



# LEARNED

COMMERCIAL, INC.

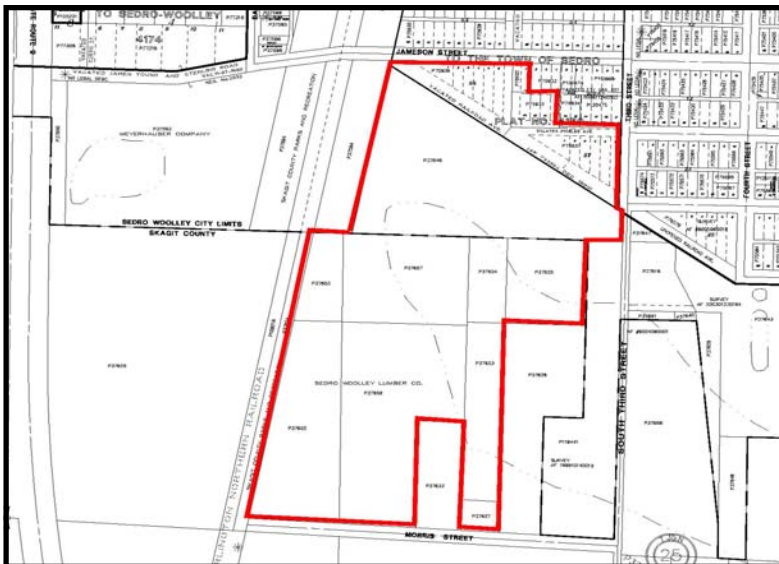
Providing Select Commercial Real Estate Services



## For Sale

109 Jameson  
Sedro Woolley, WA

- ◆ 41.65+/- acres vacant land
- ◆ A portion of the property is within city limits and is zoned industrial
- ◆ Remaining land is outside city limits. Part zoned URC-1 and part zoned Ag
- ◆ Immediately south of Sedro Woolley High School
- ◆ Former log yard and lumber company site.
- ◆ \$2,495,000



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
clay@claylearned.com

*All info deemed reliable however verification recommended*

ATE ROUTE 9

TO SEDRO WOOLLEY

6	7	8	9	10	11
P125221					
P77308		4174			
		P77315			

P37599	
P37598	
P37596	
P37598	

VACATED JAMES YOUNG AND STERLING ROAD  
 VAC. 11-07-1980  
 NO LEGAL DESC.  
 REG. No. 2932

P37650

P37593  
 WEYERHAUSER COMPANY

SEDRO WOOLLEY CITY LIMITS  
 SKAGIT COUNTY

SKAGIT COUNTY PARKS AND RECREATION  
 P37594  
 P37594

P37594

P37648

P37653

P37657

P37624

P37625

P37655

P37652

SEDRO WOOLLEY LUMBER CO.  
 P37656

P37623

P37626

P37633

P119441

SURVEY  
 AF 199910140010

P37627

MORRIS STREET

JAMESON STREET

TO THE TOWN OF SEDRO

PLAT NO. 1155

VACATED FIBALGO AVE.

L&P TRAILER DEP. 1983

IRLINGTON NORTHERN RAILROAD  
 SKAGIT COUNTY PARKS AND RECREATION  
 P108218  
 P37654

SOUTH THIRD STREET

THIRD STREET

FOURTH STREET



P37646

P37658

SURVEY  
 AF 200301230194

P37647

P37661

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AF #9004090001

P37629

P37618

UNOPENED RAILROAD AVE.  
 P37647

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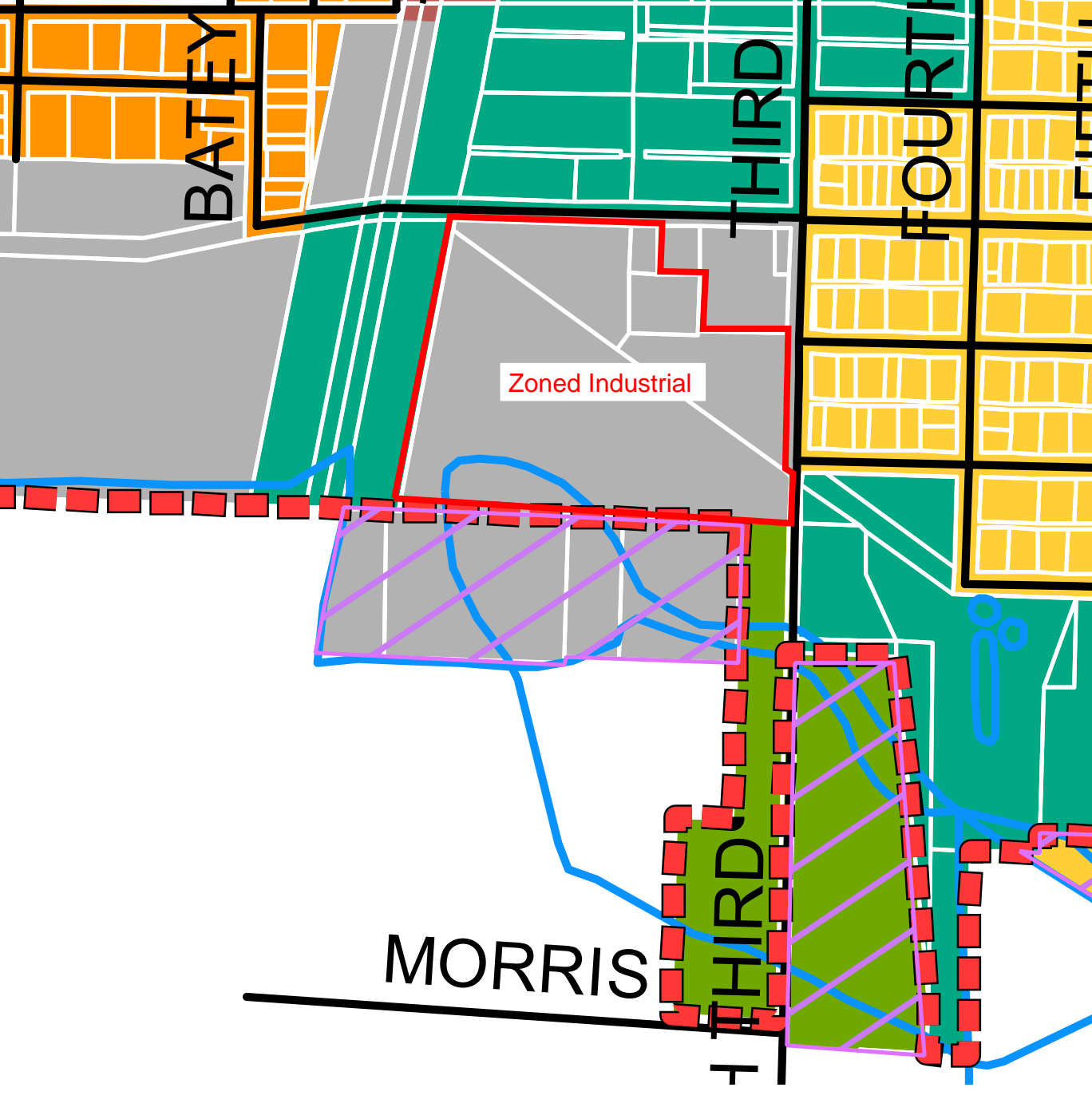
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BATEY

THIRD

FOURTH

Zoned Industrial

MORRIS

THIRD

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## Chapter 17.28 INDUSTRIAL (I) ZONE

### Sections:

- [17.28.005](#) Intent.
- [17.28.010](#) Use restrictions.
- [17.28.020](#) Bulk restrictions.
- [17.28.030](#) Minimum lot size requirements.
- [17.28.040](#) Screening requirements.
- [17.28.050](#) General regulations on uses and property.
- [17.28.060](#) Design review.

### **17.28.005 Intent.**

The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city's economic base in a manner that minimizes impacts to surrounding nonindustrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004)

### **17.28.010 Use restrictions.**

Use restrictions in the industrial (I) zone shall be as follows:

#### A. Permitted Uses.

1. Office parks, medical services, wholesaling, and light manufacturing and processing;
2. Industrial equipment, supplies, services, including storage;
3. Agricultural processing;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school, public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated.

**B. Conditional Industrial Uses.**

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;
4. Prisons;
5. Incinerators;
6. Animal slaughtering and meat packing, food processing;
7. Wireless communication facilities;
8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
9. Garbage and/or recycling transfer stations or sorting facilities;
10. Composting facilities;
11. All uses not permitted above or otherwise prohibited.

**C. Prohibited Uses.** Residential uses other than those that are ancillary to an industrial use listed above. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 5, 1998; Ord. 1063 § 5 (Exh. D § 2.06.01.05), 1988; Ord. 1013 § 2.06.01, 1985)

**17.28.020 Bulk restrictions.****A. Minimum Setbacks to Adjacent Zones.**

1. Setbacks to Residential (R-5, R-7 and R-15) Zones. Front setbacks shall be a minimum of twenty feet. Side setbacks shall be a minimum of thirty feet. Rear setbacks shall be a minimum of thirty feet.
2. Setbacks to All Other Zones. Front setbacks on an arterial street shall be a minimum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
3. Setbacks to the Industrial Zone. Buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned industrial.

**B. Maximum building height:** thirty-five feet. A variance to the maximum building height may be granted as set forth in Chapter [17.60](#).

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1522-05 § 3, 2005; Ord. 1484-04 § 8 (part), 2004; Ord. 1387-00 § 1, 2000; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.02, 1985)

**17.28.030 Minimum lot size requirements.**

There is no categorical minimum lot size for industrial uses in this zone. However, the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceedings. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.03, 1985)

**17.28.040 Screening requirements.**

A six-foot-tall totally sight-obscuring fence, wall or other screen of equal effectiveness shall be maintained around all industrial storage and activity areas where adjacent to or across a public right-of-way from any other zone. The planning director may waive the screening requirement in a case where a permanent feature (such as an elevated railroad grade) that meets the screening requirements exists between the project and adjacent property. The screening requirements in Section [17.50.120](#) shall also apply. In the case of conflict between screening requirements, the higher standards shall apply. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.06.04, 1985)

**17.28.050 General regulations on uses and property.**

The following provisions shall apply to all new and expanded uses within this zone when located adjacent to a residential zoned district:

- A. There shall be no unusual fire, explosion, or safety hazards;
- B. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the state of Washington, Department of Ecology (WAC 173-60-040);
- C. Pollution standards set by regional, state, or federal pollution control commissions or boards shall apply to all uses;
- D. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated;
- E. If less intense uses are proposed, they shall be located adjacent to the residential zoning to lessen the impacts of the industrial activity. Uses such as live/work units, parking areas, office buildings, stormwater facilities and open spaces should be used as a transition between industrial and residential zoning. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004: Ord. 1387-00 § 2, 2000)

**17.28.060 Design review.**

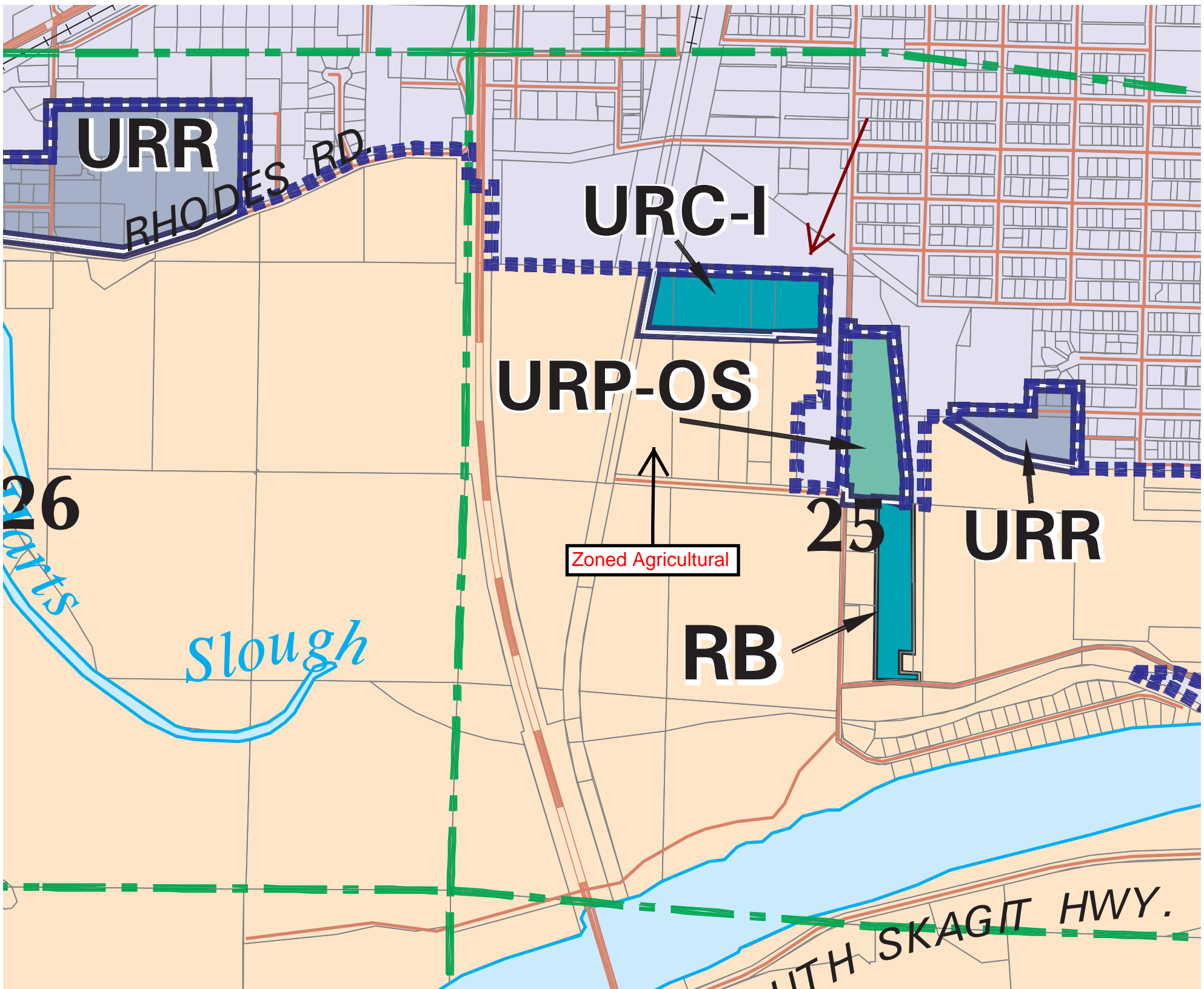
All developments in this zone which are subject to environmental review shall comply with the design review standards of Chapter [15.44](#) for conformance with this and other provisions of the city code. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004)

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**This page of the Sedro-Woolley Municipal Code is current through Ordinance 1700-11, passed March 9, 2011.**

Disclaimer: The City Clerk's Office has the official version of the Sedro-Woolley Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.sedro-woolley.wa.us/>  
(<http://www.ci.sedro-woolley.wa.us/>)  
City Telephone: (360) 855-1661  
Code Publishing Company  
(<http://www.codepublishing.com/>)



**URR**

RHODES RD

**URC-I**

**URP-OS**

**25**

**URR**

Zoned Agricultural

**RB**

Slough

**26**

WITH SKAGIT HWY.

#### **14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).**

(1) Purpose. The purpose of the Agricultural—Natural Resource Lands district is to provide land for continued farming activities, conserve agricultural land, and reaffirm agricultural use, activities and operations as the primary use of the district. Non-agricultural uses are allowed only as accessory uses to the primary use of the land for agricultural purposes. The district is composed mainly of low flat land with highly productive soil and is the very essence of the County's farming heritage and character.

(2) Permitted Uses.

- (a) Agriculture.
- (b) Agricultural accessory uses.
- (c) Agricultural processing facilities.
- (d) Co-housing, as part of CaRD, subject to SCC [14.18.300](#) through [14.18.330](#).
- (e) Commercial greenhouse operations that are an integral part of a local soil-based commercial agriculture operation.
- (f) Individual or multiple farm composting as an incidental agricultural operation to a working farm with no net loss of soil. The composting operation shall be managed according to an approved nutrient management plan in conjunction with the local Conservation District and Natural Resources Conservation Service (NRCS) standards and all applicable environmental, solid waste, access and health regulations. Such use shall not generate traffic uncommon to a farm operation.
- (g) Family day care provider as defined in Chapter [14.04](#) SCC; provided, that no conversion of agricultural land is allowed.
- (h) Farm-based business carried on exclusively by a member or members of a family residing on the farm and employing no more than 3 nonresident full-time equivalent employees.
- (i) Historic sites open to the public that do not interfere with the management of the agricultural land.
- (j) Home Based Business 1.
- (k) Manure lagoons.
- (l) Cultivation and harvest of any forest products or forest crop and necessary accessory buildings.
- (m) On-site sorting, bagging, storage, and similar wholesale processing activities of agricultural products that are predominantly grown on-site or produced principally from the entire commercial farm operation. Such activities shall be limited to those which are integrally related to the agricultural production and harvesting process.
- (n) Seasonal roadside stands not exceeding 300 square feet.

- (o) Single-family detached residential dwelling unit and residential accessory uses, when accessory to an agricultural use; and provided, that no conversion of agricultural land is allowed for accessory uses.
  - (p) Water diversion structures and impoundments related to resource management.
  - (q) Wholesale nurseries.
- (3) Administrative Special Uses.
- (a) Agricultural slaughtering facilities.
  - (b) Bed and breakfast, subject to SCC [14.16.900\(2\)\(c\)](#), provided the use is accessory to an actively managed, ongoing agricultural operation and no new structures are constructed outside of the home for lodging purposes.
  - (c) Expansion of an existing major or minor utility or public use; provided, that the expansion is designed to utilize the minimum amount of resource lands necessary and meets items in Subsection (3)(c)(i) or (ii) of this Section as well as the item in Subsection (3)(c)(iii) of the following requirements:
    - (i) The expansion is located within the existing building envelope which may include the required landscaping for the approved use;
    - (ii) It is to be sited on existing impervious surface or in existing right-of-way;
    - (iii) The applicant has proven that there is no other viable alternative to providing the expansion on non-natural resource lands.
  - (d) Greenhouse operations not otherwise permitted in SCC [14.16.400\(2\)\(e\)](#). Greenhouses operating in the Ag-NRL zone as an administrative special use, should they cease operation, shall be required to return the land to its former state or otherwise place the land in agricultural production.
  - (e) Home Based Business 2, provided no conversion of agricultural land is required to accommodate the business activity.
  - (f) Minor public uses related to the provision of emergency services where there is no other viable parcel or non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the development of the use within the natural resource land must be provided.
  - (g) Minor utility developments including those that are a necessary part of a salmon recovery or enhancement project pursuant to SCC [14.24.130](#), including stormwater management projects, where there is no other viable parcel of non-agricultural land to locate the project.
  - (h) Personal wireless services towers, subject to SCC [14.16.720](#).

- (i) Seasonal roadside stands not exceeding 2,000 square feet, except as allowed in Subsection (2)(n) of this Section.
  - (j) Temporary manufactured homes; provided, that no conversion of agricultural land is allowed.
  - (k) Temporary events related to agricultural production; and provided, that no agricultural land is converted and no permanent structures are constructed.
  - (l) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Aircraft landing field, private, as an accessory to an agricultural use only, provided the applicant has proven that there is no other viable alternative to providing the service on natural resource lands.
  - (b) Concentrated animal feeding operation.
  - (c) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC [14.04.020](#).
  - (d) Home Based Business 3, provided the use is accessory to an actively managed, ongoing agricultural operation and no conversion of agricultural land is required to accommodate the business activity.
  - (e) Kennel, limited, if accessory to an existing residence or natural resource operation; and provided, that no resource land is converted or taken out of production.
  - (f) Major public uses related to the provision of emergency services where there is no other viable parcel of non-resource designated land to serve the affected area. Applicants shall demonstrate the need to locate the use in the natural resource land. Analysis of alternatives to the development of the use within the natural resource land must be provided.
  - (g) Major utility developments where there is no other viable parcel or non-agricultural designated land to serve the affected area. Analysis of alternatives to the development of the utility in the natural resource land must be provided.
  - (h) Natural resource research and training facility.
  - (i) Outdoor outfitters enterprises as defined in Chapter [14.04](#) SCC that remain incidental to the primary use of the property for agriculture, result in no conversion of agricultural land; and provided, that temporary lodging, etc., as regulated in SCC [14.16.900](#)(2)(d) is prohibited.
  - (j) Primitive marinas with not greater than 3 slips.
  - (k) Seasonal roadside stands not exceeding 5,000 square feet, except as allowed in Subsections (2)(n) and (3)(h) of this Section.

(l) Shooting club (outdoor), with no associated enclosed structures allowed except as needed for emergency communications equipment; and provided, that no conversion of agricultural land is allowed.

(m) Temporary asphalt/concrete batching as defined and limited in Chapter [14.04](#) SCC, provided there is no other viable parcel of non-resource designated land to serve the purpose.

(5) Dimensional Standards.

(a) Setbacks.

(i) Residential.

(A) Front: 35 feet minimum, 200 feet maximum from public road. Unless specified below or elsewhere in this Chapter, no portion of a structure shall be located closer than 35 feet from the front lot line and no portion of a structure shall be located further than 200 feet from the front lot line. If a parcel is located such that no portion or developable portion of the property is within 200 feet of a public road, the maximum 200-foot setback shall be measured from the front property line. The maximum setback may be waived by Planning and Development Services where critical areas, preventing the placement of residential structures, are located within the 200-foot setback area. The maximum setback may also be waived by Planning and Development Services in cases where nonfloodplain or nonprime agricultural land is located on the lot outside of the setback area, which would provide for a more appropriate placement of residential structures. In cases where a residence exists outside the setback area, residential accessory structures may be placed outside the setback area if located in accordance with the siting criteria outlined in Subsection (6) of this Section.

(B) Side: 8 feet adjacent to a property line.

(C) Rear: 35 feet.

(D) Accessory: Same as principal structures.

(ii) Nonresidential.

(A) Front: 35 feet.

(B) Side: 15 feet.

(C) Rear: 35 feet.

(b) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC [14.16.720](#).

(c) Minimum lot size: 1/16th of a section of land or 40 acres. Smaller lot sizes are permissible through CaRDs or as provided in SCC [14.16.860](#).

(6) Siting Criteria. In addition to the dimensional standards described in Subsection (5) of this Section, new, non-agricultural structures shall be required to comply with the following provisions:

(a) Siting of all structures in the Agricultural—Natural Resource Lands district shall minimize potential impacts on agricultural activities.

(b) When no structures or no compatible structures exist on the subject property or adjacent properties, new structures shall be located in a corner of the property and all development including but not limited to structures, parking areas, driveways, septic systems and landscaping shall be contained within an area of no more than 1 acre.

(c) When compatible structures exist on the subject property or adjacent properties, siting of new structures shall comply with the following prioritized techniques:

(i) Locate new structure(s) within the existing, developed area of any compatible structure(s) in the same ownership, and utilize the existing access road.

(ii) When the provisions of Subsection (6)(c)(i) of this Section are not possible, locate new structure(s) within the existing, developed area of any compatible structure in the same ownership.

(iii) When the provisions of Subsection (6)(c)(i) or (6)(c)(ii) of this Section are not possible, site new structure(s) to achieve minimum distance from any existing compatible structure on either the subject property or an adjacent property. All development, including, but not limited to, structures, parking areas, driveways, septic systems, wells, and landscaping, shall be contained within an area of no more than 1 acre.

(7) Additional requirements related to this zone are found in SCC [14.16.600](#) through [14.16.900](#) and the rest of the Skagit County Code. (Ord. O20090011 Attch. 2 (part); Ord. O20090010 Attch. 1 (part); Ord. O20090006; Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050003 (part); Ord. O20030021 (part); Ord. R20020130 (part); Ord. 18375 §§ 4 (part), 5, 2001; Ord. 18069 Appx. A (part), 2000; Ord. 17938 Attch. F (part), 2000)

#### **14.16.195 Urban Reserve Commercial-Industrial (URC-I).**

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential uses of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of urban services and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial development in the future. More intensive development than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve development permit pursuant to SCC [14.16.910](#).

#### (2) Permitted Uses.

- (a) Art galleries and studios.
- (b) Business offices.
- (c) Community club/grange hall.
- (d) Family day care provider.
- (e) Gasoline service stations and automobile repair garages conducted inside a building.
- (f) Historic sites open to the public.
- (g) Indoor or outdoor storage facilities, excluding unlicensed and inoperable vehicles.
- (h) Kennel, day-use.
- (i) Loft living quarters above store fronts.
- (j) Mini-storage.
- (k) Minor public uses.
- (l) Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries.
- (m) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (n) Owner operator/caretaker quarters accessory to primary use.
- (o) Pre-school.
- (p) Professional offices.
- (q) Production, repair, and servicing of specialized tools and equipment.
- (r) Provision of services, including professional, management, consulting, construction, and repair services.

- (s) Restaurants.
  - (t) Retail and wholesale nurseries/greenhouses.
  - (u) Small animal clinic/hospital.
  - (v) Small retail and service businesses.
  - (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
  - (x) Warehouses and distribution and wholesale uses.
- (3) Administrative Special Uses.
- (a) Active recreational facilities.
  - (b) Expansion of existing major public uses up to 3,000 square feet.
  - (c) Kennels.
    - (i) Boarding kennel.
    - (ii) Limited kennel.
  - (d) Large animal clinic/hospital.
  - (e) Minor utility developments.
  - (f) Parks, specialized recreational facility.
  - (g) Personal wireless services towers, subject to SCC [14.16.720](#).
  - (h) Race track, indoor.
  - (i) Temporary events.
  - (j) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Church.
  - (b) Group care facility.
  - (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
  - (d) Major utility developments.
  - (e) Storage of unlicensed/inoperable vehicles.

(5) Dimensional Standards. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC [14.16.910](#), in which case the development standards, any design review standards, landscaping, parking, and signage standards from the applicable city code in whose UGA the project is located shall apply.

(a) Setbacks, Primary and Accessory Structure.

(i) Front: 35 feet.

(ii) Side and rear: None on interior lot lines adjacent to other commercial designations. On lot lines adjacent to other land use designations: side: 15 feet; rear: 20 feet.

(b) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).

(c) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC [14.16.720](#).

(d) Maximum Size Limits. Total gross building area of primary and accessory uses shall not exceed 5,000 square feet of new construction per parcel, calculated on a cumulative basis after August 26, 2003, unless the owner has obtained an urban reserve development permit pursuant to SCC [14.16.910](#).

(e) Minimum lot size: 5 acres or 1/128th of section; unless the owner has obtained an urban reserve development permit, pursuant to SCC [14.16.910](#). No variances to this minimum lot size requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC [14.16.850](#), lot certification.

(f) Maximum lot coverage: 50%.

(6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter [14.18](#) SCC and applicable generally to land outside the unincorporated UGAs and the following additional requirements:

(a) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28](#) SCC, Appendix A (Minimum Fire Flow Design Standards).

(b) Any short plat, subdivision, binding site plan, or other subdivision of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat, subdivision, binding site plan, or other subdivision of land that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.

(i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat, subdivision, binding site plan, or other subdivision of land.

(ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.

(iii) The note on the face of the short plat, subdivision, binding site plan, or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.

(c) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit County shall consider applicable municipalities' capital facilities plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by County ordinance.

(d) Maximum Wastewater Output. The proposed use or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit County. The County shall not permit a nonresidential development in this zone that exceeds 20 fixture units, unless the proposed use and associated wastewater generation is approved pursuant to an urban reserve development permit.

(e) In accordance with the Growth Management Act and the Skagit County Comprehensive Plan, cities are the units of local government most able to provide urban services, including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate city government.

(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the uses served by that parking.

(8) Additional requirements related to this zone are found in SCC [14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R zones), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit County Code. (Ord. O20090010 Atch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)

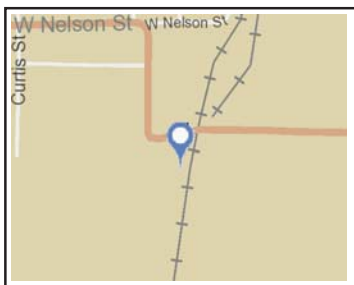
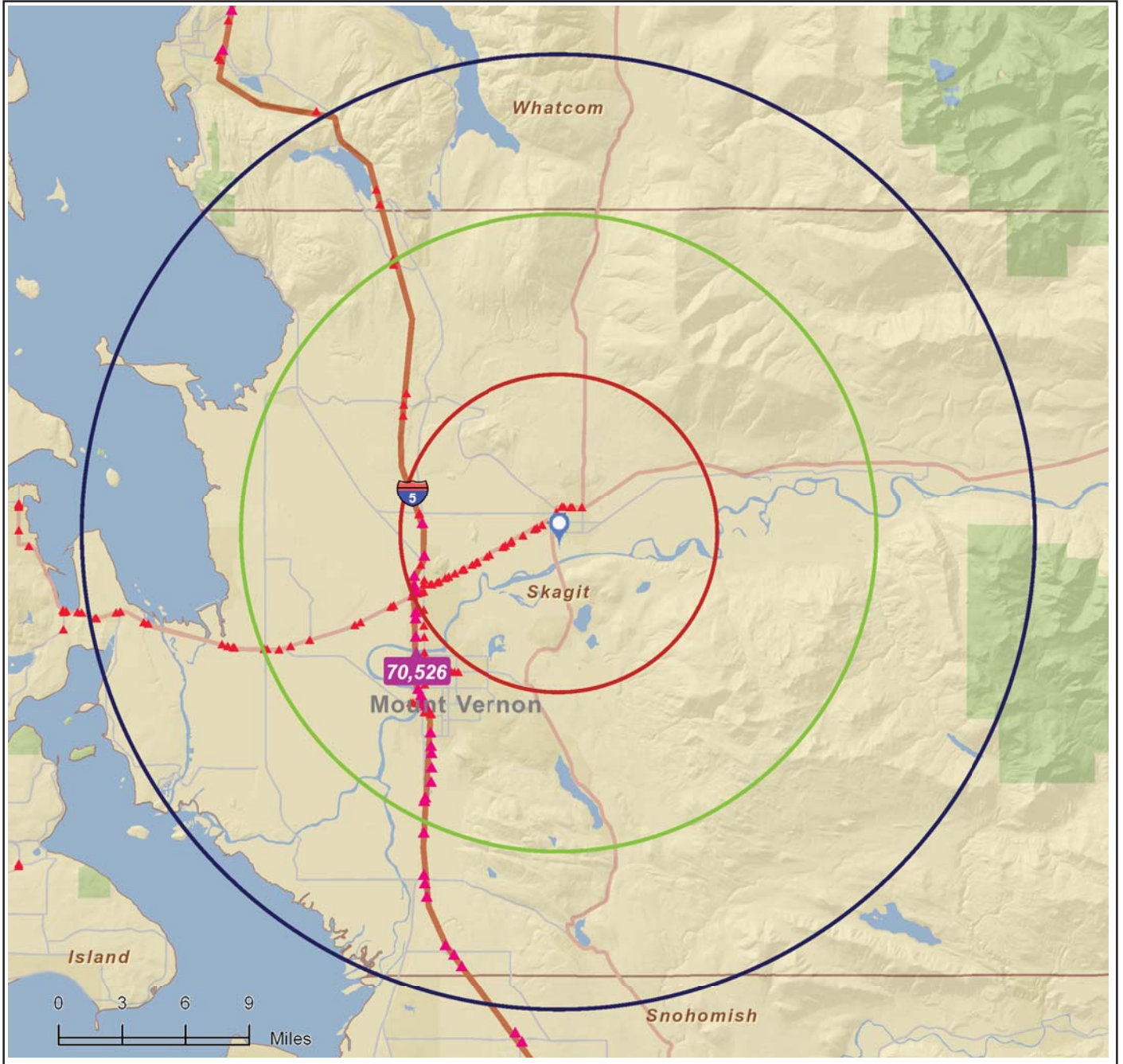


# Traffic Count Map

Prepared by William Witting

Fireridge LLC  
109 Jameson St, Sedro Woolley, WA 98284-1572  
Ring: 5, 10, 15 Miles

Latitude: 48.498712  
Longitude: -122.243006



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



# Executive Summary

Prepared by William Witting

**Fireridge LLC**  
**109 Jameson St, Sedro Woolley, WA 98284-1572**  
**Ring: 5, 10, 15 Miles**

**Latitude: 48.498712**  
**Longitude: -122.243006**

	5 miles radius	10 miles radius	15 miles radius
<b>2010 Population</b>			
Total Population	32,589	81,907	98,371
Male Population	49.7%	49.7%	49.8%
Female Population	50.3%	50.3%	50.2%
Median Age	35.3	35.7	37.1
<b>2010 Income</b>			
Median HH Income	\$51,092	\$52,771	\$53,747
Per Capita Income	\$21,675	\$22,770	\$23,675
Average HH Income	\$58,624	\$61,954	\$63,714
<b>2010 Households</b>			
Total Households	11,902	29,468	35,995
Average Household Size	2.67	2.72	2.68
<b>2010 Housing</b>			
Owner Occupied Housing Units	63.1%	62.7%	63.1%
Renter Occupied Housing Units	32.4%	31.0%	28.4%
Vacant Housing Units	4.5%	6.3%	8.5%
<b>Population</b>			
1990 Population	20,891	52,190	63,450
2000 Population	27,374	69,284	82,938
2010 Population	32,589	81,907	98,371
2015 Population	34,682	86,976	104,713
1990-2000 Annual Rate	2.74%	2.87%	2.71%
2000-2010 Annual Rate	1.72%	1.65%	1.68%
2010-2015 Annual Rate	1.25%	1.21%	1.26%

In the identified market area, the current year population is 98,371. In 2000, the Census count in the market area was 82,938. The rate of change since 2000 was 1.68 percent annually. The five-year projection for the population in the market area is 104,713, representing a change of 1.26 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

	5 miles radius	10 miles radius	15 miles radius
<b>Households</b>			
1990 Households	7,828	19,691	24,015
2000 Households	10,010	25,117	30,511
2010 Households	11,902	29,468	35,995
2015 Households	12,667	31,272	38,307
1990-2000 Annual Rate	2.49%	2.46%	2.42%
2000-2010 Annual Rate	1.7%	1.57%	1.63%
2010-2015 Annual Rate	1.25%	1.2%	1.25%

The household count in this market area has changed from 30,511 in 2000 to 35,995 in the current year, a change of 1.63 percent annually. The five-year projection of households is 38,307, a change of 1.25 percent annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2000. The number of families in the current year is 25,109 in the market area.

## Housing

Currently, 63.1 percent of the 39,347 housing units in the market area are owner occupied; 28.4 percent, renter occupied; and 8.5 percent are vacant. In 2000, there were 32,973 housing units - 64.1 percent owner occupied, 28.4 percent renter occupied and 7.5 percent vacant. The rate of change in housing units since 2000 is 1.74 percent. Median home value in the market area is \$246,700, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.71 percent annually to \$310,502. From 2000 to the current year, median home value changed by 5.15 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



**Fireridge LLC**  
**109 Jameson St, Sedro Woolley, WA 98284-1572**  
**Ring: 5, 10, 15 Miles**

**Latitude: 48.498712**  
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	5 miles radius	10 miles radius	15 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$26,331	\$28,078	\$28,456
2000 Median HH Income	\$40,210	\$42,165	\$43,321
2010 Median HH Income	\$51,092	\$52,771	\$53,747
2015 Median HH Income	\$57,716	\$59,867	\$61,216
1990-2000 Annual Rate	4.32%	4.15%	4.29%
2000-2010 Annual Rate	2.36%	2.21%	2.13%
2010-2015 Annual Rate	2.47%	2.56%	2.64%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,544	\$13,336	\$13,746
2000 Per Capita Income	\$18,373	\$20,134	\$20,845
2010 Per Capita Income	\$21,675	\$22,770	\$23,675
2015 Per Capita Income	\$25,061	\$26,255	\$27,401
1990-2000 Annual Rate	4.76%	4.21%	4.25%
2000-2010 Annual Rate	1.63%	1.21%	1.25%
2010-2015 Annual Rate	2.95%	2.89%	2.97%
<b>Average Household Income</b>			
1990 Average Household Income	\$30,864	\$34,833	\$35,892
2000 Average Household Income	\$50,028	\$54,527	\$55,986
2010 Average HH Income	\$58,624	\$61,954	\$63,714
2015 Average HH Income	\$67,903	\$71,562	\$73,846
1990-2000 Annual Rate	4.95%	4.58%	4.55%
2000-2010 Annual Rate	1.56%	1.25%	1.27%
2010-2015 Annual Rate	2.98%	2.93%	3%

### Households by Income

Current median household income is \$53,747 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,216 in five years. In 2000, median household income was \$43,321, compared to \$28,456 in 1990.

Current average household income is \$63,714 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,846 in five years. In 2000, average household income was \$55,986, compared to \$35,892 in 1990.

Current per capita income is \$23,675 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,401 in five years. In 2000, the per capita income was \$20,845, compared to \$13,746 in 1990.

### Population by Employment

Total Businesses	1,245	3,677	4,328
Total Employees	11,843	34,936	40,492

Currently, 88.9 percent of the civilian labor force in the identified market area is employed and 11.1 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.7 percent of the civilian labor force, and unemployment will be 9.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 65.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.8 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 25.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.2 percent were high school graduates only (29.6 percent in the U.S.)
- 11.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)