

Next Ord: 1873-17  
Next Res: 953-17

VISION STATEMENT

SEDRO-WOOLLEY IS A FRIENDLY CITY THAT IS CHARACTERIZED BY CITY GOVERNMENT AND CITIZENS WORKING TOGETHER TO ACHIEVE A PROSPEROUS, VIBRANT AND SAFE COMMUNITY

MISSION STATEMENT

TO PROVIDE SERVICES AND OPPORTUNITIES WHICH CREATE A COMMUNITY WHERE PEOPLE CHOOSE TO LIVE, WORK AND PLAY

**CITY COUNCIL/PLANNING COMMISSION  
WORKSESSION**

**AGENDA**

**March 1, 2017**

**7:00 PM**

**Sedro-Woolley Municipal Building  
Public Safety Training Room  
325 Metcalf Street**

- A. Proposed Comprehensive Plan Amendments – 2017 Docket  
(1<sup>st</sup> Reading).....2-3  
(Staff Contact – John Coleman)
- B. Fences in Front Setbacks.....4-5  
(Staff Contact – John Coleman)

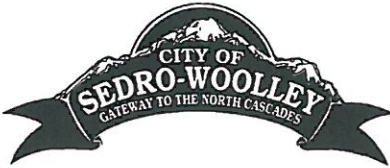
**Next Meeting:**

**March 8, 2017**

**Council Meeting**

**7:00 PM**

**City Council Chambers**



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## MEMO:

**To:** Mayor, City Council and Planning Commission  
**From:** John Coleman  
Planning Director  
**Date:** March 1, 2017 – Work session  
**Subject:** Proposed Comprehensive Plan Amendments – 2017 Docket

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## ISSUE

Introduction of the proposed amendments to the Comprehensive Plan for 2017 Docket – First Read

## PROJECT DESCRIPTION/ HISTORY

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; this list of proposed amendments is termed the "Docket." The City Council determines what items are included on the Docket. No Comprehensive Plan amendment applications from the public in general have been received. This is the appropriate time for Council and Planning Commissioners to propose any desired Comprehensive Plan changes.

The entire Comprehensive Plan was updated in May of 2016 as required by the State. The City is compliant with the Growth Management Act, which means the City is not obligated by the Department of Commerce to make any further amendments to the Comp Plan per GMA until 2023. However, there are amendments that need to be made as a result of two other issues.

First, the Parks and Recreation Element was adopted in 2012 to meet the 2016 GMA deadline. The State Recreation and Conservation Office (RCO) only recognizes plans for 6 years. Unless the City updates the Parks and Recreation Element by April 12, 2018, the City will not be eligible for RCO grants. To meet that requirement, staff recommends that the Parks and Rec Element be updated as part of the 2017 Docket process.

Second, when the County approved the City's northern UGA expansion in June of 2016, they adopted slightly different UGA boundaries than the city did and the County put a condition on the approval that requires the City to address sewer service in the area. They included the following language in their UGA expansion approval: Approval of the UGA expansion is accompanied by a policy statement that "By June 30, 2018, or prior to annexation, whichever comes first, the City shall provide a sewer plan amendment or other documentation to the County showing the sewer service extension plan for the Northern UGA expansion area."

Staff recommends updating the UGA boundaries in the city Comprehensive Plan. The Sewer Comprehensive Plan is part of the Capital Facilities Element, therefore any amendments to the Sewer Plan should be processed as part of the Comprehensive Plan update process.

The Comprehensive Plan update process is also the time to make any requested or necessary zoning changes. As a result of a short plat that is pending approval, the zoning map needs to be amended to reflect the new property lines for the two resulting parcels.

In addition to the above items, staff also recommends that the rezoning request period be held open until June 30, 2017.

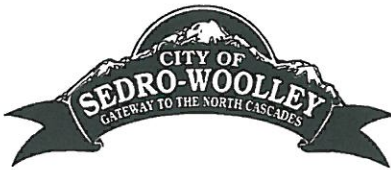
### **RECOMMENDED ACTION**

No Action – First Read.

When staff brings this topic back to Council for a second read, the likely items proposed for the 2017 Docket will include:

- 1) Amendments to the Parks and Recreation Element.
- 2) Amendments to the Comprehensive Plan and Zoning maps to assure that the City and County Comprehensive Plans are consistent.
- 3) Amendments to the Sewer Plan and associated updates to the Capital Facilities Element.
- 4) Zoning map amendment to address new property lines resulting from Short Plat #2015-246.
- 5) Any rezone requests received between now and June 30, 2017. Leave the application period for zoning changes in 2016 open until June 30, 2016.
- 6) Amendments to the Comprehensive Plan or Zoning map desired by Council and Planning Commission.





MAR 01 2017

AGENDA ITEM B

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

## MEMO:

**To:** Mayor, City Council and Planning Commission

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

**Date:** March 1, 2017

**Subject:** Fences in Front Setbacks

## ISSUE

Under the city's current zoning regulations, fences in the front setback of residences may only be three-feet tall, except fences up to six-feet tall are allowed if the fence is less than 25% sight-obscuring. The City Council requested that the Planning Commission review the fence requirements in front setbacks.

## PROJECT DESCRIPTION / HISTORY

The Planning Commission (PC) held a public meeting to review the city's front yard fence regulations for residential neighborhoods. At that meeting, the PC reviewed the existing regulations for fences in front setbacks and looked at how fences are being constructed in front setbacks under the existing regulations. The PC also reviewed other local cities' front yard fence regulations and the purpose of front setback regulations for fences. The PC then reviewed the existing regulations for content and clarity.

Content – The existing regulations allow for a three foot tall solid fence in the front yard setback in residential neighborhoods. Open-type fences (chain-link for example) up to 6 feet tall are also allowed in the front setback. The R-5 and R-7 zones have 20-foot front setbacks; the R-15 zone has a 10-foot front setback. Six-foot tall fences of any type are allowed in rear and side setbacks. The table below shows the setbacks in each zone.

Zoning Designation	Front Setback	Side Setback	Rear Setback
R-5	20'	5'	5'
R-7	20'	5'	5'
R-15	10'	5'	5'

The PC found that the regulations of all the other cities reviewed also do not allow solid fences over three or four feet tall in the front setback. In fact, most cities have more restrictions on fences in front setbacks.

The PC was asked to look around town at fences in the front setback. The conclusion was that there are several 6-foot tall solid fences in front setbacks. However, the PC found that almost all of the 6-foot solid fences along a street occur when the residence is on a corner lot or when the

house has its back yards along a street. Only one example of a fence in a front yard of a mid-block lot was found.

The PC considered amending the regulations to address corner lots and lots that have backyards that are along a street. However, *the PC determined that the content of the front fence regulations are appropriate and the existing regulations do not need to be amended.*

Clarity - The PC found that fence regulations for most other cities are more complex than Sedro-Woolley's. However, the PC believes that the current Sedro-Woolley fence regulations are clear and understandable and does not believe that additional complexity is appropriate. *The PC determined that no changes are necessary to improve the clarity of the fence regulations.*

Existing fence regulations – Ch. 17.44 SWMC

**17.44.010 Fences.** Fences shall not exceed the following height restrictions:

- A. Front setback areas: three feet except six feet for open-type fences blocking vision by no more than twenty-five percent;
- B. Side and rear setback areas except where overlapped by the setback areas: six feet;
- C. Elsewhere (except vision clearance triangle): same as building height restrictions;
- D. Barbed wire fences or fences or walls having wire or metal prongs or spikes or cutting points or edges or any kind shall not be allowed in the residential zones. (Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 3.03, 1985)

### **REQUESTED ACTION**

No Action. The Planning Commission recommended that the regulations for fences in the front setbacks not to be amended.