

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

May 13, 2016

Skagit County Planning and Development Services
ATTN: Dale Pernula, AICP
1800 Continental Place
Mount Vernon, WA 98273

RE: BUILDABLE ACREAGE IN THE UGA EXPANSION REQUEST AREA – FILE# PL13-0299

Dear Mr. Pernula,

Per your request, a clarification and summary of the amount of buildable land in the requested Sedro-Woolley UGA expansion area is provided herein. This letter summarizes the information shown on the map titled City of Sedro-Woolley Proposed UGA Expansion Area Detail 2; that map was previously provided to Skagit County Planning and Development Services and is attached to this letter.

The City of Sedro-Woolley has requested that 149.3 acres of residential land to be added to the City's UGA north of City limits. There are 38 parcels in that request. Of those 38 parcels:

- 15 parcels, totaling 88 acres, are vacant or contain a structure that is not a single family residence (large shops/garages in all 4 cases). These lots are considered developable.
- 23 parcels, totaling 61.3 acres, contain a single family residence. These lots are only considered *partially* developable.

Assuming that 75% of those 61.3 acres are developable (currently developed to 25% of their potential developable threshold), then 46 acres are presumed available for development on those 23 parcels ($61.3 * 0.75 = 46$ acres). Conversely, 15.3 acres are already developed and thus those 15.3 acres have no development potential ($61.3 * 0.25 = 15.3$ acres).

Furthermore, there is a powerline that crosses four of the partially developed lots. That powerline lies within a 100' easement; no development may occur in that easement. The powerline runs approximately 2,300 linear feet across the parcels, encumbering 5.3 acres ($2,300 * 100 = 230,000$ square feet = 5.3 acres).

The 5.3 acres encumbered by the powerline easement, together with the 15.3 acres that are already developed with single family structures, results in 20.6 acres of undevelopable land in the UGA expansion request area. County staff recommended that the UGA expansion area be reduced by 19.3 acres. This analysis shows that there are 20.6 acres of undevelopable land in the UGA expansion area than previously understood. Therefore the size of the requested UGA expansion is appropriately sized to accommodate the City's 20-year population projection.

With this clarification of the amount of land available in the UGA expansion area, the City requests that County staff rescind the recommendation that the UGA expansion area be reduced by 19.3 acres and support the Sedro-Woolley UGA expansion as requested by the City.

Thank you for the opportunity to clarify the amount of the buildable area in the requested Sedro-Woolley UGA expansion area. 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,

A handwritten signature in black ink, appearing to read 'John Coleman', with a long horizontal line extending to the right.

John Coleman, AICP
Planning Director

attachment: Sedro-Woolley Proposed UGA Expansion Area Detail 2 Map

City of Sedro-Woolley Proposed UGA Expansion Area Detail 2 2016

Yellow-colored area proposed as R-5 zoning (all around proposed R-1 zone).
Approx 106.5 acres added to UGA

88 acres (15 lots) are vacant or have structure (not house) on property.
61.3 acres (23 lots) are completely or partially developed w/ SFRs.
Assume 25% of the 61.3 acres is already developed = 15.3 acres developed.

Brown-colored area proposed as R-1 Env Constrained zoning.
Approx 42.8 acres added to UGA

Yellow-colored area proposed as R-5 zoning (all around proposed R-1 zone).
Approx 106.5 acres added to UGA

Pink-colored area proposed as Mixed Commercial zoning.
Approx 6.5 acres added to UGA

Powerline

V = Vacant
S = Structure
H = House

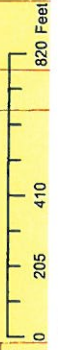
100' easement for Powerline - Unbuildable area
Approx 5.3 acres within proposed UGA expansion area

Legend

- UGA 2016 - after UGA expansion
- City Limits
- Streets
- Streams
- Parcels

Zoning Areas 2016

CBD
I
MC
OS
P
R15
R7
R5
R1 Env Sensitive
TMCO



City of Sedro-Woolley
Draft Map 9
Proposed UGA expansion
including 2015 docket and
2013 Docket city-owned lots
May 11, 2016

