



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

MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: November 21, 2017

Subject: CPA-4-17 – Comprehensive Land Use Map and Zoning Map Update

ISSUE

CPA-4-17 – At the February joint City Council/Planning Commission worksession, the City Council requested that the Planning Commission review possible zoning or zoning overlay changes for the properties south of Jameson Street, east of the County-owned (former railroad) parcel and west of Third Street. This land is privately owned and is currently zoned Industrial. The property is roughly 42 acres – 27 acres are in the city limits. Currently there is no proposal to change the zoning in this area. The council requested a public review process to determine if there are other possible land uses for the area besides industrial.

The Planning Commission held a public hearing on September 19, 2017 to get feedback from the community as to what uses may best suit the property. The only member of the audience that spoke was an associate of the property owner. After the public comment period was finished, the Planning Commission discussed the proposal. One of the topics discussed was the past industrial uses and potential contamination on the site. The city obtained a grant to pay for a Phase I Environmental Site Assessment (ESA). A Phase I ESA report identifies potential or existing environmental liabilities on a site. No sampling of soil, groundwater or building materials are performed as part of a Phase I ESA; that is work that may be performed as a Phase II ESA.

The Planning Commission requested to review the results of the Phase I ESA before making any zoning recommendations for the property. The report was completed October 31 and is attached electronically to this memo as Exhibit A. The report indicates that previous Phase I and Phase II ESAs have been performed on the property. The new ESA does not appear to identify any new environmental conditions that have not been reported in previous ESAs. The Executive Summary contains a condensed summary of the information. The expanded report is on pages 1-36. There are over 1,000 pages of background information in the appendices; those appendices are not included in the attached copy of the Phase I ESA report.

EXHIBITS

Exhibit A – Phase I ESA

RECOMMENDATIONS

Recommend that the Planning Commission review the Phase I ESA. No action requested.