

**From:** [John Coleman](#)  
**To:** [PDS comments](#)  
**Cc:** [Dale Pernula](#)  
**Subject:** 2016 Comp Plan UGA Modification Application  
**Date:** Friday, July 31, 2015 4:05:18 PM

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Please accept the attached 2016 Comp Plan UGA Modification Application materials from the City of Sedro-Woolley. Thank you.

*John Coleman, AICP  
Planning Director  
Sedro-Woolley Planning Department  
(360) 855-0771*



# Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273

voice 360-416-1320 · www.skagitcounty.net/planning

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to request amendments to the Skagit County Comprehensive Plan/Zoning Map. Please do not combine multiple unrelated map amendments on a single form. This form is for changes to the map; use the Policy or Development Regulation Suggestion form for changes to those regulations.

## Submitted By

Name John Coleman - Planning Director

Organization City of Sedro-Woolley

Address 325 Metcalf Street

City, State Sedro-Woolley, WA Zip 98284

Email jcoleman@ci.sedro-woolley.wa.us

Phone 360-855-0771

## Request Type

Choose one of the following:

- General**  Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.
- C-I**  Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).
- Rezone**  Site-specific rezone without the need for a Comprehensive Plan Map amendment per SCC 14.08.020(7).
- Area**  Area-wide map amendment.

## Required Submittals

All map amendments and rezones:

- Fees (except area-wide map amendments)
- Land Use Map
- Lot of Record Certification
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

- Site Plan
- Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)

## Subject Property

Site Address Area-wide rezone of existing unincorporated UGA and adding new land to Sedro-Woolley UGA City, State \_\_\_\_\_ Zip \_\_\_\_\_

Parcel No(s) \_\_\_\_\_ Existing Zone \_\_\_\_\_

Acreage \_\_\_\_\_ Requested Zone \_\_\_\_\_

## Property Interest

Are you the owner of the subject property?

- Yes  Please attach Attachment A, Ownership Certification  
Describe your interest in the subject property: Area-wide map amendment for City of Sedro-Woolley UGA. The City is in the process of holding public meetings to determine the exact properties to be proposed for inclusion in the UGA expansion.
- No  UGA expansion.

## Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. Describe your proposed amendment.

The proposal is to add enough land to the Sedro-Woolley urban growth area (UGA) to accommodate the projected employment growth and population growth over the 20 year planning horizon (2016 to 2036). The Skagit Council of Governments (SCOG) has adopted a projected employment and population estimate for the county and each jurisdiction. The City of Sedro-Woolley has commissioned a Buildable Land & Land Capacity Analysis Report (BLA Report), prepared by E.D. Hovee & Company, per SCC to determine how much land is available for development within City limits and to further determine if there is adequate land to accommodate the 20 year projections. The BLA Report shows that the City does not have an adequate inventory of industrial, commercial and residential land to accommodate the 20 year projected employment and population estimates. Specifically, the City needs to accommodate an additional 359 jobs and 128 residents beyond what the existing UGA can accommodate. The proposal seeks to add land the UGA and change zoning in the city limits and change the Comprehensive Map designations (County zoning) of property in the unincorporated UGA to enable the city to meet SCOG-adopted population and jobs growth.

Per the BLA Report, the City UGA will need to expand by approximately 91 additional acres (see details below). The exact amount of land dedicated to each commercial, industrial and residential will depend on the balance of commercial and industrial land (commercial accommodates 20 jobs per acre, industrial only 6.5 jobs per acre) ultimately recommended by the City Council. It is probable that land currently zoned for residential (Residential 5 zoning in City and Urban Reserve Residential in the unincorporated UGA) will be changed to commercial or industrial (Mixed Commercial zoning or Industrial zoning in City, Urban Reserve Commercial-Industrial in the unincorporated UGA). Assuming the city allocates the 359 jobs that are unaccounted for to the industrial sector (the most likely scenario) then approximately 77 acres of raw land (55.2 acres buildable) will need be to be added to the UGA and zoned industrial. Also, assuming the that additional land necessary to accommodate the 128 residents for which there is not enough residential land is zoned Residential 5 (again the likeliest scenario), then approximately 14 acres of raw (10 acres buildable) residentially zoned property is needed. Therefore, according the BLA Report, the city needs to add 91 acres of raw land to the UGA to meet the SCOG allocation. The two most likely places for expansion (still in public review process and pending City Council adoption) are approximately 50 acres east of Garden of Eden Road and north of F&S Grade Road as well as 41 acres north of existing City limits along State Route 9. See attached maps.

The City has an active Comprehensive Map amendment application under review by the County. That application was submitted on July 31, 2013 and includes a request to add approximately 27.73 acres of land north of the current city limits. The Sedro-Woolley 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. That 27.73 acres will be included in this proposal. The County had previously requested that the City perform a BLA Report as part of the 27.73 acre addition; now that the BLA Report is complete, the 27.73 acre UGA expansion is being "rolled-into" this larger UGA modification request (see Skagit County file #PL13-0299 for complete application materials for 2013/2014 County Comprehensive Plan Updates). That application also proposed a "land swap" that would remove land from the existing UGA and add new lands to the UGA. This proposal includes an expansion of that land swap concept. The City has pointed out on numerous occasions that the existing UGA east of city limits to Fruitdale Road was developed to sub-urban densities, but the area is not served with urban amenities such as sewer, adequate street and sidewalk improvements, street lighting, and other improvements that make an area urban. This proposal includes the elimination of the existing UGA east of city limits, south of state Route 20 and north of State Street - (herein referred to as "Wicker Road UGA"). This area is approximately 200 acres and can neither practicably nor economically be provided with the aforementioned urban amenities. The Wicker Road UGA was allowed to be developed in such a manner under rural Skagit County development regulations; the area is rural. Because urban amenities, particularly sanitary sewer, is not available in the area, there is very little development potential in the area - despite the fact that the BLA Report indicates that there is buildable land in the area. Because the "developable land" (per the BLA Report) in the Wicker Road UGA is not actually developable, the City cannot realize its full UGA development potential.

The only way for the Wicker Road UGA to be developable is for the County to pay into providing sewer, road and pedestrian improvements that would make the remaining undeveloped land usable for residential construction. Without County financial support to provide urban services, there is no economically feasible way for a private developer of a lot in the Wicker Road UGA to realize the potential development that the BLA Report indicates is possible. In essence, the Wicker Road UGA counts as developable in the City BLA Report, but the land cannot be developed. Thus the City is unable to meet growth demands in this area. The City proposes removing the roughly 200 acres of the Wicker Road UGA and increase the UGA by 200 acres to the north of town - in other words, a land swap of 200 acres. The development potential within the area proposed to be included in the UGA will need to match the development potential of the 200 removed acres. The BLA Report will show the amount of new residents the Wicker Road UGA can accommodate. Enough land to accommodate that much residential development is proposed to be added to the north of the city; this number will also be identified in the BLA Report. The attached maps show an addition of 282 acres; 77 to accommodate the needed industrial land (see above); 14 to accommodate the needed residential land (also see above); and 191 to accommodate the development potential of the 200 removed acres. This represents approximately 282 additional acres to the Sedro-Woolley UGA (91 + 191 = 282). Accounting for the removal of approximately 200 acres in the Wicker Road UGA, the total acreage in the Sedro-

Woolley UGA would increase by 82 acres under this proposal.

The 191 replacement acres contains approximately 30 acres of County-owned gravel pit - that land would be zoned Public and not counted towards residential development. That brings the developable land in the replacement area to 161 acres. In addition, the Bottomless Lake neighborhood is assumed to be zoned for large lots (1-3 acres) and this area is assumed to not accommodate any significant future development. This will further bring the development potential of the replacement area in close comparison to the development potential of the Wicker Road UGA proposed for removal. The 200 acre land swap is in addition to the previously described additional UGA land necessary to accommodate the 20 year population and employment projections.

Alternately to the proposal to remove the Wicker Road UGA, the City would be open to an alternate proposal to keep the Wicker Road UGA in the City's UGA, but be allowed to remove the development potential from the Wicker Road UGA and apply it to the area north (in the manner proposed above). In this alternate proposal, the City would still be adding land to the UGA north of the existing UGA. This alternative addresses the City's concern that the Wicker Road UGA is not developable even though the BLA Report shows that there is developable land within the Wicker Road UGA. This alternative would allow the Wicker Road UGA to stay in the Sedro-Woolley UGA but allow the City to still provide actual developable land to the north of existing UGA boundaries. In this scenario, should the County find a means to pay for urban infrastructure improvements in the Wicker Road UGA in the long-term, then future development may occur - granted this may take several decades for such a plan to materialize. In the meantime, the City needs the development potential that the Wicker Road UGA is holding back to meet the City's GMA mandate to accommodate urban growth. For this reason, the City proposes to remove the development potential from the Wicker Road UGA and apply it to the area north of existing the UGA limits.

Attached to this application are the BLA Report and a map showing the likely properties to be proposed for inclusion in the UGA. The proposed zoning designations in that area - and any other necessary zoning changes in the existing UGA limits - have not been approved by the City Council (and will not be until the local public hearing process is completed). Complete maps of this 2016 proposal that include the proposed properties to be included in the UGA and proposed City Comprehensive Plan Map changes showing the zoning designations within the City and in the UGA are forthcoming pending further public meetings and hearings. In addition to the hearings held prior to the 2013 Comprehensive Map amendment application submittal, the City has also had one public hearing and three Planning Commission meetings where the UGA sizing and possible map amendments have been discussed.

*2. Describe the reasons your proposed amendment is needed or important.*

The City and County are required under the Growth Management Act (GMA) to plan for future employment and population growth. The City is doing its part to assure that there is enough land within the UGA to meet the County-wide projections for 2036. This proposal is part of the land-use planning that the County is doing as part of the County's 2016 Comprehensive Plan amendment process. The City and County are working together to meet GMA mandate to update the UGAs and Comprehensive Plans by June 2016. The City is required to show that it can accommodate the 20 year population and employment projections adopted by the SCOG GMA Steering Committee or the City must expand its UGA to meet the 20 year projections. The City's BLA Report shows that the UGA must be expanded to meet the SCOG GMA Steering Committee's adopted growth projections; the proposal is necessary to meet those projections.

Modifications to each jurisdiction's UGA are restricted by the SCC to one time between the periodic Washington State GMA-required County UGA reviews. It is now time for the required County UGA review, therefore it is the most appropriate time for the City to modify its UGA to best meet the state mandate for cities to accommodate urban growth. In order for the City to accommodate long-term future growth needs, the city needs to grow to the north. Immediately north of city limits on State Route 9 are three parcels that are big enough to have good development potential. North of that is the Bottomless Lake neighborhood. This area is developed with single family homes on 1-3 acres lots. The area is very desirable as it exists and there is little potential to sub-divide the area further. This area would likely be zoned for larger lots. North and west of the Bottomless Lake neighborhood there are much larger lots with excellent development potential. Ultimately, for the City to provide good development potential on large, developable lots, the City UGA needs to expand north and northwest by 100-200 acres, not by small chunks. The UGA needs to expand to the area where lots are big enough to be developed in an efficient manner.

This proposal includes the elimination of the existing UGA east of city limits, AKA the Wicker Road UGA. This area is approximately 200 acres and can neither practicably nor economically be provided with the aforementioned urban amenities. The Wicker Road UGA was allowed to be developed in such a manner under rural Skagit County development regulations; the area is rural. Because urban amenities, particularly sanitary sewer, is not available in the area, there is very little development potential in the area - despite the fact that the BLA Report indicates that there is buildable land in the area. Because the "developable land" (per the BLA Report) in the Wicker Road UGA is not actually developable, the City cannot realize its full UGA development potential. The City UGA needs to provide land that is reasonably developable and can be served by urban services. The Wicker Road UGA cannot be served by urban services unless the County pays into providing those services; services that the County did not require to be installed when the County permitted the development of the Wicker Road UGA. Furthermore, the residents of the Wicker Road UGA have no incentive to annex into the city limits because the area already has septic and Skagit County PUD water. There is no reason for an area that cannot be served by City services and is not going to annex into the city to be included in the City UGA.

If the County commits to an accelerated timeframe to pay into urban infrastructure improvements in the Wicker Road UGA that would enable development and bring the area closer to being urban, then the City will not need to expand its UGA in other places.

3. *Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.*

According to the City's BLA Report, additional inventory of industrial, commercial and residential land is necessary to accommodate the SCOG-adopted 20 year projected employment and population estimates for Sedro-Woolley. To meet this goal, some land in the existing unincorporated UGA will likely change from Urban Reserve Residential (URR) to Urban Reserve Commercial-Industrial (URC-I) to meet the needed commercial-industrial lands need. New additions to the UGA will likely be zoned mostly URR, with a small amount of URC-I. The details of which properties are to be zoned URR or URC-I and where exactly new UGA land will be located is still being determined through the public process in Sedro-Woolley. 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. Maps will be provided as soon as they are available upon completion of the Sedro-Woolley public review process.

4. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

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.

The Community Visioning Statement supports private property rights (Introduction – 1.7). The city engaged in a vigorous public review process described in the application for County file PL13-0299. For that application, the owners of property that has been recommended for inclusion in the UGA have all requested that their property be included in the UGA. The City is currently holding public hearings to complete review of the City's proposal. It is unfortunate that the public review process at the local level is yet to be completed, but the City is committed to thorough public review of this proposal and needs more time to fully address the potential issues and concerns of the public and property owners.

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 of application PL13-0299) and used for public uses meets intent of this description.

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 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 reads: "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 reads: "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)

5. *Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.*

The impacts will be minimal in the Wicker Road UGA. The area is already developed and removing the area from the UGA will not affect a property owner's ability to build a single family house as they could today. No city services are available there, so if removed from the UGA, development of more than a SFR on a vacant lot is all that could be constructed there currently no matter how large the parcel is. It is anticipated that additional development north of city limits in the area proposed for expansion along State Route 9 will create additional traffic on Bassett Road and State Route 9. Additional traffic would also be anticipated as a result of development in the area proposed for expansion along F&S Grade Road. Aesthetic changes and noise generated by residential uses would also be anticipated.

6. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

The City has been anticipating growth to the north (and slightly west to F&S Grade Road) of City limits for decades. The City cannot expand east, south or west (south and west of F&S Grade Road) because of AG-NRL designation and the presence of the flood and river hazards. The City 2005 Comprehensive Sewer System Plan addresses development potential to the north of the existing City limits. The City recently completed a Fire station (Fire Station 2) at the north end of city limits, on State Route 9, in anticipation of growth heading north. 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 Sheriff'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 population projected for 2036.

7. *Describe any public review of the request that has already occurred.*

The public hearing process is still ongoing; thus far the City has held three Planning Commission meetings April 21, June 16, July 21, 2015 and a Public Hearing at Planning Commission May 19, 2015. Direct mailing, publishing in the newspaper and posting in City Hall and on the City website are all tools that are being used or are planned to be used as part of the ongoing local review process.

8. *Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.*

As detailed in response 4 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 the responses 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 conform to the county Land-Use policies 2A-3.1 – 3.2. Policy 2A-3.1 reads: “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 reads: 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 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 a large part of the expansion area without the need for a pump station (lift station). The greater part of the proposed expansion is uphill from the city, making the provision of sewer easier by use of gravity and fewer lift stations. 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.

9. *Population forecasts and distributions.*

*If you are proposing an urban growth area boundary change, describe how it is 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.*

*If you are proposing a rural areas or natural resource land map designation change, describe how it is supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.*

The Sedro-Woolley Buildable Land & Land Capacity Analysis (BLA Report), prepared by E.D. Hovee & Company specifically addresses this question. See attached BLA Report. No natural resource lands are affected by this proposal.

10. *If you are proposing a natural resource land map designation change, describe how the change is necessary based on 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.*

*(D) New information on natural resource land or critical area status.*

No natural resource lands are affected by this proposal.

## Notices

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**Fees.** 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.

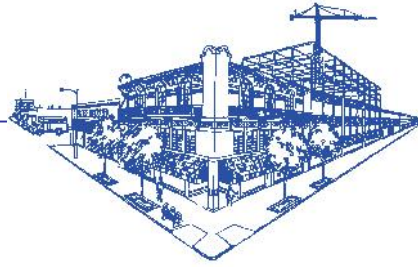
**Refunds.** If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested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

**SEPA.** The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

**Docketing.** SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

**Submission deadline.** A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

**How to Submit.** Submit your requests via email (preferred) to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.



## MEMORANDUM

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To: John Coleman, AICP, Planning Director, Sedro-Woolley Planning Department  
From: Eric Hovee & Andrea Logue  
Subject: Sedro-Woolley Buildable Land & Land Capacity Analysis Report  
Date: July 16, 2015

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On behalf of the City of Sedro-Woolley, the economic and development consulting firm E. D. Hovee & Company, LLC (EDH) has prepared this buildable land and land capacity analysis report as part of the City's Comprehensive Plan update which also involves review of urban growth area (UGA) boundaries. The analysis is intended to meet requirements of the Skagit County Code (Chapter 14.08 SCC) together with Skagit County Planning Policies and City of Sedro-Woolley planning policies.

This report is focused on evaluating the relationship of the buildable capacity to projected need for commercial/industrial (employment) and residential uses over an approximately 20-year planning horizon to 2036. Based on the allotment of the Skagit County Council of Governments (SCOG), Growth Management Steering Committee, Sedro-Woolley's population is projected to increase to 17,069 by 2036, a gain of 4,555 residents. Employment is forecast to increase by 1,572 for a total of 6,324 jobs. Pivotal questions to address are whether, and under what circumstances, land capacity will be adequate to accommodate these projections.

This report is organized to cover the following topics:

- **Land use methodology** – including zoning classifications, role of public lands, property development status, critical areas/constraints, and analysis assumptions.
- **Buildable land and capacity analysis** – covering results of the buildable land inventory, land capacity, and comparison of capacity with SCOG population and job allocations.
- **Findings and recommendations** – including policy options for City consideration.

Two appendices are provided at the end of this report. *Appendix A* lists documents that have been reviewed for this analysis. *Appendix B* provides residential and commercial/industrial inventory maps. This report reflects revisions that have been made in response to questions and comments received on an earlier draft document.



## LAND ANALYSIS METHODOLOGY

This buildable land and capacity analysis has relied on geographic information system (GIS) parcel-based files as provided by the City and available from the Skagit County assessor's office. Where existing databases were in conflict or without adequate information, other means were utilized to clarify and augment the data available. This included visual review via aerial photography, used most notably to designate current development status.

The analysis also has been prepared in a manner to conform to a methodology agreed upon by jurisdictions in Skagit County. Of particular importance has been reference to the *2010 Buildable Lands & Land Capacity Analysis Report* by the City of Mount Vernon Community and Economic Development Department. Also of use for methodology and the industrial lands portion of the analysis was a countywide *Skagit County Industrial Land Study* completed by ECONorthwest in December 2014. Other information sources utilized are as noted in this report and Appendix A.

Factors important to the land analysis methodology for this report begin with Sedro-Woolley's zoning classifications as found in the Sedro-Woolley Zoning Code. This review is followed by discussion of the role of public lands for employment use, definitions related to development status and critical areas/constraints, and then summary assumptions utilized for residential and employment lands.

### Zoning Classifications

Zoning classifications are those as identified with the City of Sedro-Woolley Zoning Code:

#### *Residential Zones:*

- Residential 5 (R5) – for single-family use at up to 5 dwelling units (DU) per acre
- Residential 7 (R7) – primarily single-family at up to 7 DU per acre
- Residential 15 (R15) – allowing single- and multi-family uses at 4-15 DU per acre

#### *Employment Zones:*

- Mixed Commercial (MC) – encouraging a mix of commercial with upper level residential
- Central Business District (CBD) – allowing all forms of commerce with multi-family housing on upper levels or independent, at 2-4 DU per building for specified locations
- Industrial (I) – intended for manufacturing, warehousing, distribution and office uses

#### *Public & Open Space Zones:*

- Public (P) – for parks, schools, public infrastructure and related public use
- Open Space (OS) – for parks, recreation, public infrastructure and related public use

While residential zones allow home occupations, this analysis assumes that employment growth will be accommodated primarily on commercially and industrially zoned land. Conversely, while residential use is allowed with limitations in the MC and CBD commercial zones, there has been little such development to date and no residential development is allocated to these lands over the forecast period of this plan update.

## Role of Public Lands For Employment Use

Public lands serve as a potential resource for employment in two respects. First, a significant (approximate 36% share) of the net job growth allocated by SCOG for Sedro-Woolley is forecast to comprise government and education employment. While some of this job growth as for schools may occur on land zoned for public use, most of the growth for City and other agencies can be expected to occur primarily on lands designated for commercial and industrial use.

Second, while the Northern State site is currently zoned for Public (P) use, it is anticipated that subarea planning for this site may include allocation for net added employment uses. Based on discussions with SCOG, all of this job growth may be considered as outside the SCOG allocation, as with targeted high technology/bioenergy sectors that otherwise would not be expected to locate in Sedro-Woolley. The Northern State Subarea Plan and Environmental Process involves consideration of alternatives affecting intensity of employment related development and is proceeding separately from this buildable land and land capacity analysis.

In summary, for purposes of this analysis it is assumed that: a) most or all public employment growth may need to be accommodated on industrial and commercial lands; and b) any added employment with the Northern State site will constitute a new and separate jobs allocation from SCOG not included with this buildable land analysis.

## Development Status

As stated in the *Skagit County Industrial Land Study*, a key step in the buildable land analysis is to classify each tax lot into a set of mutually exclusive categories. This determination of development status represents an important first step in the analysis process for commercial and residential, as well as industrial, lands. With this analysis, all tax lots within the current Sedro-Woolley UGA have been classified into one of the following categories:

- **Vacant land.** Tax lots that have no structures, or have buildings with very little value. For the Sedro-Woolley buildable land analysis, tax lots with improvement values under \$10,000 are considered vacant. This designation was determined after review of alternative definitions used, is consistent with the Skagit County industrial study, and is applied to not just industrial, but also residential and commercial lands. This approach also avoids the need to determine habitable structures (as was done in Mount Vernon), which can be relatively time-consuming. As needed, site-by-site determinations have been made through review of GIS data, aerial photographs, and review by City staff.

- **Partially vacant land.** Partially vacant tax lots are those that are occupied, but which contain enough land to be further subdivided without rezoning. As needed, site-by-site determinations have been made through review of GIS data, aerial photographs, and review by City staff.
- **Unbuildable land.** Land that is impacted by critical lands or constraints that preclude development. A tax lot is classified as unbuildable if: a) it is more than 90% constrained (per the Skagit County industrial study); b) involves less than 10,000 square feet of buildable land for employment land; and/or c) does not have land to accommodate the zoned density of development in a residential zone on a lot with less than 10,000 buildable square feet.
- **Developed land.** Land that is already developed at densities consistent with zoning, and has improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant, partially vacant, or unbuildable are considered as developed.

## Critical Areas/Constraints

Critical areas or constraints intersecting tax lots are deducted from tax lot area. The following list identifies the constraint and method of deduction from buildable land area:

- **Floodway** – all affected area is deducted and considered unbuildable.
- **Slope Instability** – all area affected by high probability of slope instability deducted and considered unbuildable.
- **River/Stream/Creek Buffers** – all affected area deducted and considered unbuildable.
- **Bonneville Power Administration Easement (262.5 Feet)** – all affected area deducted and considered unbuildable.
- **Puget Sound Energy Easement (100 Feet)** – all affected area deducted and considered unbuildable.
- **Williams Pipeline Easement (75 Feet)** – all affected area deducted as unbuildable.
- **Wetlands** – deduction of 50% of the buildable area of affected tax lots. This analysis was informed by use wetland data provided by the City in the form of the National Wetlands Inventory and ATSI data created by a wetland specialist to indicate areas that are likely to be wetlands based on visual confirmation and known soil types.
- **100 Year Floodplain** – deduction of 50% of the buildable area of affected tax lots.

## Assumptions

In addition to factors related to development status and critical areas/constraints, there are a variety of other considerations important to the land capacity evaluation – related to density of development, infrastructure and market factors, plus factors distinctive to the type of residential, employment and public/open space uses being considered. Provided on the following two pages is a summary outline of key assumptions, factors and metrics considered and applied with this 2105 Sedro-Woolley Buildable Land and Land Capacity Report.

## Summary of Assumptions Applied with Residential, Employment & Public Lands

Factor	Allocation(s)	Comments
<b>ALL PARCELS IN SEDRO-WOOLLEY (Residential, Employment &amp; Other Lands)</b>		Utilizes City GIS datasets including city/UGA boundaries, parcel boundaries, zoning designations, streams, critical areas (flood/wetlands), streets, railroad, BPA and natural gas pipeline, as well as Skagit County Comp Plan designations and Washington State Department of Natural Resources for slope stability GIS data.
<b>RESIDENTIAL LANDS (R-5, R-7, R-15 Zones)</b>		Covers three zones allocated exclusively for residential use. While residential is allowed in some employment areas, no capacity allocation appears to be made in the current Comp Plan (for 4,555 added residents by 2036).
<b>Residential Capacity (in acres for housing units)</b>	= parcel size (acres) - existing land in use - critical areas - infrastructure - market factor	# of added units on parcel is determined by dividing residential capacity (in acres) by maximum units/acre with zoning – rounded down to nearest whole number. As needed, spot check parcels w/existing units to make sure configuration allows for added units.
<b>Maximum Density (Residential)</b>	R-5: 5 units/ac R-7: 7 units/ac R-15: 15 units/ac	Consistent with current Comp Plan, Section 2.12. Duplexes are permitted with R-7 zone @ approx 10 du/ac but limited to only one duplex lot per 3 successive lots; no adjustment to maximum density calculation proposed.
<b>Average Household Size</b>	2.59 persons per occupied household	Average household size is per Washington State Office of Financial Management (OFM), with 92.9% occupancy.
<b>Critical Areas / Constraints</b>	Deducted out of gross parcel area	Includes critical areas of floodway, Brickyard Creek plus associated buffers, slope instability, utilities, wetlands and floodplain. Mount Vernon tested implications of 40%/60% of wetland area as undevelopable; a 50% factor for wetlands/floodplain is applied for Sedro-Woolley.
<b>Infrastructure</b>	25% infrastructure deduction on all lots	Consistent with current adopted Comp Plan; allocations are made after known critical area deductions.
<b>Minimum Lot Size</b>	< 90% constrained w/ 1+ buildable lots	Threshold buildable lot size determined based on the maximum allowed density of each residential zone plus 25% infrastructure requirement.
<b>Market Factors</b>	15% vacant land 20% lots w/structure	Used Mount Vernon standard, which is below the current Sedro-Woolley Comp Plan allocation of 25%.
<b>Employment in Residential Zones</b>	No allocation proposed	Home occupations permitted and offices conditional uses in all residential zones (permitted in R-15; provisions more liberal for other employment uses in R-7/R-15). No adjustment for employment in residential is proposed.
<b>Planned Residential Developments</b>	No adjustment proposed	Zoning allows as conditional use in R-5/R-7 zones; capacity calculations treated no differently than other residential development in the same zones.

Factor	Allocation(s)	Comments
<b>EMPLOYMENT LANDS</b> (MC – Mixed Commercial, CBD – Central Business District, I – Industrial)		Covers 3 zoning districts for existing business expansion and new industrial/commercial development (to accommodate 1,572 added jobs by 2036).
<b>Employment Land Capacity</b> (in acres for jobs)	= parcel size (acres) - existing land in use - critical areas - infrastructure - market factor	# of added jobs on parcel is determined by dividing employment land capacity (in acres) by maximum applicable jobs/acre – rounded down to nearest whole number. Spot check parcels w/existing businesses to make sure configuration allows for added development.
<b>Employment Density</b>	6.5 jobs/ac industrial 20 jobs/ac comm'l & government	No job targets or density estimates in existing Comp Plan. Proposal matches Mount Vernon, job density standards of 1995 Skagit Co OEDP & 2003 countywide allocations.
<b>Critical Areas / Constraints</b>	Deducted out of gross parcel area	Includes critical areas of floodway, Brickyard Creek plus associated buffers, slope instability, utilities, wetlands and floodplain. Mount Vernon tested implications of 40%/60% of wetland area as undevelopable; a 50% factor for wetlands/floodplain is applied for Sedro-Woolley.
<b>Infrastructure</b>	25% infrastructure deduction on all lots	Consistent with current adopted Sedro-Woolley Comp Plan; above 20% EDH deduction for Mount Vernon. Allocations made after known critical area deductions.
<b>Minimum Lot Size</b>	10,000 sf (and < 90% constrained)	Consistent with Mount Vernon capacity analysis as minimum size for stand-alone uses.
<b>Market Factor</b>	25% deduction	Matches existing Sedro-Woolley Comp Plan and factor recommended by EDH with 2006 Mount Vernon analysis.
<b>Job Allocations by Zone</b>	Retail jobs to C zones Industrial jobs to I Office jobs flex to C/I Public jobs to Public	CBD/MC zones focus on retail & general (office) services as permitted uses, also includes light mfg in MC zone. I zone permitted for mfg, warehousing, distribution & office uses with limited retail at up to 5% of total site.
<b>Housing in Employment Zones</b>	No allocation proposed	Residential above first story commercial permitted in MC, Transitional MC zones, and CBD zones; multi-family @ 2-4 units per building permitted on secondary CBD streets; little such development to date & no allocation proposed.
<b>PUBLIC / OPEN SPACE LANDS</b>		Covers Public and Open Space zoning designations.
<b>Inventory</b>	= Gross acres by zone <i>Note:</i> Deduct planned conversions of other zones to public use	Covers land associated with all Public and Open Space zoned sites including the subarea planning process now underway with the Public-zoned Northern State UGA site. Analysis for Northern State site being conducted via a separate planning process for Sedro-Woolley.
<b>Employment Allocation</b>	Public employment job growth allocated to industrial & commercial lands	Policy option for some portion of public sector (as with schools) employment to be allocated to Public zoned land. Potential for added R&D, tech or related jobs at Northern State to be determined (as an add-on to Sedro-Woolley's current jobs allocation by Skagit County).

# BUILDABLE LAND & CAPACITY ANALYSIS

Consistent with the methodology as described, this analysis begins with findings of the buildable land inventory, followed by determination of land capacity in terms of potential residential dwelling units (DU) and employment supported. As a final step, capacity figures are compared with SCOG allocations to determine adequacy of the current UGA to support projected housing and employment land needs.

## Buildable Land Inventory

As depicted by the following chart, tax lots within the Sedro-Woolley UGA encompass just over 3,134 acres. An estimated 62% of the UGA is already developed with about 9% as unbuildable or constrained, leaving 29% of the UGA (912 acres) as potentially buildable – whether on fully vacant or partially vacant lots. The 912 acres can be considered as gross land capacity – before taking into account infrastructure and market factors to arrive at net developable capacity.

**Sedro-Woolley UGA Land Inventory (Parcel-Based in Acres)**

Zone	Developed Land	Vacant Land by Type			Part Vacant Buildable	Total All Parcels
		Unbuildable	Constrained	Buildable		
Residential 5 (R5)	612.9	32.5	67.7	176.8	204.8	1,094.6
Residential 7 (R7)	458.5	16.7	8.7	55.4	47.7	587.0
Residential 15 (R15)	57.6	0.8	0.3	13.7	9.5	81.8
Mixed Commercial (MC)	146.0	3.8	9.6	63.6	16.5	239.5
Central Business District (CBD)	62.2	4.7	0.0	8.0	1.2	76.1
Industrial (I)	128.5	0.1	13.2	47.5	9.7	199.0
Public (P)	462.9	21.7	95.9	251.2	0.0	831.6
Open Space (OS)	14.3	3.7	0.0	6.8	0.0	24.8
<b>Total</b>	<b>1,942.8</b>	<b>83.9</b>	<b>195.4</b>	<b>623.0</b>	<b>289.3</b>	<b>3,134.4</b>
% of Acres	62%	3%	6%	20%	9%	100%

Sources: City of Sedro-Woolley and E. D. Hovee & Company, LLC.

When considered by zoning designation, R5 residential accounts for the single largest amount of land area – totaling 1,095 acres or 35% of total land area in Sedro-Woolley. Taken together, residentially zoned areas represent a bit more than 56% of land in the UGA, with public/open space land at 27% and employment lands (both commercial and industrial) at a combined 16%.

In terms of potentially buildable land, residentially designated sites account for 508 acres of the gross buildable acreage potential, followed by public/open space lands at 258 acres, and employment lands at just over 146 acres.

## Land Capacity

Potentially buildable lands are translated to residential and employment capacity through a two-step process:

- By deducting from buildable capacity land required for infrastructure and a market factor (to convert from gross to net buildable acreage); and
- Then converting acreage capacity to number of residential units and jobs supported using dwelling unit (DU) and jobs per acre density factors.

The results of this allocation and conversion process are illustrated by the following chart.

### Sedro-Woolley UGA Land & Employment Capacity (to 2036)

Zone	Gross Buildable Acres			% Infra-structure	Market Factors		Acres Net Buildable	Jobs/Acre	DU/Acre	Added Capacity	
	Vacant	Pt Vacant	Total		Vacant	Pt Vacant				Jobs	DU
R5	176.8	204.8	381.6	25%	15%	20%	235.6	-	5.0	-	1,177
R7	55.4	47.7	103.1	25%	15%	20%	63.9	-	7.0	-	447
R15	13.7	9.5	23.2	25%	15%	20%	14.4	-	15.0	-	216
MC	63.6	16.5	80.1	25%	25%	25%	45.1	20.0	-	901	-
CBD	8.0	1.2	9.2	25%	25%	25%	5.2	20.0	-	103	-
I	47.5	9.7	57.2	25%	25%	25%	32.2	6.5	-	209	-
P	251.2	-	251.2	-	-	-	-	-	-	-	-
OS	6.8	-	6.8	-	-	-	-	-	-	-	-
<b>Total</b>	<b>623.0</b>	<b>289.3</b>	<b>912.3</b>	<b>25%</b>	<b>15%</b>	<b>25%</b>	<b>396.3</b>			<b>1,213</b>	<b>1,840</b>
<b>Dwelling Unit (DU) to Population Conversion:</b>											
Residential Occupancy Factor (% of all Units)										92.9%	
Occupied Unit Capacity										1,709	
Average Household Size (persons per occupied household)										2.59	
Anticipated Population Capacity (added population to 2036)										4,427	

Note: No jobs are allocated to P or OS lands with this buildable land analysis.

Employment potentials with the Northern State site are being addressed separately by the City of Sedro-Woolley.

Source: City of Sedro-Woolley, Washington State Office of Financial Management, and E. D. Hovee & Company, LLC.

As shown, net buildable acreage on residential and employment designated lands is estimated at approximately 396 acres. A net buildable figure is not estimated for Public/Open Space lands, though this is anticipated to occur with the Northern State subarea planning process now underway, separate from this land capacity analysis.

Using residential density factors consistent with current zoning, there is resulting capacity for an estimated 1,840 housing units. As is detailed at the bottom of the chart, this translates to capacity for an added 4,427 residents that could be accommodated in the UGA to 2036.

For employment, density factors are applied as consistent with prior countywide economic development planning and the more recent Mount Vernon land capacity analysis. Total

employment capacity within industrial and commercial zones of the UGA is estimated at 1,213 jobs.

## Comparing Capacity with Allocations

The final step of the analysis is to compare employment and population capacity with the SCOG allocated targets to Sedro-Woolley. As depicted by the following chart, this comparison indicates an allocation of residential land that may be slightly under the SCOG allocation. For jobs, the “gap” between the forecast target and current land capacity is more substantial.

### Comparison of Capacity to SCOG Population / Job Allocations (to 2036)

Zoning Types	Buildable Acres		Average Density		Added Capacity		
	Gross	Net*	Jobs/Ac	DU/Ac	Jobs	Housing	Population
Residential	507.8	313.9	-	5.9	-	1,840	4,427
Commercial	89.3	50.2	20.0	-	1,004	-	-
Industrial	57.2	32.2	6.5	-	209	-	-
Public	-	-	-	-	-	-	-
<b>Total</b>	<b>654.3</b>	<b>396.3</b>			<b>1,213</b>	<b>1,840</b>	<b>4,427</b>
Sedro-Woolley Allocated Targets (per SCOG)					1,572	-	4,555
Capacity as % of SCOG Allocation					77%	-	97%

Note: Employment potentials for public lands are addressed separately with the Northern State subarea plan.

Sources: City of Sedro-Woolley, Skagit County Council of Governments, and E. D. Hovee & Company, LLC.

As shown by the chart:

- Employment capacity is estimated at 77% of the SCOG target (or 23% below the 1,572 jobs determined by SCOG as Sedro-Woolley’s employment allocation). Due to the significance of the gap between planned employment growth and current zoned capacity, reaching the SCOG employment target likely will require designation of additional lands for industrial and/or commercial development.
- Population capacity is estimated at just over 97% of the SCOG allocation of an added 4,555 residents by 2036. Given the margin of variability with pivotal assumptions in the analysis, it would appear that Sedro-Woolley should also be able to reasonably meet its population allocation, including possible minor adjustments to land designations or portions of the buildable land capacity analysis framework.

## FINDINGS & POLICY OPTIONS

Based on the analysis conducted with this buildable land and land capacity analysis, the following summary findings and policy options are outlined for consideration by the City of Sedro-Woolley.



## Findings

Overall, this 2015 buildable land and land capacity analysis indicates that the current inventory of buildable land is expected to be inadequate to fully address Sedro-Woolley's population and employment growth targets to 2036 without the need for urban growth area (UGA) expansion:

- Residential lands are within about 3% of achieving the SCOG target of accommodating an added 4,555 residents by 2036. Getting to 100% should be achievable with fairly modest measures, as outlined below with policy options recommended for consideration.
- Employment lands fall 23% short of meeting the SCOG target of 1,572 added jobs allocated to Sedro-Woolley through 2036. Industrial and commercial lands can accommodate an estimated 1,213 jobs, which is 359 jobs below the SCOG allocation.
- There may also be concerns with the mix of jobs for Sedro-Woolley. An estimated 209 net added jobs can be accommodated with net buildable industrial acreage. This is 43% short of the SCOG indicated projection of 368 added industrial jobs for Sedro-Woolley – as part of the forecast 1,572 job growth total.

## Policy Options

To conclude, the following policy options are outlined for consideration as possible measures to address potential issues as noted with the findings of this analysis:

**For Residential Lands.** Policy options to consider for addressing the approximately 3% shortfall in housing might include any or some combination of the following:

- Consider adjusting one or more of the assumptions used with the methodology in this analysis – related to such factors as definitions for developable status, critical areas/constraints, infrastructure or market factor, or assumed average household size.
- Up-zone some residential property to a higher density – for example to R15 multi-family, currently comprising only 5% of the residential net buildable land supply.
- Convert a small amount of acreage currently zoned for public/open space or employment use to residential – but only to the extent that employment land needs are also fully addressed.
- Provide for a relatively minor UGA expansion – possibly in the range of 10+/- buildable acres depending on the mix of residential zoning and associated building densities that might be considered.
- Provide for a more significant UGA expansion – if some lands currently designated for residential use are rezoned for commercial and/or industrial use as described below. The amount of land that might be required is not directly determinable at this point, but would depend, in part, on the mix of commercial versus industrial employment to be accommodated.

**For Employment Lands.** Policy options to address the estimated 23% shortfall of industrial and commercial employment potential may include any or some combination of the following:

- Modify some portion of the methodology and/or assumptions regarding employment lands evaluation – similar to what is outlined above for residential lands.
- Expand the supply of land effectively available for industrial use through such means as providing for more liberalized industrial use in one or both commercial zones.
- Increase the supply of industrial and/or commercial land by re-designating some existing residentially-zoned land for employment use. This option may of particular importance to the extent that some existing buildable residential sites are determined to be more suitable for industrial or commercial uses as compared with sites requiring UGA expansion. Re-zoning for employment use would require an offsetting addition of residential land through UGA expansion as described above.
- Expand the UGA to address the deficiency of land for industrial and commercial needs. The amount of added UGA needed will vary, in part, depending on the mix of industrial versus commercial land allocated. For example, assuming that all of the employment deficiency were to be addressed by UGA expansion, the amount of buildable land required could range from about 18 buildable acres (assuming 100% commercial designation) to 55 buildable acres (with 100% industrial designation) – or in-between with a mix of commercial and industrial designations.

Due to the size of the “gap” between the number of jobs that can be accommodated as compared with the 2036 requirement, it is unlikely that this need can be met unless residential lands are converted to employment use and/or the UGA is expanded to provide added employment land.

## APPENDIX A. DOCUMENTS REVIEWED

The following documents were review in conducting this buildable land and land capacity analysis:

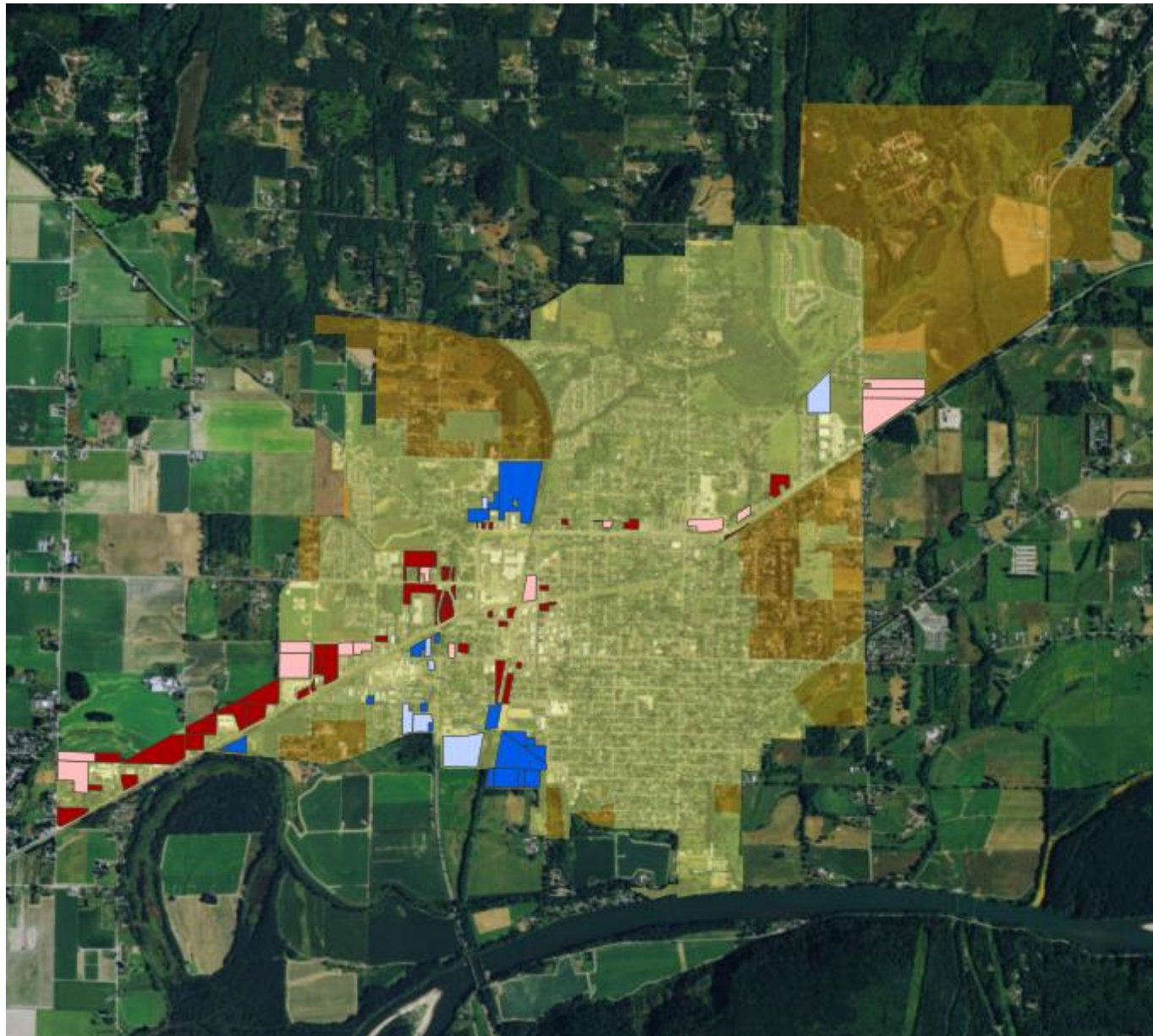
- *2010 Buildable Lands & Land Capacity Analysis Report* by the City of Mount Vernon Community and Economic Development Department.
- *Sedro-Woolley Municipal Code*, Title 17 Zoning, as of March 25, 2015.
- *Skagit County Code*, Chapter 14.08 – Legislative Actions.
- *Skagit County Growth Projections: Summary of Methods and Results*, prepared by BERK Consulting, July 2014.
- *Skagit County Industrial Land Study – Final Report*, prepared by ECONorthwest for the Port of Skagit, December 2014.
- *Shoreline Management Program Update – Preliminary Assessment of Shoreline Jurisdiction*, City of Sedro-Woolley, Draft June 2011.
- *Vacant Buildable Lands Model* by Clark County Community Planning.

## **APPENDIX B. RESIDENTIAL & COMMERCIAL/INDUSTRIAL INVENTORY MAPS**

On the next four pages are maps of vacant and partially vacant land as follows:

- Commercial and industrial tax lots with buildable land
- Commercial and industrial buildable land with constraints
- Residential tax lots with buildable land
- Residential buildable land with constraints

The maps depict the entire tax lot with vacant and partially vacant land, not just the portion of the tax lot that is buildable after removing constrained and developed land.



## Commercial & Industrial Tax Lots with Buildable Land

### Legend

#### Vacant:

- Commercial
- Industrial

#### Partially Vacant:

- Commercial
- Industrial

#### UGA Boundaries:

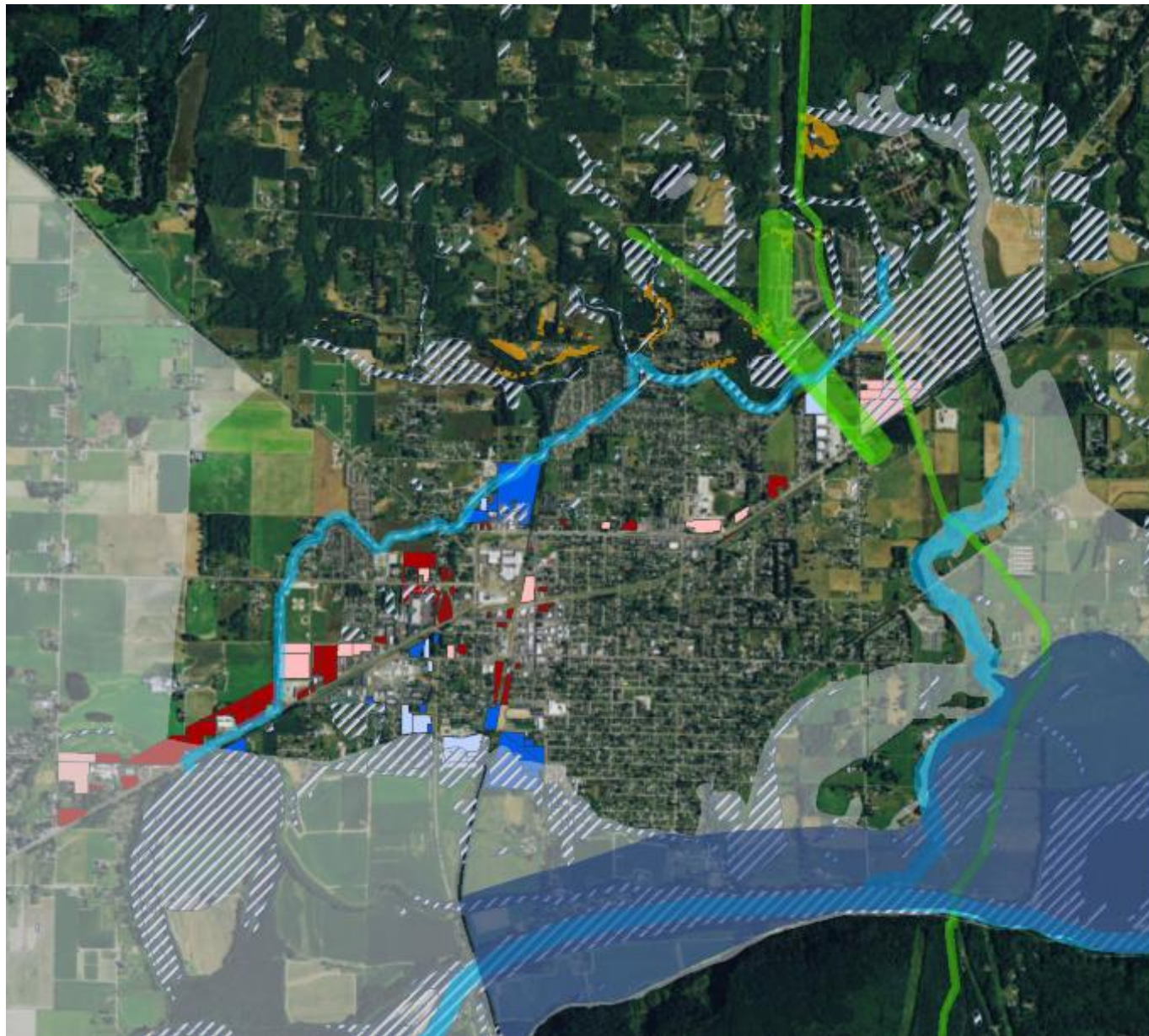
- Incorporated
- Unincorporated



E. D. Hovee & Company, LLC  
6-2015

Sources:  
City of Sedro-Woolley  
Esri





## Commercial & Industrial Buildable Land with Constraints

### Legend

#### Vacant:

- Commercial
- Industrial

#### Partially Vacant:

- Commercial
- Industrial

#### Constraints:

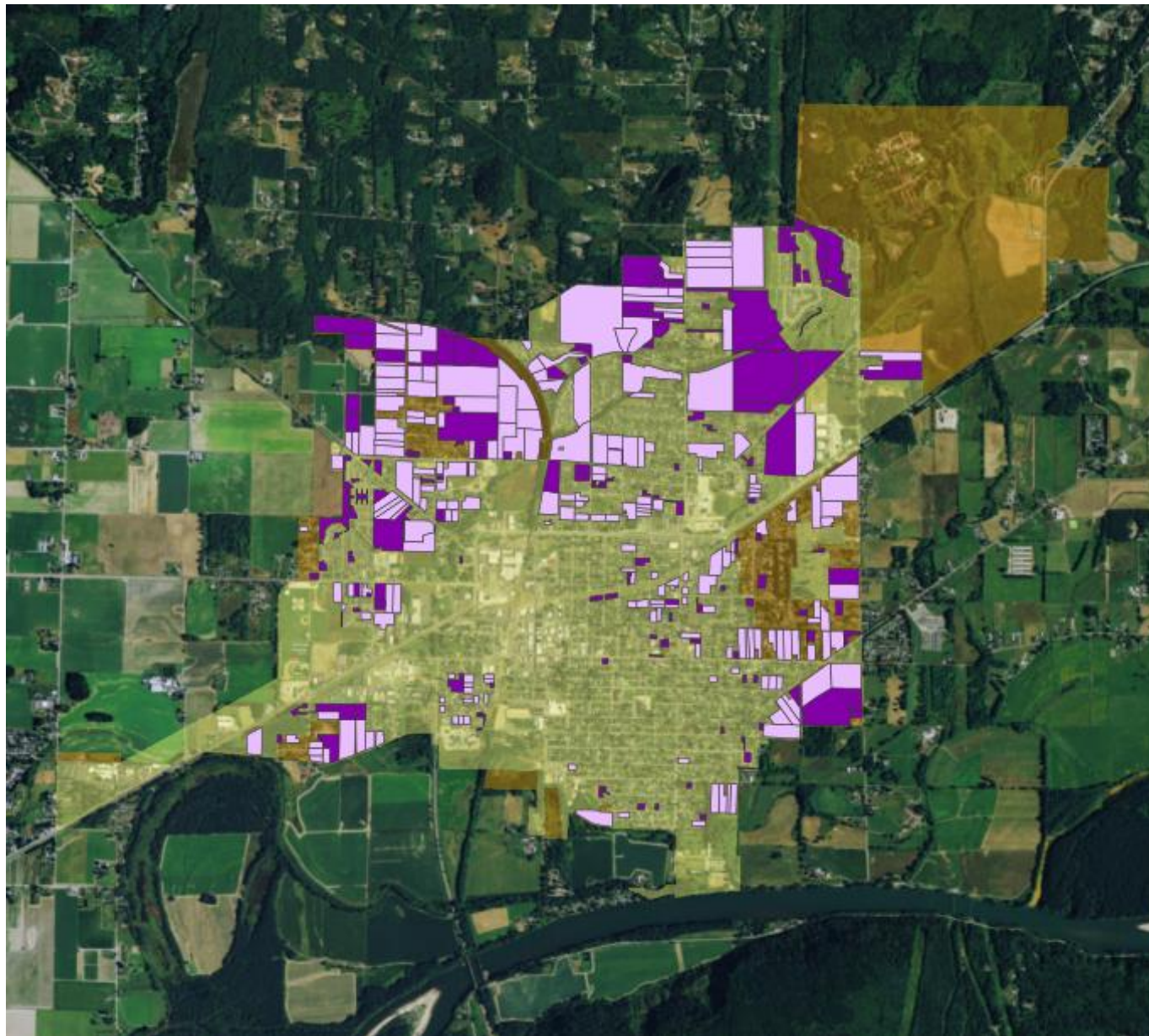
- Floodway
- Utility buffers
- River/Creek buffers
- Slope instability
- Wetlands
- 100 year floodplain



E. D. Hovee & Company, LLC  
6-2015

Sources:  
City of Sedro-Woolley  
Esri





## Residential Tax Lots with Buildable Land

### Legend

- Vacant
- Partially Vacant

### **UGA Boundaries:**

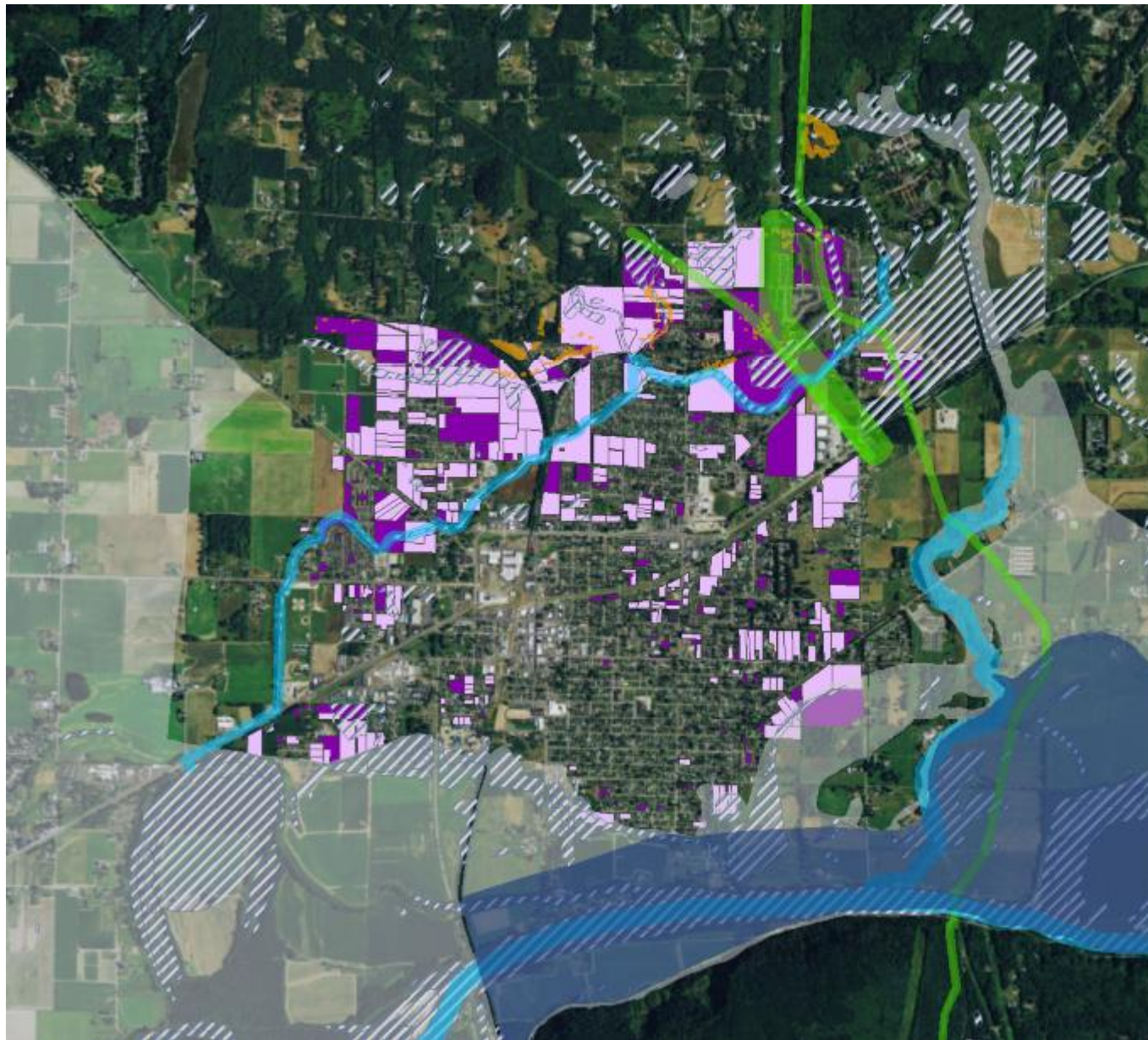
- Incorporated
- Unincorporated



E. D. Hovee & Company, LLC  
6-2015

Sources:  
City of Sedro-Woolley  
Esri





## Residential Buildable Land with Constraints

### Legend

- Vacant
  - Partially Vacant
- Constraints:**
- Floodway
  - Utility buffers
  - River/Creek buffers
  - Slope instability
  - Wetlands
  - 100 year floodplain



E. D. Hovee & Company, LLC  
6-2015

Sources:  
City of Sedro-Woolley  
Esri








**City of Sedro-Woolley  
Proposed UGA  
Amendments  
2016 Countywide UGA  
Review Cycle**

Add approximately  
232 acres  
Green Area developable  
Yellow Area County Pit

Add approximately 50 acres  
(Green Area)










Remove approximately  
200 acres  
(Blue Area)

**Legend**

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

**Zoning Areas**

ZONE

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

