



CITY OF SEDRO-WOOLLEY

Planning Department  
720 Murdock Street  
Sedro-Woolley, WA 98284  
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**STAFF REPORT**

Conditional Use Permit application #1702

**Recommendation**

Staff recommendation is to **approve** this request subject to the conditions contained in this document.

**Application:** CUP #1702 (Conditional Use Permit)

**Applicant:** Paul Ware  
Jameson Street LLC  
18340 Osprey Court  
Mount Vernon, WA 98274

**Address/Legal Description:** Property is located at 1400 Third Street, Sedro-Woolley. P75934 will be referenced as Parcel A and P113969 will be referenced as Parcel B. A copy of the application is available for review at the Sedro-Woolley Planning Department, 720 Murdock Street, Sedro-Woolley, Washington 98284, or by calling (360) 855-0771.

**Request:** The applicant wishes to apply for a conditional use permit to renovate and expand an existing 32 unit apartment complex in a Heavy Industrial zone. The project will ultimately contain 41 units.

**Project Permits Required:** Building permits.

**Studies Required or Requested:** Stormwater Analysis Report.

**Environmental Documents:** The City of Sedro-Woolley issued a Mitigated Determination of Non-Significance on October 8, 2003. Written appeals of this determination must be submitted to the Planning Director by 4:30 pm, October 22, 2003.

**Public Comment Period:** Interested persons may comment on the application, receive notice, and participate in any hearings, request a copy of the decision, and appeal the decision. Written or oral testimony may be submitted to: City Planner, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, Washington, 98284 (Phone: (360) 855-0771), until 4:30 the date of the public hearing.

**Public Hearing:** The Sedro-Woolley Planning Commission will hold a public hearing on the Conditional Use Permit application **Tuesday October 28, 2003** at 6:30 pm, at the Sedro-Woolley Municipal Courtroom, 220 West Woodworth, Sedro-Woolley, Washington 98284. The courtroom is located on the second floor of the city hall building and is not wheelchair accessible. Please contact the Planning Department 24 hours prior to the hearing if accommodations will be needed.

**Notice Published:** October 8, 2003

## **BACKGROUND**

### **Comprehensive Plan and Zoning Code Designations**

The Comprehensive Plan and Zoning Code designation for this property is Heavy Industrial. The Heavy Industrial zone allows manufacturing, processing and industrial development and all other uses as Conditional Uses.

### **Adjacent Uses**

The adjacent properties are zoned Single Family (SF1) to the east, Public to the north and Heavy Industrial to the west and south.

## **PROPOSED FINDINGS**

1. The application is subject to the criteria of SWMC 17.56.060: The criteria upon which a conditional use permit application is judged shall be the extent to which it:

A. Conforms to the Comprehensive Plan;

*The purpose for the CUP application is to allow for an existing non-conforming use to be expanded and renovated to better serve the community and its residents.*

*Goal H1: To provide sound, adequate housing for all current and future Sedro-Woolley residents.*

*Goal H2: To provide affordable housing for all current and future Sedro-Woolley residents.*

*Policy LU5.7: Recognize the rights of property owners to freely use and develop private property consistent with City regulations. Current regulations provide for development that is not consistent through Conditional Use Permits.*

B. Is compatible with the surrounding area, that is, causes no unreasonable adverse impacts;

*Property to the west and south are zoned Heavy Industrial. Landscaping will be required to improve compatibility with the surrounding residents.*

C. Is well planned in all respects so as to be an asset to the community.

*The existing buildings have a history of serious health department, building code and Labor and Industry violations, including life safety violations and the proposed renovations should provide for healthy and safe living spaces for residents in the community.*

## RECOMMENDATION

Staff recommendation is to approve this request subject to the following conditions:

- A. Comply with conditions set forth in the Mitigated Determination of Non-Significance dated October 8, 2003.
- B. Provide a play area and open space area of at least 7500 square feet as proposed in the site plan, of a design acceptable to the city, which includes a minimum of play equipment suitable for young children, a sport court for teenagers and seating for both children and adults. The play area shall be centrally located so as to be easily visible from all apartment buildings.
- C. Provide a landscaping plan which complies with SWMC 17.50 for approval by the Planning Director. Provide screening to the adjacent residential properties. Buildings should be constructed to resemble single family residences to the greatest extent possible.