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## **MEMO:**

**To:** Sedro-Woolley Planning Commission

**From:** John Coleman, AICP  
Planning Director

**Date:** May 19, 2020

**Subject:** CPA-1-20 – Zoning Map and Comprehensive Plan Map Amendments – 2020 Docket

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## **ISSUE**

At its March 11, 2020 meeting, the City Council made a motion to include two rezone requests from two separate property owners on the 2020 Comprehensive Plan Docket. The first is a request from Richard Quam to change the zoning designation of one roughly 2-acre parcel from Industrial to Residential 7 (File # 2020-010). The second is a request from Bob Ruby to change the zoning designation of roughly 3 acres of land from Mixed Commercial to Residential 5 (File # 2020-012).

## **BACKGROUND**

This is the first review of the two rezone requests, the locations of which are shown in Figure 1. Each request is discussed separately below. Today's meeting is intended to be an introduction to the properties in the two rezones. This meeting will also serve as a chance for the Planning Commission to acclimate to the new virtual meeting format that is necessary because of the COVID-19 pandemic and associated public venue closures. Staff does not have any recommendations on the rezone requests and public hearings for the rezone requests have not yet been scheduled. The Planning Commission is not going to make any recommendations at this meeting.

Application # 2020-010 – request to change zoning of Parcel P76524, a roughly 2 acre parcel, from Industrial to Residential 7 (R-7). The property is located south of the State Route 20 and Burlington Northern Rail corridor, and north of Harts Slough (a side channel of the Skagit River). Access is from Pinto Lane, a private, gravel lane. The property is vacant and the applicant describes the use as unused pasture land. An aerial photo is shown in Figure 2 and an Assessor's Map in Figure 3.

The applicants/owners, Richard and Janet Quam, requested the zoning change because: "Critical area buffer of 200 feet along Harts Slough would reduce useable area to approximately ¼ acre. For the parcel to be used for industrial purposes would require improved access road and improved BNSF railroad crossing along with sewer and water line under SR 20 and BNSF railroad."

The applicant further states: "While this request pertains to property within the City of Sedro-Woolley UGA, the size of the property and its proximity to Harts Slough will be the determining factors. The required critical area 200-foot buffer for Harts Slough will reduce the useable land area to approximately ¼ acre. Thus, this request will have minimal impact on the population projections of Sedro-Woolley and any increase in developable land."

This is the only property zoned as Industrial in the area. The adjacent property to the east is zoned R-7. The adjacent property to the north (across SR 20) is zoned Mixed Commercial. The property to the south is outside of city limits and is technically an unopened right-of-way. To the south of that right-of-way, the land is zoned Agricultural-Natural Resources per the Skagit County zoning map. Harts Slough is just south of the property.

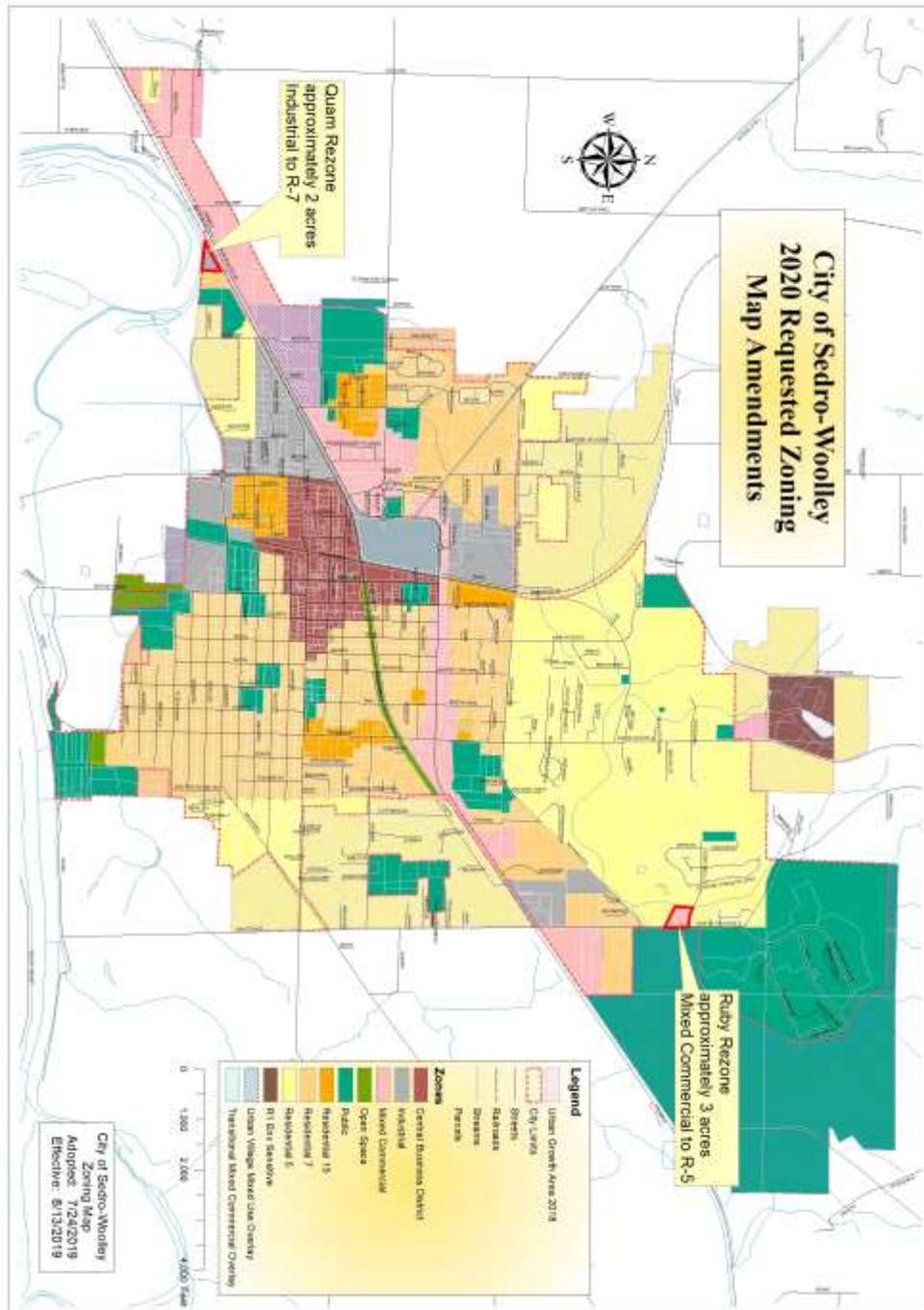


Figure 1 – Location in city of two rezone requests

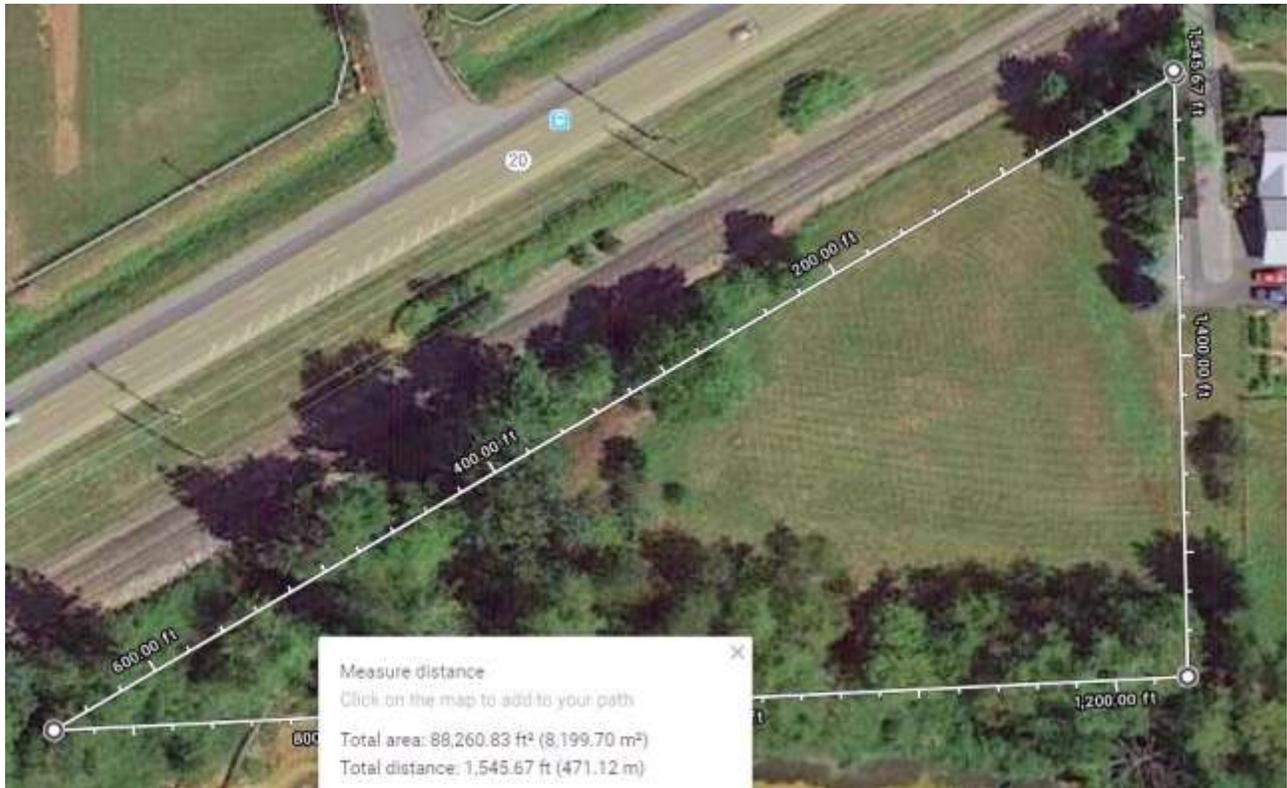


Figure 2 – Quam rezone area – Aerial photo

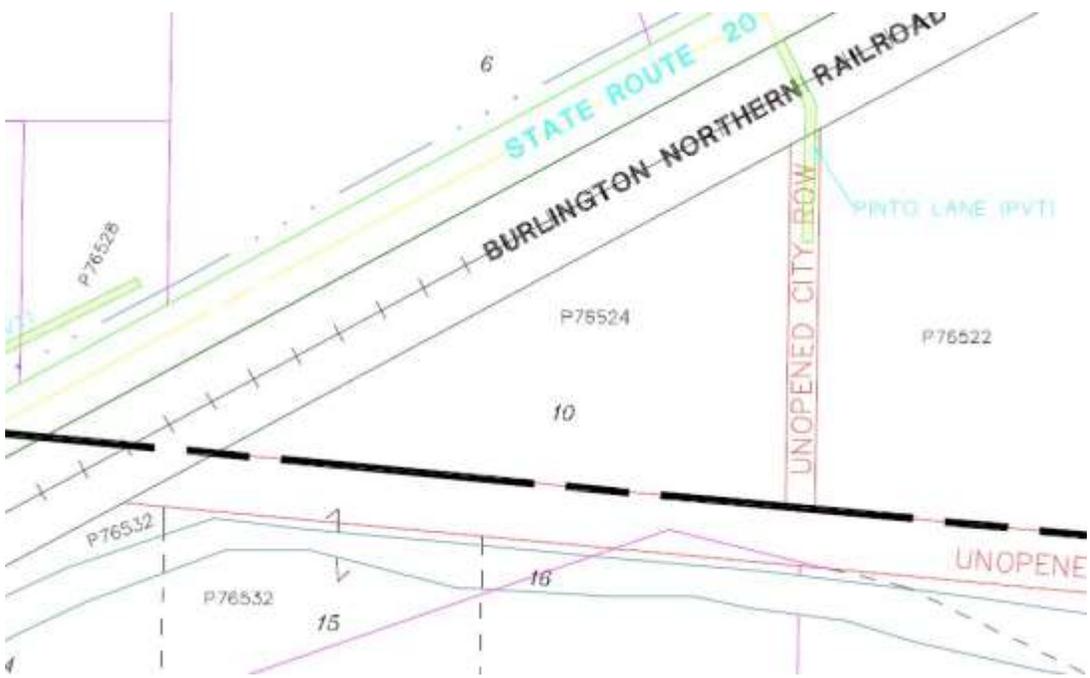


Figure 3 – Assessor's map of Quam property – Parcel P76524

Application # 2020-012 – request to change the zoning designation of roughly three acres of Parcel P39361 from Mixed Commercial to Residential 5 (R-5). The property is located at the southwest corner of the intersection of Portobello Ave. and North Fruitdale Rd. (see Figure 1 and Figure 4). The area zoned as Mixed Commercial is part of a larger 23.9 total acre parcel. The Mixed Commercial area covers roughly the clubhouse and part of the driving range area at the golf course. This parcel was zoned Mixed Commercial many years ago, presumably as a possible location for a small commercial node to serve the Sauk Mountain View Estates subdivision. The area zoned Mixed Commercial is bound to the south by a Cascade Natural Gas easement, to the west by the unnamed creek (tributary to Brickyard Creek), to the east by North Fruitdale Road and the north by Portobello Ave.

The zoning to the south, west and north is R-5. The property to the east, across North Fruitdale Road, is outside of city limits and part of the Northern State Recreation Area. It is owned by Skagit County and zoned Urban Reserve Public-Open Space per the County zoning map.

The owner of the rezone request property is Granite Holdings, LLC. Mr. Robert Ruby is the representative of the LLC. Granite Holdings owns two additional parcels adjacent to P39361 and is pursuing a residential land subdivision of the three properties. The rezone would allow the area currently zoned Mixed Commercial to be developed into residential housing per zoning code regulations in the same manner that Granite Holdings intends to develop the rest of their adjacent property.



Figure 4 – Ruby rezone area – Aerial photo

## **RECOMMENDATIONS**

Get to know the properties and learn more about the proposed rezone requests. Discussion will occur at a future Planning Commission meeting.