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 1 DEGREES 49' 42" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 1, A DISTANCE OF 247.66 FEET; THENCE SOUTH 80 DEGREES 08' 45" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 396.84 FEET TO THE POINT OF BEGINNING.

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	PWR,WTR,SEP	
Levy Code	1335	
City District	Skagit County	
School District	SD101	
Fire District	F08	
Year Built		
Acres	1	
Living Area		
Bedrooms		
Appliances		
Exemptions		

WAC 458-53-030

Septic Information

Foundation
Construction Style
Exterior Walls
Roof Style
Roof Covering
Floor Construction
Plumbing
Heat-AirCond
Fireplace

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[By Xref ID](#)

[By Site Address](#)

[By Owner](#)

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Parcel Number P36241 **XrefID** 350412-0-011-0008 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

Owner Information CANADAY LEON P & CANADAY BELLE M
Site Address(es) 23881 BASSETT ROAD [Old Situs] 2183 BASSETT RD
Location Map [Locate this Parcel on iMap](#)
 Assessor's Parcel Map: [PDF](#) | [DWF](#)
 SEDRO-WOOLLEY, WA 98284 Sedro-Woolley, WA 98284

2011 Values for 2012 Taxes		Sale Information		2012 Property Tax Summary	
Building Market Value	\$177,800.00	Deed	WARRANTY	2012 Taxable Value	\$296,500.00
Land Market Value	+\$118,700.00	Type	DEED	General Taxes	\$3,330.70
Total Market Value	\$296,500.00	Sale Date	10/18/1991	Special Assessments/Fees	+\$95.81
Assessed Value	\$296,500.00	Sale Price	\$178,000.00	Total Taxes	\$3,426.51
Taxable Value	\$296,500.00			View Tax Statement	
View Value History		View Sales History			

* Effective date of value is January 1 of the assessment year (2011)

Legal Description [Definitions](#)

(4.2200 ac) TRACT A OF SHORT PLAT #15-72 AKA A PORTION OF TRACT 1 OF SHORT PLAT #85-80 AF#800922044

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	SEP,WTR-P	Septic Information
Levy Code	1335	Foundation CONCRETE
City District	Skagit County	Construction Style
School District	SD101	Exterior Walls SIDING
Fire District	F08	Roof Style PITCHED
Year Built	1980	Roof Covering METAL
Acres	4.22	Floor Construction WOOD SUB FLOOR
Living Area	2673.00 sq ft	Plumbing 2 FULL BATHS
Bedrooms	3	Heat-AirCond BASEBOARD ELECTRIC
Appliances	BASIC APPLIANCE SET	Fireplace SINGLE 2 STORY
Exemptions		



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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[By Parcel ID](#)

Parcel Number P36242 **XrefID** 350412-0-011-0107 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

[By Xref ID](#)

Owner Information

WISE RODNEY LEE
PO BOX 72
SEDRO-WOOLLEY, WA
98284

Site Address(es)

23941 BASSETT ROAD
[Old Situs] 2191 BASSETT RD
Sedro-Woolley, WA 98284

Location Map

[Locate this Parcel on iMap](#)

Assessor's Parcel Map: [PDF](#) | [DWF](#)

[By Site Address](#)

[By Owner](#)

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2011 Values for 2012 Taxes

Building Market Value \$210,800.00
Land Market Value +\$105,300.00
Total Market Value \$316,100.00
Assessed Value \$316,100.00
Taxable Value \$316,100.00

Sale Information

Deed WARRANTY
Type DEED
Sale 1/1/1990
Date
Sale Price \$185,000.00

2012 Property Tax Summary

2012 Taxable Value \$316,100.00
General Taxes \$3,550.88
Special Assessments/Fees +\$94.59
Total Taxes \$3,645.47

[View Value History](#)

[View Sales History](#)

[View Tax Statement](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description [Definitions](#)

(2.0000 ac) PTN SE1/4 SE1/4 AKA TR 2 S/P 85-80 APP 9-22-80 AF#800922044

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	SEP,WTR-P,PWR	Septic Information
Levy Code	1335	
City District	Skagit County	Foundation CONCRETE
		Construction Style
School District	SD101	Exterior Walls SIDING
Fire District	F08	Roof Style PITCHED
Year Built	1982	Roof Covering METAL
Acres	2	Floor Construction WOOD SUB FLOOR
Living Area	2732.00 sq ft	Plumbing 3 FULL BATHS
Bedrooms	4	Heat-AirCond BASEBOARD ELECTRIC
Appliances	BASIC APPLIANCE SET	Fireplace SINGLE 2 STORY
Exemptions		



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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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[By Parcel ID](#)

Parcel Number P36232 **XrefID** 350412-0-007-0103 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

[By Xref ID](#)

Owner Information

Site Address(es)

Location Map

[By Site Address](#)

WISE RODNEY LEE

[Locate this Parcel on iMap](#)

[By Owner](#)

PO BOX 72

SEDRO-WOLLEY, WA 98284

Assessor's Parcel Map: [PDF](#) | [DWF](#)

[Treasurers Home](#)

2011 Values for 2012 Taxes

Sale Information

2012 Property Tax Summary

[Tax Statement Search](#)

Building Market Value \$.00
 Land Market Value +\$5,900.00
 Total Market Value \$5,900.00
 Assessed Value \$5,900.00
Taxable Value \$5,900.00

Deed WARRANTY
 Type DEED
 Sale 1/1/1990
 Date
Sale Price \$185,000.00

2012 Taxable Value \$5,900.00
 General Taxes \$60.35
 Special Assessments/Fees +\$18.22
Total Taxes \$78.57

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* Effective date of value is January 1 of the assessment year (2011)

Legal Description [Definitions](#)

PTN SE1/4 SE14/ BAT SE C SEC 12 TH S 88 -44 W ALG S LI 320.32FT TH N 1-16 W 20 FT TAP ON NLY R/W LI BASSETT RD TH POB TH E ALG N LI SD RD TO W LI SH 9 TH NLY AL GSD W LI 123.5FT M/L TO S LI PRIV DRVWY AKA LOCH HAVEN DR AS PRESTLY BEARS N 11 -58-45 W 204.76FT FR POB TH S 11-58-45 E 204.76FT TPB

Land Use (910) UNIMPROVED LAND

[WAC 458-53-030](#)

Neighborhood (320) 2.5-4.99 ACRES; NO IMPROVEMENTS

Utilities

[Septic Information](#)

Levy Code 1325

Foundation

City District Skagit County

Construction Style

School District SD101

Exterior Walls

Fire District

Roof Style

Year Built

Roof Covering

Acres 0.57

Floor Construction

Living Area

Plumbing

Bedrooms

Heat-AirCond

Appliances

Fireplace

Exemptions

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Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number P36233 **XrefID** 350412-0-008-0003 **Quarter** 04 **Section** 12 **Township** 35 **Range** 04

Owner Information

MOORE THOMAS E & MOORE
TERRIL A
7962 STATE ROUTE 9
SEDRO-WOOLLEY, WA 98284

Site Address(es)

7962 STATE ROUTE 9
(Old Situs) 787 HWY 9
Sedro-Woolley, WA
98284

Location Map

[Locate this Parcel on iMap](#)
Assessor's Parcel Map: [PDF](#) | [DWF](#)

2011 Values for 2012 Taxes

Building Market Value \$214,900.00
Land Market Value +\$82,900.00
Total Market Value \$297,800.00
Assessed Value \$297,800.00
Taxable Value \$297,800.00

Sale Information

Deed WARRANTY
Type DEED
Sale 5/9/2002
Date
Sale \$245,000.00
Price

2012 Property Tax Summary

2012 Taxable Value \$297,800.00
General Taxes \$3,345.29
Special Assessments/Fees +\$75.96
Total Taxes \$3,421.25

[View Value History](#)

[View Sales History](#)

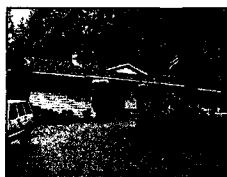
[View Tax Statement](#)

* Effective date of value is January 1 of the assessment year (2011)

Legal Description Definitions

(TAX 7B) THAT PORITON OF THE SE1/4 SE1/4 OF SEC 12, TWP 35, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88-44 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 293.1 FEET; THENCE NORTH 17-42-30 WEST 20.85 FEET TO THE NORTH LINE OF THE BASSET ROAD; THENCE CONTINUE NORTH 17-42-30 WEST 209.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 58-10-30 WEST 87.64 FEET; THENCE NORTH 31-02-30 WEST 210.24 FEET; THENCE NORTH 45-39-07 EAST 57.55 FEET; THENCE NORTH 57-22-15 EAST 118.50 FEET; THENCE SOUTH 16-58 EAST 56.57 FEET; THENCE SOUTH 13-44-30 EAST 89.16 FEET; THENCE SOUTH 22-06 WEST 61.75 FEET; THENCE SOUTH 11-42-30 EAST 135.36 FEET TO THE TRUE POINT OF BEGINNING

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY	WAC 458-53-030
Neighborhood	(20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL	
Utilities	SEP,WTR-P	Septic Information
Levy Code	1335	
City District	Skagit County	
School District	SD101	
Fire District	F08	
Year Built	1972	
Acres	0.69	
Living Area	1500.00 sq ft	
Bedrooms	4	
Appliances	BASIC APPLIANCE SET	
Exemptions		
Foundation	CONCRETE	
Construction Style		
Exterior Walls	SIDING	
Roof Style	PITCHED	
Roof Covering	COMP	
Floor Construction	WOOD SUB FLOOR	
Plumbing	FULL BATH, 3/4 BATH	
Heat-AirCond	FORCED AIR	
Fireplace	SINGLE 1 STORY	



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NOTICE OF PUBLIC HEARINGS

CITY OF SEDRO-WOOLLEY

Amendments to Zoning Code, Development Regulations & Zoning Map

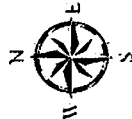
The City of Sedro-Woolley Planning Commission will hold a public hearing on **June 19, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning Code, Development Regulations and Zoning Map:

1. An ordinance concerning regulations for activities involving medical marijuana
2. Request to expand Urban Growth Area to include several properties to the north of City limits: File #CPA-2-12

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM June 19, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Senior Planner, 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: June 8, 2012

**City of Sedro-Woolley
Potential UGA Expansion
-- CPA-2-12 Valley High Proposal --
&
other properties that may
potentially be included in UGA**



Two County-owned properties that may be included in UGA pending review and notifications

This triangular piece is part of property to south - not a separate parcel. This portion should be included in UGA pending review and notifications

Three parcels requested to be included in UGA by Valley High Investments

Three additional properties that may be included in UGA pending review and notifications. Property owners notified of proposal

Have not yet received comments from property owner

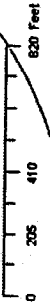
Property owner wishes to be in UGA

Property owner wishes to be in UGA

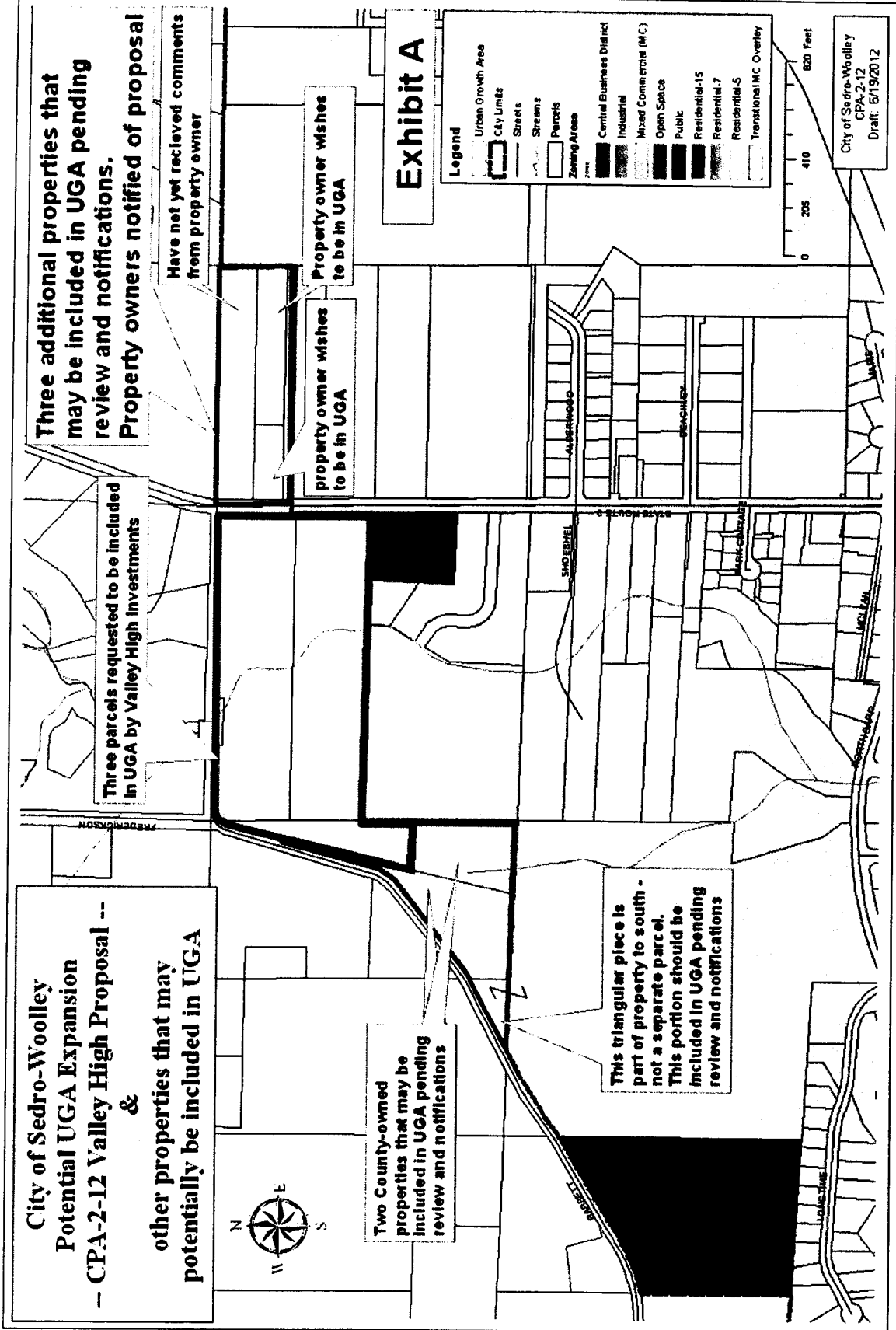
Exhibit A

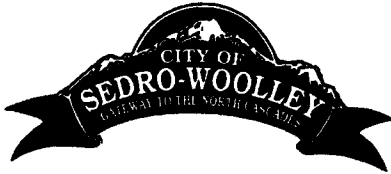
Legend

- Urban Growth Area
- City Limits
- Streets
- Streams
- Parcels
- Zoning Areas
- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Space
- Public
- Residential-15
- Residential-7
- Residential-S
- Transitional MC Overlay



City of Sedro-Woolley
CPA-2-12
Draft: 6/19/2012





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

May 9, 2012

To: Property owners north of city limits and east of Township Street

RE: Notice of Urban Growth Area Expansion Request & Invitation to Join Petition

Dear property owner,

At the request of the owner of three properties (see map) south of Bassett Road, west of Township Street (State Route 9), the City of Sedro-Woolley is reviewing the possibility of expanding the city's urban growth area (UGA). Because your property is immediately adjacent to the area requested to be include in the UGA, the city wanted you to be aware of the proposal.

This process will not result in any changes to the city's UGA, but will result in an official endorsement or non-endorsement of the expansion proposal by the City Council. Skagit County makes all changes to the UGA. An application to the County can be made after the city reviews the proposal, but without a city endorsement that application may not be accepted by the County. The full details of the proposal and the UGA expansion process are included in the attached staff report.

The city has not yet made a decision whether the proposal is in the best interest of the city. Your input is encouraged. Also, if you are interested in having your property included in the UGA, now is the ideal opportunity to act. If you are interested you can coordinate with the other interested property owners to apply to the County for the UGA expansion. The City of Sedro-Woolley is not driving this proposal, but can help coordinate efforts if needed.

On May 15, 2012 at 6:30PM, the Planning Commission will hold a public meeting to discuss the UGA expansion request. The meeting will take place at the City Council Chambers, located in City Hall - 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall.

Your participation in this process is encouraged. The meeting on the 15th is to gather public input on the proposal. It is the first step in a process that may take several months to complete. Please visit the Planning Department or contact John Coleman, Senior Planner, at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

John Coleman
Senior Planner

NOTICE OF PUBLIC HEARINGS

CITY OF SEDRO-WOOLLEY

Amendments to Zoning Code, Development Regulations & Zoning Map

The City of Sedro-Woolley Planning Commission will hold a public hearing on **April 17, 2012 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding proposed amendments to the City's Zoning Code, Development Regulations, Zoning Map and Design Standards and Guidelines:

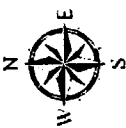
1. Zoning review of approximately 19 acre area south of State Route 20, west of Rhodes Rd: File #CPA-4-12.
2. Request to expand Urban Growth Area to include approximately 20 acres north of City limits to Bassett Road: File #CPA-2-12.
3. An ordinance to allow for the use of "parklets" in the city right-of-way.

Interested parties can comment on the proposed changes in writing or at the hearing. **Written comments must be received by 4:30 PM April 17, 2012** to be considered at this public hearing. Send written comments to the Sedro-Woolley Planning Department, ATTN: Senior Planner, 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: April 6, 2012

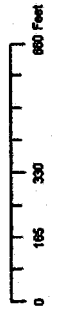
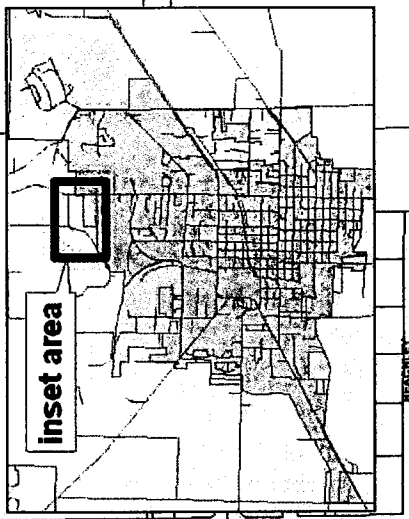
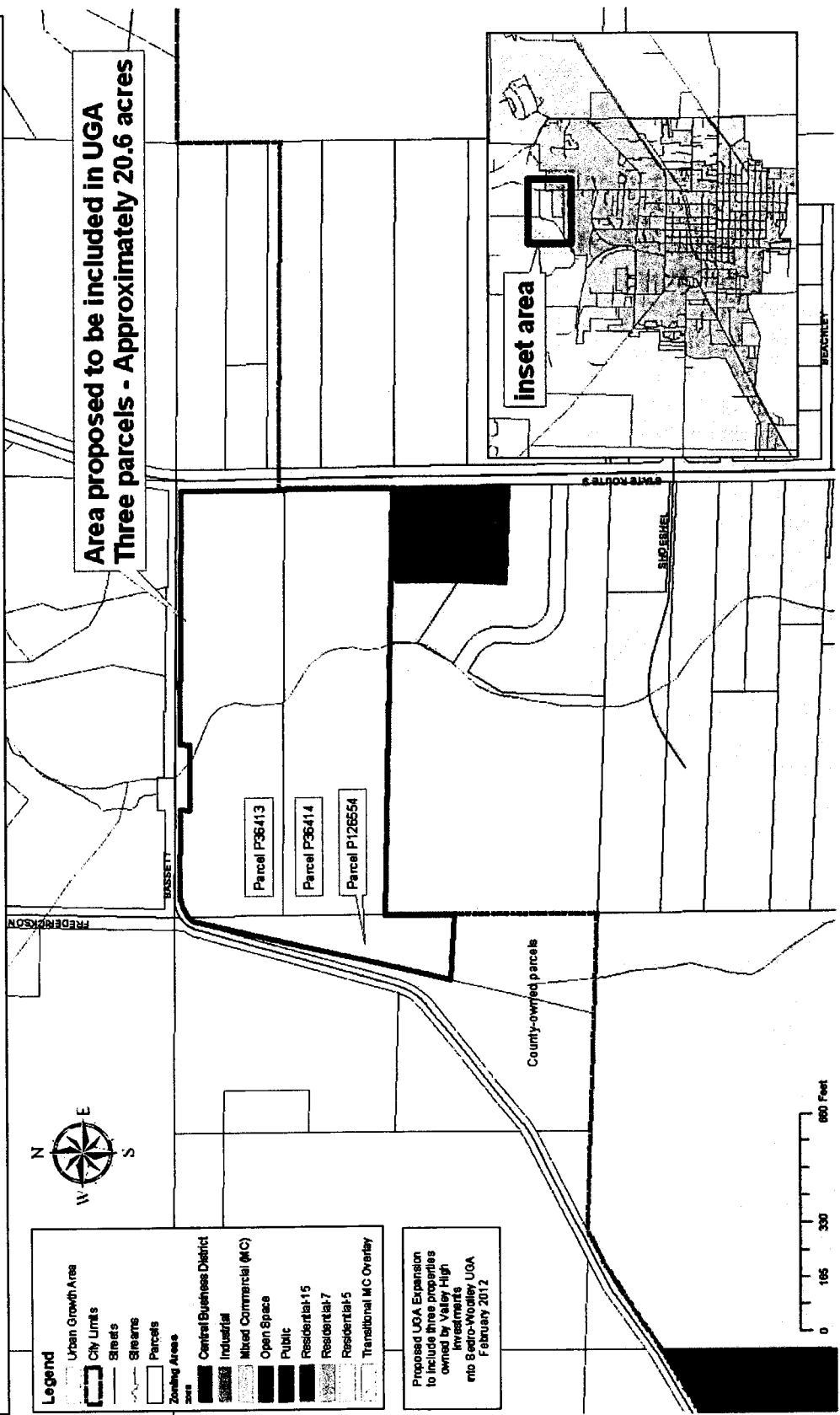
Proposed Bassett Road UGA Expansion

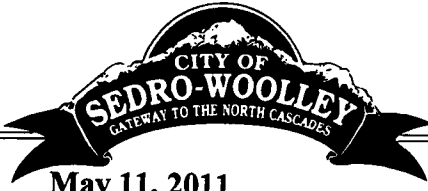
Area proposed to be included in UGA
Three parcels - Approximately 20.6 acres



Legend	
	Urban Growth Area
	City Limits
	Streets
	Streams
	Parcels
	Zoning Areas
	Central Business District
	Industrial
	Mixed Commercial (MC)
	Open Space
	Public
	Residential-15
	Residential-7
	Residential-5
	Transitional MC Overlay

Proposed UGA Expansion
to include three parcels
owned by Valley High
Investments
into Metro-Woodley UGA
February 2012





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

May 11, 2011

To: Property owners on south side of Dunlop Street

Re: Notice of Public Hearing – UGA Expansion Proposal

Dear property owner,

The City of Sedro-Woolley is considering an expansion of its urban growth area (UGA) to include properties south of Dunlop Street (see attached map). You have received this letter because the Skagit County Assessor's records indicate that you own property affected by the proposal.

On May 17, 2011 at 6:30PM, the Planning Commission will hold a public hearing to gather input on the proposed UGA expansion. The meeting will take place at the City Council Chambers, located in City Hall – 325 Metcalf Street in Sedro-Woolley. The complete project file is available for review at the Planning Department, located in City Hall. This is the first meeting to gather public input on the proposal and the first step in a process that, if the City proceeds, will take several months to complete. Your participation is encouraged.

If you have been interested in taking advantage of City sewer, fire and police service, this is your opportunity to let us know. Properties not within the City are not eligible to receive City services, and the first step to being brought into the City is to be included in the UGA.

Please visit the Planning Department or contact John Coleman, Senior Planner, at (360)855-0771 or by e-mail at jcoleman@ci.sedro-woolley.wa.us if you have any questions or would like additional information.

Sincerely,

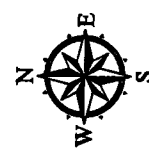
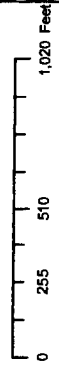
John Coleman
Senior Planner

City of Sedro-Woolley Proposed UGA Expansion

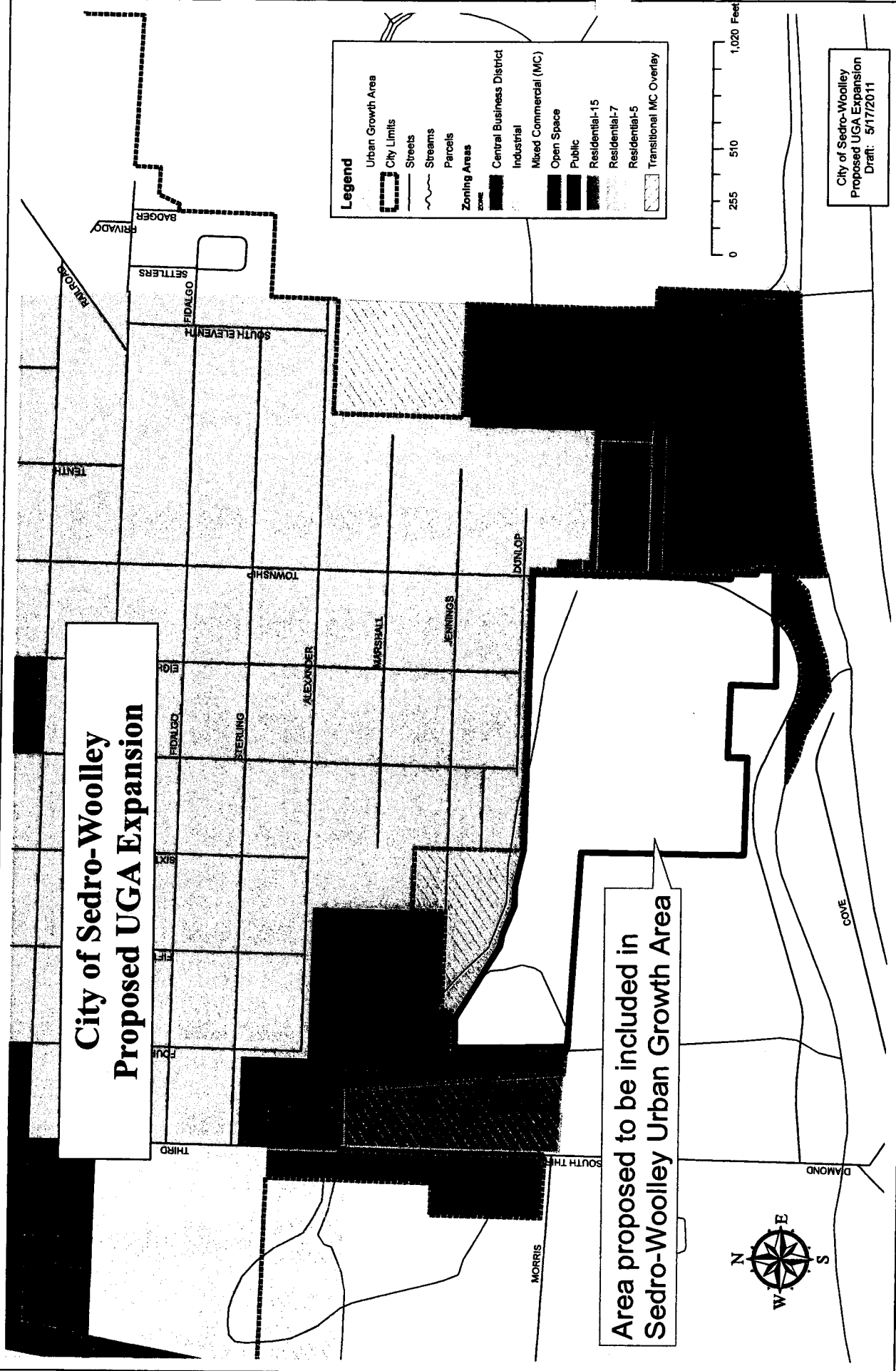
Area proposed to be included in
Sedro-Woolley Urban Growth Area

Legend

- Urban Growth Area
- City Limits
- Streets
- Streams
- Parcels
- Zoning Areas
- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Space
- Public
- Residential-15
- Residential-7
- Residential-5
- Transitional MC Overlay



City of Sedro-Woolley
Proposed UGA Expansion
Draft: 5/17/2011



Section 4 Ownership Certification

I, VALLEY HIGH INVESTMENTS INC, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that the statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address 41 NE MIDWAY BLVD STE 101
City and State OAK HARBOR WA 98277 Phone 360 675-9091
Signature William L. Maasey for VALLEY HIGH INVESTMENTS, INC.
WILLIAM L. MASEY, PRESIDENT (give corporation or company name)

ACKNOWLEDGMENT

State of Washington)
 Island ss.)
 County of Skagit)

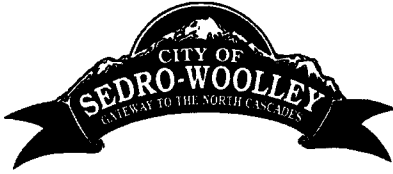
On this day personally appeared before me WILLIAM L. MASEY, PRESIDENT
VALLEY HIGH INVESTMENTS, INC.
known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that HE signed the same as HIS free and voluntary act and deed for the uses and purposes therein mentioned.

Julia C. Price
Notary Public in and for the State of Washington
Residing at OAK HARBOR
Date: 10-1-2016

JULIA C PRICE
Notary Public
State of Washington
My Commission Expires
October 01, 2016

Other property owners in this application must be listed below:

Name _____
Address _____ City/State _____ Zip _____



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

QUESTIONNAIRE – SECTION # 3

Below are the City of Sedro-Woolley's responses to the 13 questions in the Questionnaire – Section 3 of the County Comprehensive Plan Policy/Zoning Map Amendment Application.

1. The proposal is to modify the Sedro-Woolley Urban Growth Area (UGA) boundaries to better accommodate urban growth as per the intent of the Growth Management Act (GMA) and to include City owned properties into the UGA for open space and public uses. There are two parts to the modification; both have been thoroughly reviewed by the Sedro-Woolley Planning Commission and City Council as part of the city's Comprehensive Plan Amendment review process and have undergone extensive public review. For logistical purposes the two parts are described separately and referred to as *Part 1* and *Part 2* respectively.

Part 1 of the UGA modification request is to add approximately 27.73 acres of land north of the current city limits and remove approximately 28 acres of properties from the UGA to the east and southeast of city limits. The Planning Commission reviewed this proposal under file #CPA-2-12 and the City Council approved the Planning Commission's recommendation through Resolution NO. 879-13 (attached as Exhibit A). As described in detail in the Findings of Fact and in the subsequent answers to this Questionnaire, the properties proposed for inclusion in the UGA can be served by city services whereas the properties proposed to be removed from the UGA cannot be readily served by city infrastructure. The swap of UGA properties is intended to allow the City of Sedro-Woolley to better meet the goals of the GMA by accommodating growth in areas where services are available. The Sedro-Woolley Comprehensive Plan designation (zoning) for the proposed expansion is Residential-5, the same as the Comprehensive Plan designation for the area proposed to be removed from the UGA. Therefore, since the amount of land being swapped is equal, and the allowed density of residential development is equal in both areas, there will be no net effect on the UGA land allocation as sized for the city's 2025 population forecast. The property recommended for inclusion in the UGA is zoned by the County as Rural Reserve (RRv) and its county designation would likely change to Urban Reserve Residential (URR). The property removed from the UGA would likely change from its current URR zoning to the RRv zoning designation.

Part 2 of the UGA expansion proposal is to include 39.2 acres of city-owned property into the UGA; approximately 34.3 acres (parcel P37631) as Open Space zoning and 4.9 acres (parcels P76300, P37311 and two small pieces of unopened right-of-way on Township Street) as Public zoning. The Planning Commission reviewed this proposal under file #CPA-2-11 and the City Council approved the Planning Commission's recommendation through Resolution NO. 859-12 (attached as Exhibit B). The properties are city-owned and will be used for city uses as allowed under their respective zoning designations. The properties will not be for commercial, retail, industrial or residential use, therefore there will be no net effect on the UGA land allocation as

sized for the city's 2025 population forecast or commercial/industrial lands allocations. The property would likely be changed to the county's URR zoning designation.

2. The UGA reconfiguration in *Part 1* of this request is to allow for urban growth in an area where city services are available. City sewer is located in Township Street immediately to the south of the properties. In the area proposed for removal from the UGA there are few vacant properties and most lots are not large enough to subdivide further. Future growth in this portion of the UGA is extremely limited because there are no large lots available for residential development and there is not sewer in the area to serve any new residential development at urban densities even if there were large lots to be developed.

Without the possibility of future development to pay into the cost of delivering sewer to the area, it is unlikely that the city can financially be able to provide sewer to the area. To provide this area with sewer, a lift station will be necessary, as well as a network of underground sewer piping. The cost of such a project is prohibitive without assistance from developers and current residents. The existing property owners have no incentive to pay into a sewer extension project because the majority of the properties have working septic systems in place. Because there are no large undeveloped properties in the eastern UGA, it is not possible for growth to occur in this area, therefore including it in the UGA does not help the city meet the growth goals of the GMA. Because the area proposed for removal from the UGA cannot accommodate future growth, it is proposed that the city add properties north of city limits that are better suited to accommodate the city's allocated share of future growth.

When one studies the geography of the Sedro-Woolley area, one sees that there is farm land to the east and west of the city, and the Skagit River and its flood plain to the south of the city. Future growth in the city of Sedro-Woolley logically will be to the north of city limits. This is exactly where the 27.73 acre UGA expansion in *Part 1* of this application is requested. The city sewer already extends to the northerly city limit and can be extended northward without the need for a sewer pump station. In addition, the city has constructed a new fire station Township Street (State Route 9) directly south of the proposed UGA expansion. The city is planning for growth in the north of the city, and this UGA reconfiguration is vital to the city's plan for accommodating residential growth in accordance with the GMA and the population allocations in the Countywide Planning Policies adopted by Skagit County.

The UGA expansion proposed in *Part 2* of this application is to include open space and public zoned properties that are owned by the city into the UGA. The city did not own these parcels when the UGA was designated, but now that the city owns them, they belong under city control for open space and public use. Policy 2A-1.3 of the Urban, Open Space & Land-Use Element of the Skagit County Comprehensive Plan encourages open space and recreational land in city UGAs:

“In designating Urban Growth Areas, consider GMA requirements to provide for recreational lands, critical areas, open space corridors, greenbelts, and view sheds, and to avoid natural hazard areas prone to flooding or other risks to public safety.”

The city intends to use the properties for these uses and other municipal needs appropriate for the properties.

3. The UGA reconfiguration in *Part 1* of this request will allow for residential growth in the area north of current city limits (see maps in Exhibit A). The area proposed to be removed from the UGA should see little impact; the area has already been subdivided to the extent that little (if any) infill will be possible, especially since it is not practical for the area to be provided with city sewer because of geographic and economic constraints. Therefore the reconfiguration will not have a large impact on the development potential of the areas proposed for removal. The action will result in that area being ineligible to annex into Sedro-Woolley. The owners of all the property recommended for removal from the UGA have been notified that their property was being considered for removal from the UGA and that would result in them not being able to access city sewer or annex into the city (see notification discussion in response 8 below). The areas affected by the *Part 1* of this request are shown on the map attached to Exhibit A to this application (Resolution NO. 879-13).

Part 2 of the UGA reconfiguration is an addition of city-owned properties as depicted in the maps attached to Exhibit B of this Application (Resolution NO.859-12). The properties are currently owned by the city and will continue to be owned and used by the city for open space and public uses. The expansion will not have any effect on population forecasting or commercial/industrial lands allocation. The expansion in *Part 2* will simply allow the city to annex lands that it owns in the future. *Part 1* does not recommend including any private land into the UGA, so it is not expected that any private property owners will be affected by *Part 1*.

4. As elucidated in responses 2 & 3 above, the city is planning for growth in the north of the city, and this UGA reconfiguration is vital to the city's plan for accommodating residential growth in accordance with the GMA and the population allocations in the Countywide Planning Policies adopted by Skagit County. The city is unable to provide sewer services to the areas recommended for removal from the UGA and the residents in those areas have little incentive to annex into the city because they have already developed their land and do not need services from the city make the land developable.
5. The Skagit County Community Visioning Statement states that "This plan calls for efficient delivery of services in a cost-effective way by: Concentrating infrastructure investments and service delivery to support development patterns near cities and towns where a full range of local services are or can be made available." (Introduction – 1.6). Sedro-Woolley's proposed UGA modification will allow the city to better accommodate the growth accommodation mandate of the Skagit County Comprehensive Plan and the GMA. The land proposed to be included in the UGA can readily be served by urban services, whereas the properties recommended for removal from the UGA cannot be readily served by urban services, particularly sewer. See response 2 above for additional detail on the possibilities of providing services in the two areas.

The Community Visioning Statement supports private property rights (Introduction – 1.7). The city engaged in a vigorous public review process described in response 8 below, Exhibits A & B to this application and the Owner Certification documentation. The owners of property that has been recommended for inclusion in the UGA have all requested that their property be included in the UGA. As part of the review process to determine which properties were recommended for removal from the UGA, if a property requested that their land stay in the UGA, that property was not recommended for removal from the UGA.

On page 1.7 of the Community Visioning Statement, open space areas are “lands with regional importance that have been set aside, dedicated, designated or reserved for public or private use or enjoyment for either active or passive recreation, scenic amenities, natural resources, or for the protection of environmentally sensitive areas.” The city-owned property proposed to be included in the UGA (*Part 2*) and used for public uses meets intent of this description.

According to the Countywide Planning Policies, UGAs shall include greenbelts, open space and encourage the preservation of wildlife habitat areas. The addition of city-owned property in the UGA (*Part 2*) will incorporate open space land into the Sedro-Woolley UGA that meets the intent of this policy.

Goal A of the Skagit County Comprehensive Plan Urban, Open Space & Land-Use Element (Land-Use Element) is to: “Guide most future develop into concentrated urban growth areas where adequate public facilities, utilities and services can be provided consistent with the Countywide Planning Policies.” (Land-Use Element – 2.5). As explained in response 2 above, Sedro-Woolley’s proposed UGA modification will allow the city to better accommodate the growth accommodation mandate of the Skagit County Comprehensive Plan and the GMA. The land proposed to be included in the UGA can readily be served by urban services, whereas the properties recommended for removal from the UGA cannot be readily served by urban services, particularly sewer.

Policy 2A-2.1 a) in the county Land-Use Element is to “ensure that adequate urban facilities and services are provided in UGAs concurrent with urban development.” (Land-Use Element – 2.7). As elaborated above, the area recommended for inclusion in the UGA can be better served with city capital facilities and services than the area recommended for removal from the UGA.

Goal A-3 of the county Land-Use Element states “Within the designated UGAs, coordinate with the respective local jurisdictions and other service providers within the UGAs to ensure that growth and development are timed, phased and consistent with the adopted urban level of service standards.” The proposed UGA modification allows for better provision of urban services in compliance with this goal.

The ability for the city to provide better services to the proposed expanded UGA area than the removed area also conforms to the county Land-Use policies 2A-3.1 – 3.2. Policy 2A-3.1 is: “Urban public facilities include: improved streets, roads, highways, sidewalks, road lighting systems and traffic signals; urban level domestic water systems, sanitary sewer systems, storm sewer systems, park and recreational facilities and schools as defined in the Capital Facilities Element with adopted level of service standards.” Policy 2A-3.2 is: “Urban public services include fire protection and suppression; emergency medical services; public safety; public health; education; recreation; environmental protection; and other services as identified in the Capital Facilities Element with adopted level of service standards.” (Land-Use Element – 2.7)

6. The UGA reconfiguration in *Part 1* will not add land to the UGA, therefore it will not affect the city’s capability to provide capital facilities such as roads, fire, police parks, etc. since there will not be a net gain of UGA land, there will not be any additional residential population expected beyond what the city has already planned for. As mentioned above in response 2, sewer is immediately adjacent to the expansion area, as is a city fire station. The capital facilities needs of future development in this area can be far better served than the area proposed to be removed

from the UGA. The city's ability to provide high level of service to the proposed expansion area is a major reason why the city is recommending this UGA reconfiguration.

Part 2 of the proposal is to bring city-owned land into the UGA for open space and municipal use. It will not cause development pressure that would affect capital facilities provision.

7. No part of the proposed UGA modification will affect the Skagit County Zoning Code (Title 14). There are no project actions that would necessitate changes to the Zoning Code or Comprehensive Plan policies. The only changes necessary are to the "*Comprehensive Plan Designations and Zoning Districts map.*"
8. *Part 1* included an extensive public notice, public hearings and direct mailing campaign to solicit input from affected property owners, nearby residents and the public at-large. In addition to the standard notification process, the potentially affected property owners were notified by letter of the potential UGA modification. Record of that notification process is included in the Ownership Certification section of this application. No property has been recommended for removal from the UGA if the owner was opposed to such a change. Subsequent to City Council docketing the UGA expansion proposal, the Planning Commission held three public meetings and eight public hearings to review the appropriate amount of land to be added to the UGA, to determine which property owners do not object to having their property removed from the UGA, and to determine a city zoning designation for land that is recommended for inclusion into the UGA. See Planning Commission Findings of Fact in Exhibit A and the Owner Certification documentation section of this application for details on the notification and public input process.

Part 2 also included a detailed public notice, public hearings and direct mailing campaign to solicit input from affected property owners and nearby residents. In addition to the standard notification process, the potentially affected property owners were notified by letter of the potential UGA expansion (see Ownership Certification section of this application). Those five property owners objected to being included in the UGA and after having two public hearings the city removed their land from consideration. Those properties are not included in the Sedro-Woolley UGA modification request. See Planning Commission Findings of Fact in Exhibit B to this application.

9. As detailed in response 5 above, the proposed UGA modification complies with the following Land-Use Element goals and policies. Goal A of the Skagit County Comprehensive Plan Urban, Open Space & Land-Use Element (Land-Use Element) is to: "Guide most future develop into concentrated urban growth areas where adequate public facilities, utilities and services can be provided consistent with the Countywide Planning Policies." (Land-Use Element – 2.5). As explained in response 2 above, Sedro-Woolley's proposed UGA modification will allow the city to better accommodate the growth accommodation mandate of the Skagit County Comprehensive Plan and the GMA. The land proposed to be included in the UGA can readily be served by urban services, whereas the properties recommended for removal from the UGA cannot be readily served by urban services, particularly sewer.

Policy 2A-2.1 a) in the county Land-Use Element is to "ensure that adequate urban facilities and services are provided in UGAs concurrent with urban development." (Land-Use Element – 2.7). As elaborated above, the area recommended for inclusion in the UGA can be better served

with city capital facilities and services than the area recommended for removal from the UGA. Goal A-3 of the county Land-Use Element is to "Within the designated UGAs, coordinate with the respective local jurisdictions and other service providers within the UGAs to ensure that growth and development are timed, phased and consistent with the adopted urban level of service standards." The ability for the city to provide better services to the added area than the removed area also conforms to the county Land-Use policies 2A-3.1 – 3.2. Policy 2A-3.1 is: "Urban public facilities include: improved streets, roads, highways, sidewalks, road lighting systems and traffic signals; urban level domestic water systems, sanitary sewer systems, storm sewer systems, park and recreational facilities and schools as defined in the Capital Facilities Element with adopted level of service standards." Policy 2A-3.2 is: Urban public services include fire protection and suppression; emergency medical services; public safety; public health; education; recreation; environmental protection; and other services as identified in the Capital Facilities Element with adopted level of service standards (Land-Use Element – 2.7).

The proposed UGA modification is compliant with the Rural Lands Element of the Comprehensive Plan. Goal A-3 of the Rural Lands Element of the Skagit County Comprehensive Plan is: "Assure that public facilities, services, roads and utilities are properly planned for and if provided, consistent with the rural character, needs and lifestyles." (Rural Lands Element – 3.6). The area proposed to be included in the UGA (*Part 1*) is adjacent to the city limits. There is a city fire station located on the lot just south of the proposed area of expansion. City sewer is available in the road up to the southern limits of the expansion area and can be extended to the expansion area without the need for a pump station (lift station). The area proposed to be removed from the UGA cannot be as easily served by the fire department and a pump station is necessary to serve sewer to that area. *Part 2* is also compliant with goal A-3 of the Rural Lands Element.

10. *Part 1* - The land proposed to be added to the UGA will likely be designated URR under county zoning. The land recommended to be removed from the UGA will likely be designated Rural Reserve (RRv). Per SCC 14.16.320 the purpose of the Rural Reserve district is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas. Lands in the RRv are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term open spaces and critical area protection using CaRDs as the preferred residential development pattern. The properties in this area reflect the purpose as stated in SCC 14.16.320. This is an appropriate designation for the area that is characterized as a transitional area between resource lands and urban, non-resource lands.

Part 2 - The city-owned properties south of town are zoned Agricultural NRL (Ag-NRL) and would likely change from its current zoning to the RRv zoning designation if added to the UGA.

Part 2 - The 4.6 acre parcel on Cook Road (P37311) is zoned RRv and would likely change from its current zoning to the URR zoning designation.

Overall, there is no site specific land use proposal and the UGA modification will not result in any uses that inconsistent with SCC 14.16.

11. *Part 1* of the proposed UGA modification includes a “swap” of almost the same amount of land. The request is to remove 28 acres of land that is designated Residential-5 in the Sedro-Woolley Comprehensive Plan map, and include 27.73 acres of land in a different area adjacent to city limits. The land proposed for inclusion into the UGA is also proposed to be designated Residential-5 in the Sedro-Woolley Comprehensive Plan map. The proposal does not include a net addition or subtraction of residential land and thus there will not result in any impact on the city’s population distribution, population forecast or urban services. The additional land is not in the vicinity of Ag-NRL land. The land east of the area proposed to be removed from the UGA is designated Ag-NRL.

Part 2 of the request is a proposal to add approximately 39.2 acres of city-owned property into the UGA. Because these lands are owned by the city and proposed to be used for open space and public uses, their addition will not affect population forecasts, capital facilities provision or commercial/industrial lands allocations. Approximately 34.9 acres (parcels P37631, P76300 and two small pieces of unopened right-of-way on Township Street) are zoned Ag-NRL. The ag designated land is bordered by Urban Reserve Residential (URR), other Ag land (some of which contains a traditional city subdivision) and several properties inside city limits.

12. *Part 1* does not affect any natural resource lands. *Part 2*, as described above in response 11, contains natural resource lands. The criteria within the County application for proposed natural resource land changes shall address one or more of the following: (a) A change in circumstances pertaining to the Comprehensive Plan or public policy; (b) A change in circumstances beyond the control of the landowner pertaining to the subject property; (c) An error in initial designation; or (d) New information on natural resource land or critical area status.

It is evident that much of this area is mistakenly included as Ag-NRL because much of the land in the area is not, nor has been, used for agriculture (criteria c). There are approximately 12 acres of the 34.9 acres of Ag-NRL land in *Part 2* of the UGA proposal are wooded and not used for agriculture or have been used as residential or park land for decades. There are also roughly seven acres of land in the immediate vicinity (but outside the proposed UGA expansion) that has been developed as residential for decades that is upland and zoned Ag-NRL; this further shows that there are errors in some of the Ag-NRL zoning in this area.

The property is currently used for open space purposes by the city. The city intends to continue to use the property for such use. The majority of the Ag-NRL property in question is in the Skagit River flood plain and/or flood way. The Sedro-Woolley Shoreline Management Act and critical areas ordinance would apply to the land should it be annexed in the future. It is not practical to develop the land with significant infrastructure and the city does not plan to do so. Because the city does not intend to significantly change the use of the natural resource land, the critical areas issues are addressed under SMP and other critical areas rules, it is possible to protect the intent of the natural resource designation while under the URR designation or the Open Space designation if annexed into the city. This constitutes new information on the management and policies that can affect natural resource land or critical area status (criteria d).

For these reasons the city believes that designating Ag-NRL land as URR for municipal use under the city’s Open Space and/or Public zoning designation will not adversely affect intent of

the natural resource designation. The uses will continue as they currently exist or similarly be used for open space or public uses.

13. There is no proposal for development associated with this request. The request is only a UGA modification/map amendment.

Exhibit A

To Skagit County Comprehensive Plan Map Amendment Application

Sedro-Woolley Resolution NO. 879-13 (Part 1 of Request)

RESOLUTION NO. 879-13

A RESOLUTION OF THE CITY OF SEDRO-WOOLLEY SUPPORTING THE RECONFIGURATION OF THE SEDRO-WOOLLEY URBAN GROWTH AREA TO INCLUDE CERTAIN PARCELS NORTH OF CITY LIMITS, REMOVING CERTAIN PARCELS FROM THE SOUTHEAST PORTION OF THE EXISTING UGA AND DIRECTING STAFF TO SUBMIT APPLICATION TO SKAGIT COUNTY

WHEREAS, the City of Sedro-Woolley received a request to include certain land contiguous with city limits into the Sedro-Woolley urban growth area (UGA); and

WHEREAS, the city may only annex properties within its UGA; and

WHEREAS, the Sedro-Woolley Planning Commission held public hearings as part of the 2012 Comprehensive Plan Update to receive public input for a proposal to reconfigure the UGA by including acreage north of city limits into the UGA and removing acreage from other parts of the existing UGA; and

WHEREAS, a reconfiguration of the UGA that results in no net increase in property meets the requirements of the Washington State Growth Management Act; and

WHEREAS, the Planning Commission, based on the findings of fact and testimonies received, recommend that the City Council support any future applications to Skagit County to reconfigure the City Sedro-Woolley urban growth area to include 27.73 acres north of the city limits and remove 28 acres from the existing UGA in three locations southeast of city limits as depicted in Attachment A of the Planning Commission's *Findings of Fact, Conclusions and Recommendations*; and

WHEREAS, the City Council finds that reconfiguring the urban growth area is in the best interest of the citizens of Sedro-Woolley; now, therefore,

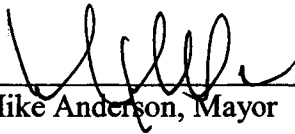
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY AS FOLLOWS:

Section 1. The City Council hereby adopts the Planning Commission's *Findings of Fact, Conclusions and Recommendations*, which were certified by the Planning Commission Chair on March 21, 2013 as the City Council's *Findings of Fact, Conclusions and Recommendations*.

Section 2. The City Council supports any future applications to Skagit County to reconfigure the City Sedro-Woolley urban growth area to include 27.73 acres north of the city limits and remove 28 acres from the existing UGA in three locations southeast of city limits as depicted in Attachment A of the Planning Commission's *Findings of Fact,*

Conclusions and Recommendations, which were certified by the Planning Commission Chair on March 21, 2013.

PASSED by majority vote of the members of the Sedro-Woolley City Council this 10th day of April 2013.



Mike Anderson, Mayor

Attest:



Patsy Nelson, Finance Director

Approved as to form:



Eron Berg, City Attorney

**CITY OF SEDRO-WOOLLEY PLANNING COMMISSION
STATE OF WASHINGTON**

File #s – Requested by:

CPA-2-12 – Valley High Investments, Inc.

CPA-4-12 – City Sponsored

**2012 COMPREHENSIVE PLAN
AMENDMENT REQUESTS
– 2012 DOCKET –**

**PLANNING COMMISSION
FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

Description of proposed amendments to the Comprehensive Plan & Land-Use Map

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. The list of proposed amendments is termed the “Docket.” Two proposals for Comprehensive Plan, Zoning/Land Use Maps and development regulation changes were included on the 2012 Comprehensive Plan Docket; one proposed by Valley High Investments, Inc. and the other by the City of Sedro-Woolley. Both items were docketed by the City Council and reviewed by the Planning Commission in accordance with Growth Management Act and Chapters 2.88 and 2.90 of the Sedro-Woolley Municipal Code (SWMC). The items on the 2012 Docket are described below.

CPA-2-12 – Public Review – UGA Expansion /Reconfiguration Proposal

At the request of the Valley High Investments, Inc. (Valley High), the Sedro-Woolley Planning Commission held public hearings to explore the possibility of expanding the urban growth area (UGA) to include approximately 20.6 acres of property adjacent to the north end of city limits. The City does not intend to increase the amount of land in its UGA; the City only intends to reconfigure its UGA to better accommodate growth – the purpose of designating UGAs under the Growth Management Act.

After sending public notices to neighbors within 500 feet of the property and holding two hearings, more neighbors in the area north of city limits expressed interest in having their property included in the UGA. The Planning Commission held more hearings and recommended that the UGA be expanded to the north to include the Valley High property and several other properties. The Planning Commission also held several meetings to determine what properties may be removed from other parts of the City’s UGA to accommodate the added property. The Planning Commission’s final recommendation is to

add 27.73 acres to the UGA north of city limits up to Bassett Road AND remove 28.0 acres from other parts of the UGA in the Southeast portion of the UGA.

The City cannot adjust its UGA on its own; per the State Growth Management Act (GMA) the County must adopt all changes to the UGA with input from the City. Before the County will entertain UGA expansions, they require an official recommendation of approval from the city who's UGA will be affected. This public review process was to enable the City Council to make an official recommendation of approval of the UGA reconfiguration to be included with any future UGA expansion requests to Skagit County. The public review was performed under the Comprehensive Plan Amendment process and given the file #CPA-2-12, but *no changes to the Sedro-Woolley Comprehensive Plan will result from this action.*

CPA-4-12 – Area-wide rezone – southwest portion of City

The Planning Commission reviewed the zoning of approximately 19 acres of privately owned land in the southwestern portion of the city. The area of the proposal is generally located south of State Route 20 and west of Rhodes Road. The zoning in that area was changed from Residential 5 (R-5) to Industrial as part of a citywide rezoning effort in 2009. Several property owners in the area approached the City Council in 2011 to request that the zoning of their properties be returned to R-5. Since the 2009 zoning changes, the City acquired 10.9 acres of land in the area for park use. Because of the large area involved, the City Council requested that this action be addressed as a city-sponsored area-wide rezone. This amendment will require changes to Sedro-Woolley zoning map and the Land Use Map in Appendix A of the Comprehensive Plan.

Planning Commission Finding of Fact

Conformance with Growth Management Act

1. On December 14, 2011 and January 11, 2012 the City of Sedro-Woolley advertised in the Skagit Valley Herald that the deadline for accepting applications and proposals for Land Use Plan and Zoning Map Amendments or text amendments to the City's development regulations will be January 27, 2012.
2. One complete application for a Comprehensive Plan amendment was received from Valley High. The proposal was assigned file # CPA-2-12. The City Council requested an area-wide zoning review of the area generally located west of Rhodes Road, and south of State Route 20. The project was assigned file # CPA-4-12.
3. At its February 22, 2012 meeting, the City Council reviewed the proposed items for inclusion on the 2012 Comprehensive Plan Docket. The City Council placed two items on the 2012 Docket. The City Council directed the Planning Commission to hold public hearings on the Docket items and make recommendations for the Council to consider.
4. Per RCW 36.70A.106, notice of the proposed zoning and Comprehensive Plan amendments were sent to the Washington State Department of Commerce (COMM) for 60-day review on January 25, 2013. The review period expired March 25, 2013 and no COMM comments were received.

5. A SEPA DNS for the 2012 Docket was issued on February 22, 2013. The comment period and appeal period ended on March 8, 2013. No comments or appeals were received.

CPA-2-12 – Public Review – UGA Expansion /Reconfiguration Proposal

6. Per the Washington State Growth Management Act, properties outside of designated urban growth areas may not be developed with city services, therefore preventing urban density development outside of cities.
7. Valley High Investments, Inc., the owner of three parcels of land outside of the City's UGA is interested in having its properties included in the UGA so the properties may eventually be annexed into city limits, receive urban services and be developed for residential purposes.
8. Valley high submitted a complete and timely application for consideration of a UGA expansion on January 27, 2012. Valley High's proposal is to include their parcels – P36413 (9.11 acres), P36414 (9.75 acres) and P12554 (1.73 acres) – in the Sedro-Woolley UGA. The application was assigned file # CPA-2-12.
9. These properties are not within the City's UGA) but are adjacent to city limits. Because they are not in the UGA, they may not be annexed. Only properties within the UGA may be annexed.
10. Lands may be included in a UGA after a public review process that begins at the City level, but the actual UGA designation is done at the County level. The City does not determine what lands are included in the UGA, Skagit County officially determines the City's UGA with input from the City. The City must show that the expansion is reasonable and demonstrate that an expansion is in conformance with the GMA and Chapter 14.08 of the Skagit County Code.
11. Because the proposal has the potential to affect future land use, the City used the Comprehensive Plan review cycle to allow public comment about the proposed UGA expansion. The public comments would inform any future official request to the County to include the above described properties in the City UGA. The public hearing process would allow the Planning Commission to make an informed recommendation to the City Council as to whether the proposal meets with public approval. The City Council would then be able to present to the County a formal record indicating the City has thoroughly studied the possibility of expanding the UGA and finds that it is well-founded expansion.
12. The Planning Commission was briefed on the UGA reconfiguration at the March 20, 2012 Planning Commission meeting. A public hearing on the matter was scheduled for April 17, 2012.
13. On April 6, 2012, in compliance with Chapter 2.90 SWMC, notice of the May April 17, Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property.
14. On April 17, 2012 the Planning Commission held an open record public hearing to present information on the proposal and to hear testimony from the public. A staff memo dated April 17, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date.

15. During the April 17 public hearing, one additional property owner expressed interest in having his property included in the UGA. Another meeting was scheduled for May 15, 2012. Notice of the May 15 meeting was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
16. On May 15, 2012 the Planning Commission held a meeting to present information on the proposal and to hear testimony from the public. A staff memo dated May 15, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date. This revised memo included a modified version of the proposal, including an additional 7 acres east of the subject property. At this meeting, another property asked to have his property included in the UGA. A second public hearing was scheduled for June 19, 2012.
17. Because interest indicated an extreme interest to expand the UGA northward from City limits and to make sure public interests were properly addressed, the City sent notice of the UGA expansion request to property as far as 1000 feet from the subject property. If the area north of town was to be expanded, the Planning Commission wanted to be sure that as many nearby property owners as possible were aware of the proposal. This served to find out what problems the expansion may cause as well as determining if there were any more property owners interested in becoming part of the UGA. The City does not intend to engage in another UGA alteration process in the near future, so an exhaustive public input process was designed.
18. On June 8, 2012, in compliance with Chapter 2.90 SWMC, notice of the June 19 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
19. On June 19, 2012 the Planning Commission held a third open record public hearing to present information on the proposal and to hear testimony from the public. A staff memo dated June 19, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date.
20. During the June 19 public hearing two more property owners expressed interest in having their property included in the UGA. Another meeting was scheduled for July 15, 2012.
21. By the end of the June 19 meeting, five additional property owners with ownership of almost 45 acres, had requested to be included in the UGA. These are in addition to the original 20.6 acres owned by Valley High. The Planning Commission committed to making a decision on what property should be recommended for inclusion in the expansion the next time the Planning Commission meets. After a recommendation would be made, the Planning Commission would begin working on the selection of properties in existing parts of the UGA to be removed to accommodate the expanded area.
22. On July 7, 2012, in compliance with Chapter 2.90 SWMC, notice of the July 17 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the July 17 meeting was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.

23. On July 17, 2012 the Planning Commission held a fourth open record public hearing to present information on the proposal and to hear testimony from the public. A staff memo dated July 17, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date.
24. At the July 17 public hearing the Planning Commission recommended that 52 acres of additional property be included in the UGA with the understanding that 52 acres be removed from the existing UGA. Another meeting was scheduled for August 21, 2012.
25. At the August 21 meeting, the Planning Commission reviewed and recommended proposed zoning for the 52 acres of proposed UGA expansion. The Planning Commission's preliminary recommendation was for 50 acres to be zoned Residential 5 and 2 acres to be zoned Mixed Commercial. Another meeting was scheduled for September 18, 2012. Notice of the September 18 meeting was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
26. At the August meeting, staff was instructed to propose areas to be removed and notify all affected property owners. Staff mailed notice of the September 18, 2012 hearing to property owners in the entire UGA. The notice indicated that the UGA was being reconfigured and this was the time for them to make the city aware of their intent to stay in or be removed from the UGA. All owners were invited to take part in the process.
27. On September 10, 2012, in compliance with Chapter 2.90 SWMC, notice of the September 18 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the September 19 public hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
28. At the September hearing, several property owners in the UGA expressed an interest in remaining in the UGA. Another hearing was scheduled for October 16, 2012. Notices were sent to any property owners whose land was specifically recommended on a map for removal from the UGA.
29. On October 5, 2012, in compliance with Chapter 2.90 SWMC, notice of the October 16 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the November 20 public hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
30. Before the October hearing, staff again mailed notice of the hearing, this time only letters were mailed to owners of property in parts of the UGA that the Planning Commission felt were areas likely to be removed specifically the Southeast UGA. The notice indicated that the UGA was being reconfigured and this was the time for them to make the city aware of their intent to stay in or be removed from the UGA. All owners were invited to take part in the process.
31. At the October hearing, the Planning Commission reviewed the requests from owners who wanted to have removed from the UGA. Fewer owners volunteered and more property owners expressed an interest in remaining in the UGA. Another hearing was scheduled for November 20, 2012. For the first time, the Planning Commission focused specific parts of the UGA, primarily the UGAs southeast and southwest of city limits.

- Notices were sent to any property owners whose land was specifically recommended on a map for removal from the UGA.
32. On November 10, 2012, in compliance with Chapter 2.90 SWMC, notice of the November 20 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the November 20 public hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
 33. At the November 20 hearing, a map of recommended properties was presented. Several property owners in the southwest part of the UGA expressed an interest in remaining in the UGA.
 34. Because the pool of property owners who were eager to remove their property from the UGA was smaller than originally expected, the Planning Commission discussed the possibility of reducing the amount of land that would be added to the UGA to 27.73 acres instead of the full 52.25 acres that the commission had previously recommended. Another hearing was scheduled for December 18, 2012. Specific areas in the southeast UGA were identified. Because property owners in the southwest UGA wanted to stay in the UGA, that area was removed from consideration. Notices were sent to any property owners whose land was specifically recommended on a map for removal from the UGA.
 35. In compliance with Chapter 2.90 SWMC, notice of the December 18 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the December 18 public hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal. Notices were sent to any property owners whose land was specifically recommended on a map for removal from the UGA.
 36. As a result of the public input and the ensuing Planning Commission discussion at the November hearing, the December proposal was revised to only include a recommendation of 27.73 acres of expanded UGA property; 24.42 acres were removed from the preliminary recommendation. The Planning Commission also removed the intention to recommend that 2 acres of the area be zoned Mixed Commercial. Therefore, the entire 27.73 acres recommended to be added to the UGA were recommended to be zoned Residential 5. At the December hearing a revised map of recommended properties for inclusion in the UGA was presented and the Planning Commission refined its recommendation. A final hearing was scheduled for January 15, 2013 to make a final recommendation. Notices were sent to any property owners whose land was specifically recommended on a map for removal from the UGA.
 37. On January 5, 2013, in compliance with Chapter 2.90 SWMC, notice of the January 15 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand and reconfigure the City of Sedro-Woolley UGA was published in the Skagit Valley Herald. The property owner posted notice of the meeting on two locations of the subject property. Notice of the public hearing was mailed to the property owners within 500 feet of the proposal and those who have commented on the proposal.
 38. The Planning Commission held a final public hearing on the UGA reconfiguration on January 15, 2013. Having held 11 hearings and/or meetings and having heard no

testimony against the revised proposal on that date, the Planning Commission made a motion to recommend to the City Council to have Skagit County expand the Sedro-Woolley UGA to the north of City limits by 27.73 acres and remove 28 acres of property in the southeastern portion of the existing UGA.

39. The recommended 8 parcels (totaling 27.73 acres) to be added to the UGA are: P36413, P36414, P126554, P39339, P39315, P39320, P39319 and P39314. The 58 parcels (totaling 28 acres) proposed to removed from the UGA to accommodate the 27.73 acre expansion are:

39542	39535	81439	39539	80301	40382	80300
80286	99676	81440	39544	80302	40386	81477
80287	39531	81441	39540	80303	40385	81479
80288	39534	81442	39768	80304	64946	40389
80289	81472	64944	104466	81480	81434	40388
80290	81473	64945	104465	81481	81435	39761
80292	81475	64943	104464	81482	81436	64939
80295	81476	64942	39769	81483	81437	81484
80296	81438					

40. The properties recommended for inclusion and removal from the UGA are included on the attached map (Attachment A of these *Finding of Fact*). The motion passed 7-0.
41. At the January hearing the Planning Commission carefully reviewed the comments of property owners whose land was considered for removal from the UGA. No properties are proposed for removal if the property owner made comments against its removal during the public hearing process. The property owners of all of the properties that are proposed for removal from the UGA have received notice that their land may be removed from the UGA. No objections have been received from any of these property owners. The map depicting the proposed UGA reconfiguration will not be incorporated into the cities Zoning or Comprehensive Land Use Plan Maps unless the County approves the changes as part of its Comprehensive Plan amendment process.

CPA-4-12 – Area-wide Rezone

42. A roughly 19 acre area in the southwest portion of the City – an area generally located west of Rhodes Road and south of State Rout 20 – is zoned for industrial uses.
43. The zoning in that area was changed from Residential 5 (R-5) to Industrial as part of a citywide rezoning effort in 2009.
44. Several property owners in the area approached the City Council in 2011 to request that the zoning of their properties be returned to R-5. Because of the large area involved, the City Council requested that this action be addressed as a city-sponsored area-wide rezone.
45. 10.9 acres of farmland in the subject area was donated to the City in 2012 (in exchange for financial retribution far below market rate) in early April 2012 under the condition that the land be used for athletic fields and park uses. The 10.9 acre area is in the middle of the larger 19 acre area. Because the use of the 10.9 acres cannot be industrial, the entire 19 acres are no longer capable of being used for a large industrial development, as was envisioned when the 19 acre area was zoned Industrial. Therefore there was no

- longer a practical purpose to keep the smaller parcels surrounding the park as Industrial zone.
46. On April 6, 2012, in compliance with Chapter 2.90 SWMC non-project actions, notice of the April 17, 2012 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald.
 47. On April 3, 2012 a letter was also sent to all the owners of property in the subject area informing them of the meeting and the zoning review proposal.
 48. On April 17, 2012 the Planning Commission held an open record public hearing to receive testimony from City Staff and the public. A staff report dated April 17, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff report was also available to the public ahead of the hearing date.
 49. At the April hearing, the owner of the property just east of that requested Residential 7 zoning. The owner of the furthest west property in the area sent a written request that his property remain Industrial. A second hearing was scheduled for May to assure that the community had ample opportunity to comment on the proposal.
 50. On May 3, 2012 a second letter was sent to all the owners of property in the subject area informing them of the May meeting and the zoning review proposal.
 51. On May 2, 2012 notice of the May 15, 2012 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald.
 52. On May 15, 2012 the Planning Commission held a second open record public hearing to receive testimony from City Staff and the public. A staff memo dated May 15, 2012 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date. Staff recommended that the 10.9 acres of City-owned property be zoned Public, that the properties east of the City-owned property be returned to Residential 5 zoning, that the western-most property remain Industrial per the owner's request, and that the property in between the western-most property and the City-owned property be zoned Residential 7 per the property owner's request.
 53. At both hearings staff presented the background concerning the proposed Comprehensive Plan amendments and made a recommendation that the Planning Commission recommend approval of the proposed rezone to the City Council.
 54. After discussion the proposal, the Planning Commission made a motion to recommend that the City Council accept the rezone as proposed by staff. The motion passed 6-0.
 55. The proposed amendment will require changes to the Comprehensive Land Use Map and the Zoning Map. The revised Comprehensive Land Use Map showing the recommended amendments is attached as Attachment B to these *Finding of Fact*. The revised Zoning Map is attached as Attachment C to these *Finding of Fact*.

Planning Commission Recommendations

CPA-2-12 – Public Review – UGA Expansion /Reconfiguration Proposal

Based on the findings of fact and testimonies received by the Planning Commission, the Planning Commission recommends that the City Council **support** an application by the City to Skagit County to expand the City Sedro-Woolley urban growth area as shown in Exhibit A of these *Findings of Fact*. The reconfiguration adds 27.73 acres of land north of current city limits to the UGA and removes 28 acres of land from the southeastern portion of the existing UGA. The Planning Commission also finds that the added land should be zoned Residential 5.


CPA-4-12 – Area-wide Rezone

Based on the findings of fact and testimonies received by the Planning Commission, the Planning Commission recommends that the City Council **approve** amendments to the Comprehensive Land Use Map attached as Attachment B and the revised Zoning Map attached as Attachment C to rezone the approximately 19 acres of land area generally located west of Rhodes Road and south of State Rout 20.

ATTACHMENTS

- Attachment A – Map showing recommended UGA reconfiguration
- Attachment B – Recommended Comprehensive Land Use Map as amended
- Attachment C – Recommended Zoning Map as amended

CERTIFICATION



Rick Judd, Planning Commission Chairman

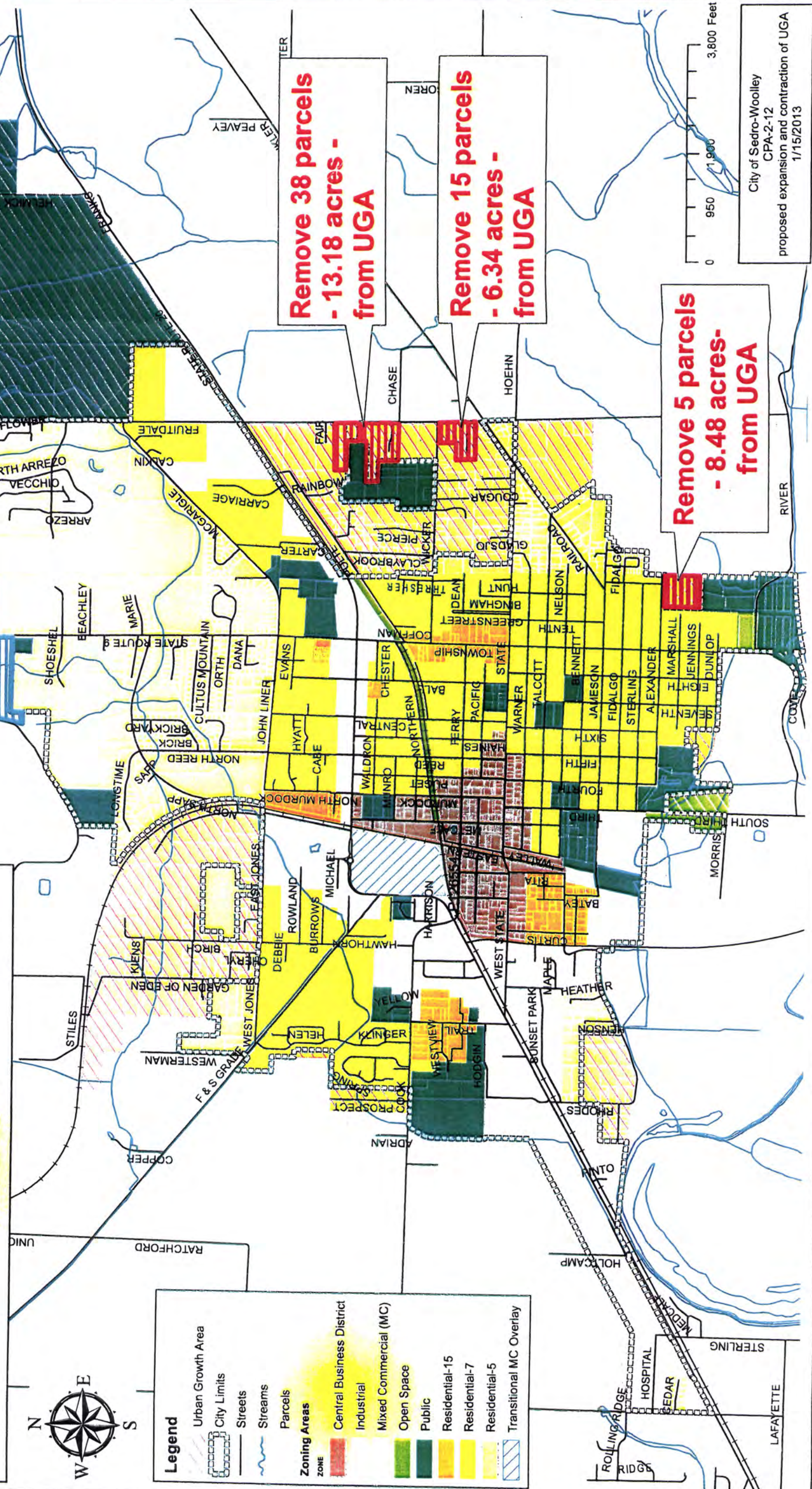
3-21-13

Date

**City of Sedro-Woolley
Planning Commission
Recommended UGA Expansion 27.73 acres
Recommended UGA Contraction 28 acres
-- CPA-2-12 --**

**27.73 acres recommended
for inclusion in UGA
- 8 parcels added -**

**Attachment A
Planning Commission
Findings of Fact**



**Remove 38 parcels
- 13.18 acres -
from UGA**

**Remove 15 parcels
- 6.34 acres -
from UGA**

**Remove 5 parcels
- 8.48 acres -
from UGA**

Legend

- Urban Growth Area
- City Limits
- Streets
- Streams
- Parcels

Zoning Areas

- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Space
- Public
- Residential-15
- Residential-7
- Residential-5
- Transitional MC Overlay



City of Sedro-Woolley
CPA-2-12
proposed expansion and contraction of UGA
1/15/2013

Exhibit B

To Skagit County Comprehensive Plan Map Amendment Application

Sedro-Woolley Resolution NO. 859-12 (Part 2 of Request)

RESOLUTION NO. 859-12

A RESOLUTION OF THE CITY OF SEDRO-WOOLLEY SUPPORTING THE EXPANSION OF THE SEDRO-WOOLLEY URBAN GROWTH AREA TO INCLUDE CERTAIN CITY-OWNED PARCELS AND DIRECTING STAFF TO SUBMIT APPLICATION TO SKAGIT COUNTY

WHEREAS, the City of Sedro-Woolley owns land outside the city's urban growth area, but adjacent to city limits; and

WHEREAS, the city may only annex properties within its urban growth area; and

WHEREAS, the Sedro-Woolley Planning Commission held public hearings as part of the 2011 Comprehensive Plan Update to receive public input for a proposal to include parcels described as parcel P37631, P76300, the unopened right of way within parcel P76300, and parcel P37311, which are all city-owned parcels, in the urban growth area; and

WHEREAS, at the May 17, 2011 public hearing, four of the five property owners on the south side of Dunlop Street and abutting parcel P37631 made public comments against having their properties included in the UGA; and

WHEREAS, the Planning Commission, based on the findings of fact and testimonies received, recommend that the City Council support any future applications to Skagit County to expand the City Sedro-Woolley urban growth area to include the City-owned lands, described as parcel P37631, P76300, the unopened right of way within parcel P76300, and parcel P37311; and

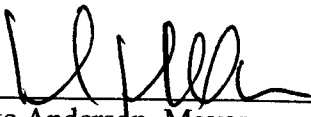
WHEREAS, the City Council finds that expanding the urban growth area to include city-owned properties is in the best interest of the citizens of Sedro-Woolley; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEDRO-WOOLLEY AS FOLLOWS:

Section 1. The City Council hereby adopts the Planning Commission's *Findings of Fact, Conclusions and Recommendations* as contained in Exhibit 3, which were certified by the Planning Commission Chair on March 22, 2012 as the City Council's *Findings of Fact, Conclusions and Recommendations*.

Section 2. The City Council supports any future applications to Skagit County to expand the City Sedro-Woolley urban growth area to include the City-owned lands, described as parcel P37631, P76300 the unopened right of way within parcel P76300, and parcel P37311 as depicted in Attachments A and B of this Resolution.

PASSED by majority vote of the members of the Sedro-Woolley City Council
this 11th day of April, 2012.



Mike Anderson, Mayor

Attest:



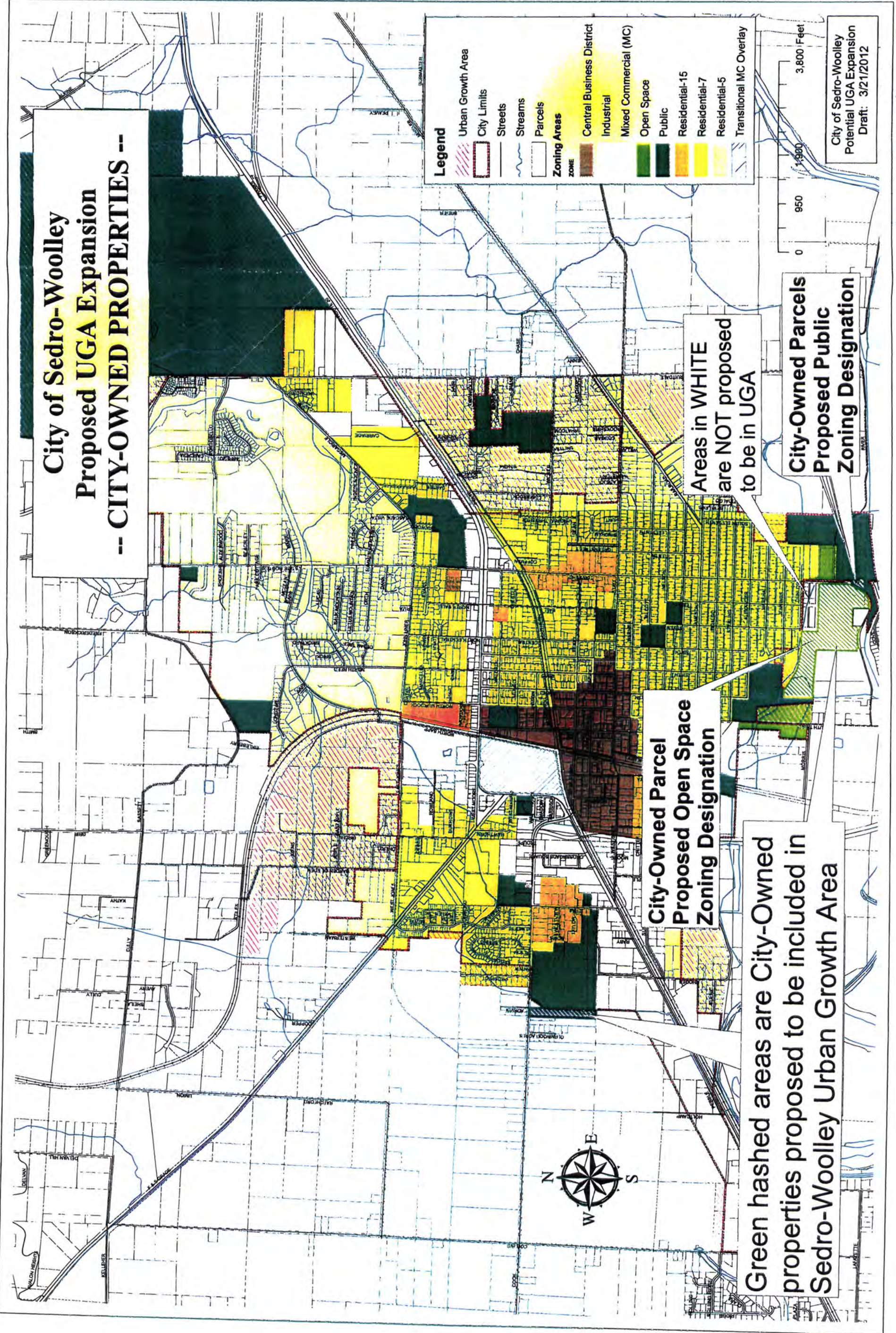
Patsy Nelson, Finance Director

Approved as to form:



Eron Berg, City Attorney

**City of Sedro-Woolley
Proposed UGA Expansion
-- CITY-OWNED PROPERTIES --**



City of Sedro-Woolley
Potential UGA Expansion
Draft: 3/21/2012

City of Sedro-Woolley Proposed UGA Expansion -- CITY-OWNED PROPERTIES --

Areas in WHITE are NOT proposed to be in UGA

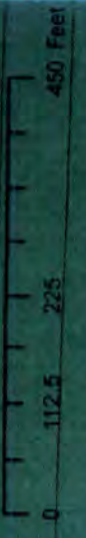
City-Owned Parcel
Proposed Open Space
Zoning Designation
Parcel P37631

City-Owned Parcel
& unopened right-of-way
Proposed Public
Zoning Designation
Parcel P76300

Hashed areas are City-Owned properties proposed to be included in Sedro-Woolley Urban Growth Area

Legend

- Urban Growth Area
- Streets
- Parcels
- Zoning Areas
- Central Business District
- Industrial
- Mixed Commercial (MC)
- Open Space
- Public
- Residential-15
- Residential-7
- Residential-5
- Transitional MC Overlay



City of Sedro-Woolley
Potential UGA Expansion
Draft: 3/22/2012

ATTACHMENT B
RESOLUTION 881-12

LUDWIG SEVENTH

DUNLOP

TOWNSHIP

COVE

**CITY OF SEDRO-WOOLLEY PLANNING COMMISSION
STATE OF WASHINGTON**

File #s – Requested by:

CPA-1-11 – City Sponsored

CPA-2-11 – City Sponsored

CPA-3-11 – City Sponsored

**2011 COMPREHENSIVE PLAN
AMENDMENT REQUESTS
– 2011 DOCKET –**

**PLANNING COMMISSION
FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

Description of proposed amendments to the Comprehensive Plan & Land-Use Map

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. The list of proposed amendments is termed the “Docket.” Three proposals for Comprehensive Plan, Zoning/Land Use Maps and development regulation changes were requested for inclusion on the 2011 Comprehensive Plan Docket; all proposed by the City of Sedro-Woolley. All three items were docketed and reviewed by the Planning Commission in accordance with Growth Management Act and Chapters 2.88 and 2.90 of the Sedro-Woolley Municipal Code (SWMC). The three items on the 2011 Docket are described below.

CPA-1-11 – Railroad Corridor Rezone

This is the first of three Comprehensive Plan amendment files that the Sedro-Woolley Planning Commission worked on as part of the 2011 Docket. The Planning Commission considered a rezone of the 100-foot wide railroad corridor between City limits to the east and Metcalf Street to the west. The corridor has not been used by trains for many years and the rails have been recently removed. The proposal is that the property be rezoned from Residential 7 (R-7) to Open Space. This amendment will require changes to Sedro-Woolley zoning map and the Land Use Map in Appendix A of the Comprehensive Plan.

CPA-2-11 – Public Review – Adding City-Owned Property into the Urban Growth Area

At the request of the City Council, the Sedro-Woolley Planning Department (Planning) held public hearings to explore the possibility of expanding the urban growth area (UGA) to include city-owned property on the south end of town. The original proposal also included

five residential lots that are not owned by the city. The proposal was modified to exclude these properties after public comments were received.

The City cannot adjust its UGA on its own; per the State Growth Management Act (GMA) the County must adopt all changes to the UGA with input from the City. Before the County will entertain UGA expansions, they require an official recommendation of approval from the city who's UGA will be affected. This public review process was to enable the City Council to make an official recommendation of approval of the UGA expansion to be included with any future UGA expansion requests to Skagit County. The public review was performed under the Comprehensive Plan Amendment process and given the file #CPA-2-11, but no changes to the Sedro-Woolley Comprehensive Plan will result from this action.

CPA-3-11 – Update of the Parks and Recreation Element of the Comprehensive Plan

The Planning Commission completed an update to the Parks and Recreation Element of the Comprehensive Plan during the 2011 Docket cycle. The Planning Commission began work on the Parks and Recreation Element update in the 2010 Docket Cycle (file #CPA-2-10), but further work was necessary at the end of that cycle. The 2010 file was closed but continued on the 2011 Docket cycle. The update includes a revised parklands needs analysis and a revised formula and calculation used to determine how much it will cost the city to develop parks to meet the demands of future anticipated growth. This calculation is the basis on which the value of the park impact fee is set. The Planning Commission does not recommend that the park impact fee be adjusted; this exercise was to update the information on which park impact fee is based, not the impact fee value itself. This update will require changes to the Parks and Recreation Element of the Comprehensive Plan.

Planning Commission Finding of Fact

Conformance with Growth Management Act

1. On December 10, 2010, December 22, 2010, January 5, 2011, and January 19, 2011, the City of Sedro-Woolley advertised in the Skagit Valley Herald that the deadline for accepting applications and proposals for Land Use Plan and Zoning Map Amendments or text amendments to the City's development regulations will be January 29, 2010.
2. No requests for Land Use Map, Zoning Map or Comprehensive Plan amendments were received from the public at-large.
3. On March 1, 2011 the City Council reviewed three proposed items for inclusion on the 2010 Comprehensive Plan Docket. All three items were city-sponsored. The City Council placed all three items on the 2011 Docket. The City Council directed the Planning Commission to hold public hearings on the Docket items and make recommendations for the Council to consider.
4. Per RCW 36.70A.106, notice of the proposed zoning and Comprehensive Plan amendments were sent to the Washington State Department of Commerce (COMM) for 60-day review on December 20, 2011. The review period expired February 18, 2012 and no COMM comments were received.
5. A SEPA DNS for the 2011 Docket was issued on January 23, 2012.

CPA-1-11 – Railroad Corridor Rezone

6. A rail corridor owned by Burlington Northern Santa Fe (BNSF) extends from the eastern city limits into the Central Business District. BNSF has not operated trains on this section of tracks in many years. In fact the rails and railroad ties have been removed.
7. Railroad corridors are transportation right-of-ways, similar to city and state roadways. However, rail corridors are owned by the rail company, not a governmental agency. Rail corridor lands were granted to the railroad companies by the US government to allow freight movement and foster inter-state trade. The land was given because the service would benefit the citizens of the United States.
8. Because the rail corridor has always been considered as land exclusively used for the purposes of transportation and not development, no zoning was ever contemplated for the strip of land. It was thought that zoning does not apply to the rail corridor. On the zoning map, the corridor was assigned the same zoning as the land on either of its sides. This is the same practice used for road; on the zoning map roads are shown to have the same zoning as the adjacent property, but zoning does not apply to road right-of-ways.
9. Now that the former section of railway through Sedro-Woolley is unused for rail purposes, it is private land owned by a private company, BNSF. As such, strictly speaking, the land may be used for development purposes, such as housing or commercial uses instead of the transport of goods and passengers as originally envisioned by the land grant. However, zoning for the land was never before considered because it was not understood to be developable property.
10. Ownership of the same rail corridor has been given to Skagit County and converted to a public trail eastward of city limits. Zoning the portion of the rail corridor within city limits as Open Space will preserve the potential for that trail to continue through the city.
11. The Planning Commission believes zoning the property as Open Space will benefit the people of Sedro-Woolley and the regional community.
12. On April 9, 2011, in compliance with Chapter 2.90 SWMC, notice of the April 19, 2011 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald. No public comments on the proposed amendments to the Comprehensive Land Use map or Zoning map were received in advance of the hearing.
13. On April 19, 2011 the Planning Commission held an open record public hearing to receive testimony from City Staff and the public. A staff report dated April 19, 2011 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff report was also available to the public ahead of the hearing date.
14. On May 9, 2011, in compliance with Chapter 2.90 SWMC, notice of the May 17, 2011 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald. No public comments on the proposed amendments to the Comprehensive Land Use map or Zoning map were received in advance of this second open public hearing.
15. On May 17, 2011 the Planning Commission held an open record public hearing to receive testimony from City Staff and the public. A staff memo dated May 17, 2011 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date.
16. The property owner, BNSF was notified of the proposal and of the public hearing. The staff report and memo were also mailed to the owner.

17. At both hearings staff presented the background concerning the proposed Comprehensive Plan amendments – including the rezone of the railroad corridor – and made a recommendation that the Planning Commission recommend approval of the proposed rezone to the City Council.
18. After discussion the proposal, the Planning Commission made a motion to recommend that the City Council accept the proposed rezone of the railroad corridor to Open Space. The motion passed 6-0.
19. The revised Comprehensive Land Use Map showing the recommended amendments is attached as Attachment A. The revised Zoning Map is attached as Attachment B.

CPA-2-11 – Public Review – Adding City-Owned Property into the Urban Growth Area

20. The City of Sedro-Woolley owns properties in two areas that are just outside of City limits and the City Council is interested in having those properties come into city limits.
21. The first area, just west of City limits, adjacent to Janicki Field, is comprised of one parcel, P37311. This parcel is about 4.3 acres in size and is accessed directly from Cook Road.
22. The second area is just south of city limits, adjacent to Riverfront Park, and is comprised of two parcels (P37631 & P76300) and two sections of unopened right-of-way.
23. These properties are not within the City's urban growth area (UGA), but are adjacent to city limits. Because they are not in the UGA, they may not be annexed. Only properties within the UGA may be annexed.
24. Lands may be included in a UGA after a public review process that begins at the City level, but the actual UGA designation is done at the County level. The City does not determine what lands are included in the UGA, Skagit County officially determines the City's UGA with input from the City. The City must show that the expansion is reasonable and demonstrate that an expansion is in conformance with the GMA and Chapter 14.08 of the Skagit County Code.
25. Because the proposal has the potential to affect future land use, the City used the Comprehensive Plan review cycle to allow public comment about the proposed UGA expansion. The public comments would inform any future official request to the County to include the above described properties in the City UGA. The public hearing process would allow the Planning Commission to make an informed recommendation to the City Council as to whether the proposal meets with public approval. The City Council would then be able to present to the County a formal record indicating the City has thoroughly studied the possibility of expanding the UGA and finds that it is well-founded expansion.
26. Along with the City-owned properties, the original proposal also included six privately owned properties that are already developed with residential structures. These properties are adjacent to City limits and Parcel P37631, the city owned parcel south of current city limits. The private parcels are on the south of Dunlop Street, west of Township Street and north of the City-owned parcel. The private properties are accessed exclusively by City streets. The property owners were contacted directly by mail to ask if they are interested in being included in the City UGA. The property owners were invited to attend the hearings and encouraged to provide comment on the proposal to expand the UGA.
27. On May 9, 2011, in compliance with Chapter 2.90 SWMC, notice of the May 17, 2011 Public Hearing in front of the Planning Commission and opportunity to comment on the proposal to expand the City of Sedro-Woolley UGA was published in the Skagit Valley

- Herald. No public comments on the proposed UGA expansion were received in advance of the hearing.
28. On May 17, 2011 the Planning Commission held an open record public hearing to present information on the proposal and to hear testimony from the public. A staff memo dated May 17, 2011 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date.
 29. Five property owners have interest in the private properties. At the May 17 public hearing, four of the five property owners made public comments; none were in favor of including their property in the UGA.
 30. On June 10, 2011, in compliance with Chapter 2.90 SWMC, notice of a second public hearing on June 21, 2011 in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald.
 31. On June 21 2011 the Planning Commission held a second open record public hearing to present information on the proposal and to hear testimony from the public. A staff memo dated June 21, 2011 was submitted to and reviewed by the Planning Commission prior to the public hearing. The staff memo was also available to the public ahead of the hearing date. This revised memo included a modified version of the proposal. Because the private land owners were not interested in being included in the potential UGA expansion, the private properties were eliminated from the City's UGA expansion proposal. The only properties proposed to be included in the UGA are the City-owned parcels.
 32. The Planning Commission reviewed the revised proposal to expand the UGA including only City-owned parcels after receiving testimony at the June 21, 2011 hearing. Planning Commission made a motion to recommend to the City Council to have Skagit County expand the Sedro-Woolley urban growth area to include the City-owned lands, described as parcel P37631, P76300, the unopened right of way in between said parcels, and parcel P37311. The motion passed 5-0.

CPA-3-11 – Update of the Parks and Recreation Element of the Comprehensive Plan

33. The Planning Commission began working on revisions to the Parks and Recreation Element of the Comprehensive Plan in 2010 when it was a on the 2010 Docket. The Element was last updated in 2005 and is required to be updated by December 1, 2015. The Planning Commission did not complete the amendment process for the Parks and Recreation Element during the 2010 Docket Cycle. The 2010 file (CPA-2-10) was closed at the end of the 2010 Docket review process and a new file (CPA-3-11) was opened on the 2011 Docket so the Planning Commission may complete the work began in 2010.
34. On March 24, 2010 the City Council reviewed the items on the 2010 Comprehensive Plan Docket. CPA-2-10 was on the 2011 Docket.
35. On May 9, 2010, in compliance with Chapters 17.60 and 2.90 SWMC, notice of a May 18, 2010 Comprehensive Plan Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald. No public comments on the proposed amendments to the Parks and Recreation Element of the Comprehensive Plan were received in advance of the hearing.
36. On May 18, 2010 the Planning Commission held an open record public hearing to receive testimony from City Staff and the public. A staff report dated May 18, 2010 was

submitted to and reviewed by the Planning Commission prior to the public hearing. The staff report was also available to the public ahead of the hearing date. At the hearing, staff reviewed the existing Parks and Recreation Element and made a recommendation that the Planning Commission review the existing element, hold multiple open meetings to receive public input and propose amendments for the City Council to consider later in the year. The Planning Commission proposed preliminary recommendations to the existing text of the Parks and Recreation Element. No members of the public spoke at the hearing.

37. The City Council held a joint workshop with the Planning Commission on June 1, 2010. Among items discussed at that workshop was the direction of the Parks and Recreation Element update. The Council provided recommendations for the Planning Commission to consider in its ongoing update process.
38. On June 5, 2010, notice of a June 15 Comprehensive Plan Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald. No public comments on the proposed amendments to the Element were received in advance of the hearing. The Planning Commission was still actively gathering comments and data, thus no major revisions were proposed by staff ahead of this hearing.
39. At the June 15, 2010 Planning Commission hearing, the Planning Commission discussed further possible amendments to the Element. No members of the public made comments.
40. The Planning Commission took a break from working on the Parks and Recreation Element while it focused on associated (but separate) project concerning development standards for private parks – recreation areas within subdivisions and multi-family developments. The Planning Commission made several recommendations to the City Council for revisions to the development standards for private parks and it was necessary to await the result of those proposed changes before continuing with the Parks and Recreation Element update.
41. The Planning Commission resumed work on CPA-2-10 at its November 16, 2010 meeting. Notice of the hearing was published in the Skagit Valley Herald. No members of the public submitted written comments ahead of the hearing, nor were there any public comments at the hearing. Further hearings were scheduled for December 21, 2010.
42. On December 10, 2010, notice of a December 21 Comprehensive Plan Hearing in front of the Planning Commission and opportunity to comment on the proposal was published in the Skagit Valley Herald. No public comments on the proposed amendments to the Element were received in advance of the hearing.
43. Using the input from the Planning Commission, City Council and the public at the earlier hearings and workshops, staff proposed additional changes in a memo dated December 21, 2010. That memo was available for public review ahead of the December 21 hearing. No members of the public commented on the issue at that meeting.
44. At the December 21, 2010 Planning Commission hearing, the Planning Commission discussed further possible amendments to the Element. No members of the public made comments.
45. At the close of the 2010 Docket cycle, the Planning Commission was not finished reviewing the Parks and Recreation Element. The project was scheduled to be resumed on the 2011 Comprehensive Plan Docket. This action allows the 2010 Docket cycle to be closed and the other items on the 2010 Docket to be acted on by the City Council.

46. On March 1, 2011 the City Council reviewed the items on the 2011 Comprehensive Plan Docket. CPA-3-11, a continuation of a review of the Parks and Recreation Element of the Sedro-Woolley Comprehensive Plan was on that Docket.
47. Work on amendments to the Parks and Recreation Element was resumed on October 2011. In compliance with Chapters 17.60 and 2.90 SWMC, notice of an October 18 Comprehensive Plan meeting in front of the Planning Commission was published ahead of the meeting on the Sedro-Woolley website. No written public comments on the proposed goals and policies to the Comprehensive Plan were received in advance of the October 18, 2011 meeting.
48. On October 18, 2011 the Planning Commission held a public meeting to review the work that has been completed and the work that needed to be finished on the Parks and Recreation Element update. A staff report dated October 18, 2011 was submitted to and reviewed by the Planning Commission prior to the public meeting. The staff report was also available to the public ahead of the meeting date.
49. The Planning Commission did not make a recommendation at the October meeting; the issue was continued until the next Planning Commission meeting in November.
50. On November 15, 2011 the Planning Commission held a public meeting to review the work that has been completed and the work that needed to be finished on the Parks and Recreation Element update. A revised meeting work agenda was prepared as a memo dated November 15, 2011, which was submitted to and reviewed by the Planning Commission prior to the public meeting. The memo was also available to the public ahead of the meeting date. The topic was scheduled for further review at the December 20, 2011 meeting
51. On December 20, 2011 the Planning Commission held a public meeting to review the work that has been completed and the work that needed to be finished on the Parks and Recreation Element update. A revised meeting work agenda was prepared as a memo dated December 20, 2011, which included a Parks Impact Fee Calculation Update – a document detailing the amount of land needed for parks over the next 20 years and the methodology used to show how the City arrived at the value of its park impact fees. These documents were submitted to and reviewed by the Planning Commission prior to the public meeting. The memo was also available to the public ahead of the meeting date.
52. At the December 21 meeting, the Planning Commission completed its review of the Parks and Recreation Element, as well as the park impact fee calculations. The analysis shows that impact fee cannot cover the full impact that each new residential unit has on the park system. The Planning Commission noted that it is not desirable to increase the park impact fees. Staff was instructed to compile all the revisions proposed by the Planning Commission into a final draft for the Planning Commission to review at the next Planning Commission meeting.
53. A complete draft was prepared for the Planning Commission for the January 17, 2012 meeting. That meeting was cancelled due to weather. The Planning Commission reviewed the final draft on February 21, 2012.
54. The Planning Commission concluded its discussion of CPA-3-11 and made a motion to recommend the proposed changes to the Parks and Recreation Element of the Comprehensive Plan. The motion carried 6-0. The Planning Commission's recommended amendments to the Parks and Recreation Element of the Comprehensive Plan and the Park Impact Fee Calculation Update document (which will be included as

Appendix A of the Parks and Recreation Element) are shown in Attachment C of these Findings.

Planning Commission Recommendations

CPA-1-11 – Railroad Corridor Rezone

Based on the findings of fact and testimonies received by the Planning Commission, the Planning Commission recommends that the City Council **approve** amendments to the Comprehensive Land Use Map attached as Attachment A and the revised Zoning Map attached as Attachment B that will rezone the land within the abandoned rail corridor through a portion of Sedro-Woolley as Open Space zoning designation.

CPA-2-11 – Public Review – Adding City-Owned Property into the Urban Growth Area

Based on the findings of fact and testimonies received by the Planning Commission, the Planning Commission recommends that the City Council **support** any future applications to Skagit County to expand the City Sedro-Woolley urban growth area to include the City-owned lands, described as parcel P37631, P76300, the unopened right of way in between said parcels, and parcel P37311.


CPA-3-11 – Update of the Parks and Recreation Element of the Comprehensive Plan

Based on the findings of fact and testimonies received by the Planning Commission, the Planning Commission recommends that the City Council **approve** amendments to the Parks and Recreation Element of the Comprehensive Plan as shown in Attachment C.

ATTACHMENTS

- Attachment A – Recommended Comprehensive Land Use Map as amended.
- Attachment B – Recommended Zoning Map as amended.
- Attachment C – Recommended amendments to the Parks and Recreation Element of the Comprehensive Plan (including the Park Impact Fee Calculation Update document which will be included as Appendix A of the Parks and Recreation Element)

CERTIFICATION



Rick Judd, Planning Commission Chairman

3-22-12
Date