

PLANNING COMMISSION

June 18, 2024

6:30 PM

Planning Commission

a. Call to Order

b. Pledge of Allegiance

c. Roll Call

d. Consent Agenda

1. Minutes from May 21, 2024 Planning Commission Meeting

e. General Public Comments

Please keep comments to three minutes or less. Because State law prohibits the use of city facilities for the purpose of supporting or opposing a campaign or ballot proposition, we respectfully request that public comment not make reference to such matters.

Written comments will be accepted by letter or via email at nmcgowan@sedro-woolley.gov Attn: 'Public Comment.'

f. Public Hearing(s)

g. Unfinished Business

1. Proposed Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters
2. Proposed Amendments to Chapters 12.40 and 17.50 SWMC to Update Tree Standards

h. New Business

i. Adjournment

PLANNING COMMISSIONERS

Pat Huggins

Matthew Desvoigne

Danielle Freiburger

Joe Fattizzi

Silas Maddox

Joe Franett

Cassandra Sexson

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The City of Sedro-Woolley also complies with applicable state laws and doesn't discriminate on the basis of creed, gender, gender expression or identity, sexual orientation, marital status, religion, honorably discharged veteran or military status, or the use of a trained dog guide or

service animal by a person with a disability.

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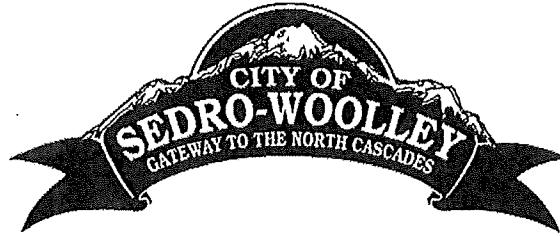
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Regular Meeting of the Planning Commission
May 21, 2024 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:33 p.m.)

b. Pledge of Allegiance

c. Roll Call

- Present Commissioners: Danielle Freiburger, Matthew Desvoigne, Joe Franett, Pat Huggins and Silas Maddox-virtually
- Absent Commissioners: Cassandra Sexson, and Joe Fattizzi,
- Present Staff: Nicole McGowan, Tom Glover, and Ashton Sandoval Oaks
- Members of public in attendance: 0

d. Consent Agenda

1. Minutes from April 16, 2024 Planning Commission meeting

Minutes from April 16, 2024, meeting were approved.

e. General Public Comments

Please keep comments to three minutes or less. Because State law prohibits the use of city facilities for the purpose of supporting or opposing a campaign or ballot proposition, we respectfully request that public comment not make reference to such matters.

Written comments will be accepted by letter or via email at nmcgowan@sedro-woolley.gov Attn: 'Public Comment.'

(Opened at 6:35 p.m.) There were no written comments to be entered into the record, no members of the public in attendance wishing to speak and no participants online. Public comments closed at 6:36 p.m.

f. Public Hearing(s)

1. Proposed Amendments to Chapter 12.40 SWMC and SWMC 17.50.070 to Update Tree Standards

Planner, Nicole McGowan, gave a brief overview of the proposed amendments to Chapters

12.40 & 17.50 SWMC to update the tree standards. These amendments are intended to rectify the issues that the Planning and Public Works Department have been having with trees being planted too close to underground utility lines or sidewalks, as well as issues with trees that grow exceptionally high being planted underneath overhead utility lines and posing a fire hazard. These issues stem from a lack of a codified requirement that root barriers be installed when trees are planted close to ground infrastructure. Some of the trees currently listed under the recommended trees list in Ch 12.40 SWMC do not fit well into their respective categories. Adding the requirement that root barriers be installed when trees are planted within 5 ft of an underground utility line and or a pedestrian walkway will ensure those infrastructures are better protected. Also, reworking the recommended trees list to include trees that better fit within the categories: small, medium, and large trees, specifying the size of the landscape strip that pertains to each of those categories and identifying trees that are suitable to be located under overhead utility lines. This will help ensure Planning and Public Works Departments have solid regulations to follow when reviewing landscape plans for new development. At the last Planning Commission meeting, staff was tasked with adding the following requirement to the amendment: "The street trees are to be trimmed regularly to maintain a hazard-free environment for all users of the street." This requirement has been added under planting standards. It shall be the responsibility of the adjacent property owner to regularly trim street trees between the ground and 6 feet above the ground surface.

Public Hearing: There were no written comments to be entered into the record, no members of the public in attendance wishing to speak and no participants online. Public comments closed at 6:39 p.m.

Commissioner, Mathew Desvoigne, noted the changes made in the proposed amendment. Commissioner, Danielle Freiburger, mentioned a possible location change and or addition to the trimming language that was added into the planting standards. Language explaining the property owners responsibility for tree trimming was proposed to be added under 12.40.120C, however, it might be better suited under 12.40.060 which already talks about trimming of overhanging trees. The language was found to contradict with Ch 12.40.030. After further discussion it was decided to change the language to say "unless a root barrier is installed according to Public Works Department standards." Commissioner, Pat Huggins, asked for clarification that Planner, Nicole McGowan was able to answer. After further discussion it was decided to clean up the language in the tree standards section due to the conflicting information in each section before the Planning Commission makes a motion. Planning staff will return next month with a revised draft of amendments for presentation and discussion. Following review at the next meeting the Planning Commission will determine whether the proposal will be ready for another public hearing at the following meeting or if further revision will be necessary.

g. Unfinished Business

1. Proposed Amendments to Chapter 2.90, Title 17 SWMC and the Master Fee Schedule

to Add Regulations and Permitting/Impact Fees for Tiny Home Communities

Planner, Nicole McGowan, gave a brief overview of the proposed amendment and shared a Tiny Home Communities presentation with the Commissioners. After looking at seven Cottage Housing Developments throughout the slides, the Planning Commissioners discussed what they liked and disliked about those existing developments and the possibility of allowing for similar communities in Sedro-Woolley. Planner, Nicole McGowan, mentioned it would be worth considering rebranding the name of these developments to "Cottage Housing" or similar to add more appeal and remove confusion surrounding the definition of "Tiny Home". After further discussion, it was decided to set up a workshop and return next month with this proposed amendment.

h. New Business

None

i. Information/Discussion Items

1. Welcome Community Development Director, Tom Glover, and Assistant Planner, Ashton Sandoval Oaks.

Planning Commission Chair, Joe Franett, along with the other commissioners welcomed Community Development Director, Tom Glover, and Assistant Planner, Ashton Sandoval Oaks, to the City. Tom and Ashton both gave brief introductions of themselves to the Commissioners.

j. Adjournment

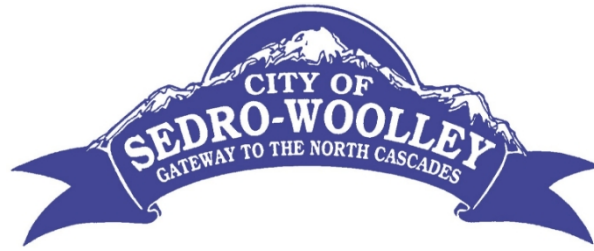
(Time 8:11 p.m.)

ATTEST:

APPROVED:

Joe Franett, Planning Commission Chair

Planning Commission Secretary



Planning Commission Agenda Item

Agenda Item No.: g.1.

Date: June 18, 2024

From: Nicole McGowan, Planner

Subject: Proposed Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters

RECOMMENDED ACTION:

Review and discuss the revised amendments and propose any recommended changes.

ISSUE:

Should the Planning Commission recommend that the City Council adopt the proposed amendments to Chapter 2.90 and Title 17 to add regulations for cottage clusters?

BACKGROUND/SUMMARY INFORMATION:

At the February 20, April 16, and May 21, 2024 meetings, the Planning Commission reviewed the first two drafts of amendments to Chapter 2.90 and Title 17 SWMC and viewed a presentation depicting local cottage housing communities. The initial thought was to bring tiny home communities into Sedro-Woolley, However, after review of the draft and discussion on the idea, this has branched out to be a broader spectrum than merely tiny homes.

The draft amendments have been rebranded to allow for "cottage clusters" in the city's residential zones. The draft has been rewritten with a focus on allowing small homes between 205 and 1,200 square feet on sites at least 0.5 acres and up to 1 acre in size.

Many changes were made to the draft, including:

- Permitting procedure will be similar to multifamily development with the addition of a development authorization application. The goal is to make permitting of affordable housing quick, easy and not excessively costly. Cottage clusters are proposed as an outright permitted use in the residential zones with administrative approvals. Applicants must hold a pre-application meeting with staff, then apply for a Cottage Cluster Application (Type II permit), and upon approval, move forward with a fill and grade permit and building permits to begin construction.
- Added a definition for "cottage home" and tweaked the definition for tiny home to remove confusion. Specifically excluded park models from the tiny home definition.
- Added a "permits required" section to the proposed new chapter of the zoning code.
- Removed the ability to do phased development.
- Density table has been rewritten to eliminate guesswork. Maximum allowable units has been capped to 12, regardless of implementation of density bonuses.
- Removed energy efficiency density bonus because it takes away from the affordability of the homes if implemented.

- Added to the "relationship of design to adjacent areas" section to be more clear on expectations for design.
- Removed minimum lot area requirements. Setbacks and lot coverage maximum govern the spaces for homes (similar to multifamily development standards).
- Parking requirements have been updated. One space is required for homes between 205 and up to 800 square feet. For homes over 800 square feet and up to 1,200 square feet, two parking spaces are required. The parking requirements can be achieved by providing community parking within the development boundaries, immediately adjacent to the home they are serving, or within private garages. A combination of these methods may be allowed to achieve the parking requirements.
- Open space requirements have been updated. Seventy-five percent of the open space must be considered usable and fifty percent of the homes must be oriented around the usable open space area(s).
- The approval procedure and criteria have been updated to fit with requirements for development authorization by the Director.
- Updates to the proposed new chapter in the Design Standards and Guidelines Manual to match the rewritten proposed regulations and to clarify design expectations.

Staff are still working on proposals for appropriate permitting and impact fees that will apply to cottage clusters.

With the updates to the open space requirements, additional consideration for open space design will need to be considered. One recommendation at this time is for cottage cluster residential recreation areas to be regulated by existing Chapter 6 of the Design Standards and Guidelines Manual - Additional Standards for Recreation Areas in Subdivisions and Multi-Family Developments. Additions to the current title and text of said chapter would be necessary.

The draft amendments to Chapter 2.90 and Title 17 can be found herein as **Attachment 1**. The draft amendments to the Design Standards and Guidelines are included as **Attachment 2**.

FISCAL IMPACT, IF APPROPRIATE:

None.

ATTACHMENTS:

1. Draft Amendments 3 - Cottage Clusters (6-18-24)
2. SW Design Standard & Guidelines - Cottage Clusters Chapter Proposal (6-18-24)

Chapter 2.90

CONSOLIDATED PLANNING PROCEDURES*

[...]

2.90.060 Authority and responsibilities.

[...]

C. Planning Director or Designee.

1. Authority. The planning director or designee shall review and act on the following:

- a. Building and grading permits;
- b. Binding site plan approval for commercial or industrial developments;
- c. Environmental review.
 - i. Make threshold determinations for environmental checklists;
 - ii. Authorize circulation of draft environmental impact statements;
 - iii. Approve and issue final environmental impact statements;
 - iv. Approve mitigation conditions for mitigated determinations of nonsignificance and final environmental impact statements;
- d. Interpretation of flood insurance rate map boundaries;
- e. Boundary line adjustments (B.L.A.);
- f. Modifications.
 - i. Minor modifications to previously approved site plan;
 - ii. Modifications of street standards;
 - iii. Minor modifications of landscaping requirements;
 - iv. Minor amendment to PUD_{7.2}

- g. Planned action determinations;
- h. Review of business licenses for home occupations;
- i. Shoreline exemptions;
- j. Shoreline permits;
- k. Short plats – nine or less;
- l. Temporary use permits;
- m. Variances – administrative;
- n. Modifications of the number of required parking stalls and the requirements of the parking, loading and driveway regulations;
- o. Temporary homeless encampment permits;
- p. Design review;
- q. Development authorization applications.
 - i. Accessory Dwelling Unit (ADU) applications;
 - ii. Cottage cluster applications.

[...]

2.90.070 Permit classification.

[...]

G. Land Use Permit Procedures.

1. Permit Classification Table.

Table 2.90.070(G)(1)—Permit Classification Table

Land Use Permit/Action	Permit Type					
	I	II	III	IV	V	VI
Accessory Dwelling Unit	X					
Administrative Determination	X					
Binding Site Plan		X				
Boundary Line Adjustment	X					
Building Permit SEPA Exempt	X					
Code Interpretation	X					
Comprehensive Plan Map (and Rezone) or Text Amendments						X
Conditional Use Permit			X			
<u>Cottage Cluster</u>		X				
Design Review with Building Permit	X					

[...]

2. Summary of Permit Processes.

	Type I	Type II	Type III	Type IV	Type V	Type VI	Shoreline Permits and Annexations
Pre-Application Meeting	No	Required for short plats, building permits with street improvements, <u>cottage clusters</u> , and all other non-single-family residential actions	Required, unless waived by director	Required, unless waived by director	No	Required, unless waived by director	Required, unless waived by director
Letter of Completeness	No	Required	Required	Required	No	No	No

	Type I	Type II	Type III	Type IV	Type V	Type VI	Shoreline Permits and Annexations
Notice of Application	No	Required	Required	Required	Required	Required for site-specific projects	See Chapter 35A.14 RCW or the shoreline management master program
Notice of Hearing	Not applicable	Not applicable	Required	Required	Required	Required	See Chapter 35A.14 RCW or the shoreline management master program
Open Record Public Hearing	No	No	Yes, before hearing examiner to render final decision	Yes, before hearing examiner to make recommendation to city council	No	Yes, before planning commission to make recommendation to city council	See Chapter 35A.14 RCW or the shoreline management master program
Recommendation Made By	Not applicable	Not applicable	Not applicable	Hearing examiner	Staff	Planning commission	See Chapter 35A.14 RCW or the shoreline management master program
Final Decision Made By	Planning director	Planning director	Hearing examiner	City council	City council	City council	See Chapter 35A.14 RCW or the shoreline management master program
Notice of Decision	Required unless exempt per Section 2.90.040	Required	Required	Required	Required	Required	See Chapter 35A.14 RCW or the shoreline management master program

	Type I	Type II	Type III	Type IV	Type V	Type VI	Shoreline Permits and Annexations
Judicial Appeal	See Section 2.9 0.090	See Section 2.9 0.090	See Section 2.9 0.090	See Section 2.9 0.090	See Section 2.9 0.090	See Section 2.9 0.090	See Chapter 35A. 14 RCW or the shoreline management master program

[...]

2.90.100 Submittal requirements—Specific to application type.

[...]

Table 2.90.100(B)—Land Use Application Submittal Requirements ****Note: this table shortened to show proposed submittal requirements for Cottage Cluster Development Authorization only****

SUBMITTAL REQUIREMENTS	TYPE OF APPLICATION	Cottage Cluster
Affidavit of installation of public information sign	<u>1</u>	
Affidavit of mailout	<u>2</u>	
Application fee	<u>X</u>	
<u>Cottage cluster plan, conceptual</u>	<u>1</u>	
Draft homeowners' association documents if applicable	<u>1</u>	
Draft restrictive covenants, if any	<u>1</u>	
Environmental checklist	<u>1</u>	
Existing covenants (recorded copy)	<u>1</u>	
Existing easements (recorded copy)	<u>1</u>	
List of surrounding property owners	<u>1</u>	
Mailing envelopes for property owners (assessor's office list required)	<u>2</u>	
Map of existing conditions of the site	<u>1</u>	
Neighborhood detail map	<u>1</u>	
Parking, lot coverage and landscaping analysis	<u>1</u>	
Postage for each set of mailing	<u>2</u>	
Preapplication meeting summary, if any	<u>1</u>	
Project summary	<u>1</u>	
PUD water availability letter	<u>1</u>	
Site plan, land use review	<u>1</u>	
Title report	<u>1</u>	

Title 17 ZONING

Chapters:

- [17.04 Administrative Provisions](#)
- [17.06 Residential 1 Environmentally Constrained \(R-1\) Zone](#)
- [17.08 Residential 5 \(R-5\) Zone](#)
- [17.12 Residential 7 \(R-7\) Zone](#)
- [17.16 Residential 15 \(R-15\) Zone](#)
- [17.20 Mixed Commercial \(MC\) Zone](#)
- [17.21 Urban Village Mixed-Use \(UVMU\) Overlay](#)
- [17.22 Transitional Mixed Commercial Overlay](#)
- [17.24 Central Business District \(CBD\) Zone](#)
- [17.28 Industrial \(I\) Zone](#)
- [17.32 Public \(P\) Zone](#)
- [17.34 Open Space \(OS\) Zone](#)
- [17.36 Off-street Parking and Loading](#)
- [17.38 Residential Recreation Areas](#)
- [17.40 Signs](#)
- [17.43 Planned Residential Development \(PRD\)](#)
- [17.44 General Regulations for All Zones](#)
- [17.48 Mobile Home Parks](#)
- [17.50 Landscaping](#)
- [17.51 Murals](#)
- [17.52 *Repealed*](#)
- [17.56 Conditional Use Permits](#)
- [17.60 Variances and Zoning Waivers](#)
- [17.64 Temporary Permits](#)
- [17.65 Regulations for Critical Areas](#)
- [17.66 Flood Damage Prevention](#)
- [17.68 Home Occupation Permits](#)
- [17.72 *Repealed*](#)
- [17.76 *Repealed*](#)
- [17.80 Enforcement](#)
- [17.84 Adult Entertainment Establishments](#)
- [17.88 Essential Public Facilities](#)
- [17.90 Collective Gardens](#)
- [17.92 Recreational Marijuana Producers, Processors and Retailers](#)
- [17.96 City of Sedro-Woolley Shoreline Master Program](#)
- [17.98 Model Homes](#)
- [17.100 Accessory Dwelling Units \(ADUs\)](#)
- [17.110 Homeless Encampments at Religious Organizations](#)
- [17.120 Cottage Clusters](#)

Chapter 17.04

ADMINISTRATIVE PROVISIONS

[...]

17.04.030 Definitions.

[...]

“Corner lot” means a lot with frontage on more than one public right-of-way, excluding alleys.

“Cottage home” means a small permanent dwelling that is greater than 400 square feet and no larger than 1,200 square feet. Cottage homes must be built in compliance with the Washington State Building Code.

“Dependent relative cottage” means a single-family residence which:

1. Is located on the same lot as another single-family residence;
2. Is inhabited only by the relative of the other single-family residence which relative is only able to safely maintain a separate household due to the support or supervisory care of family members in close proximity;
3. Is designed for ease of removal, dismantling, or conversion to an accessory use after termination of use as a dependent relative cottage; and
4. Meets the setback requirements for an accessory building.

[...]

“Recreational vehicle” means a motor vehicle designed to also serve as a temporary living quarter.

“Ride-Sharing system” means a service that connects passengers with drivers for the common use of a motor-vehicle in order to share the costs or compensate the driver.

“Secure community transition facility (SCTF)” means, under RCW [71.09.020](#), a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under Chapter [71.09](#) RCW. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW [71.09.250](#) and any community-based facilities established under this chapter and operated by the Washington State Secretary of Social and Health Services or under contract

with the Secretary. For the purposes of Chapter [17.88](#), SCTFs also include supervised or unsupervised, private or publicly owned re-entry housing, work-release housing, half-way housing or any such housing with the primary purpose or use being the lodging of occupants who have been convicted of a felony.

“Self-Help program” means a housing initiative in which a government agency, non-profit organization or other local community group utilizes a structures and systematic approach to assist individuals with creating and maintaining their own living spaces.

“Setback” means the shortest horizontal distance between a lot line and the exterior surface of any building, fence or other significant sight-obscuring structure located on such lot; provided, that:

1. If the lot line lies within a proposed public right-of-way or proposed widening thereof as designated in the comprehensive plan, as determined by reference to the functional categorization of streets and right-of-way width standards for each, then the setback shall be measured from the revised lot line that would result from such new right-of way or widening thereof.
2. The following protrusions shall be considered exempt from setback requirements to a maximum of three feet:
 - a. Eaves;
 - b. Bay windows;
 - c. Chimneys and fireplaces;
 - d. Unenclosed, uncovered porches, terraces, landings or steps;
 - e. Other incidental components in conformance with the intent of this definition.

[...]

“Structure” means a stationary manmade object or part thereof erected on the ground with an intention of some permanence, excluding objects less than three feet in height.

“Tiny home” means a permanent dwelling that is a minimum of 205 square feet and no larger than 400 square feet, including a kitchen, bathroom, and sleeping/living area, and must be built in compliance with the Washington State Building Code. Park models (i.e., a movable tiny home designed on a single chassis and mounted on wheels) are specifically excluded from this definition.

“Trailer” means a device designed to be drawn by a motor vehicle and provide temporary living quarters.

[...]

Chapter 17.08 RESIDENTIAL 5 (R-5) ZONE

[...]

17.08.010 Use restrictions.

Use restrictions in the residential R-5 zone shall be as follows:

A. Permitted Uses.

1. One single-family residence per lot;
2. Low-intensity agriculture;
3. Home occupations in compliance with Chapter [17.68](#);
4. Child day care centers meeting state requirements;
5. Adult or family day care facilities meeting state requirements;
6. Accessory dwelling units in compliance with Chapter [17.100](#);
7. Cottage clusters in compliance with Chapter 17.120.

[...]

Chapter 17.12 RESIDENTIAL 7 (R-7) ZONE

[...]

17.12.010 Use restrictions.

Use restrictions in the residential R-7 zone shall be as follows:

A. Permitted Uses.

1. One single-family residence per lot;
2. Low-intensity agriculture;
3. Home occupations in compliance with Chapter [17.68](#);
4. One duplex per lot with nine thousand square foot minimum lot size, in compliance with the requirements set forth in this chapter, which meet the following requirements, in addition to any other requirements imposed by ordinance:
 - a. Be situated on a lot of not less than nine thousand square foot minimum size, with a minimum width of eighty feet at the building line, a minimum depth of one hundred feet, and a minimum lot frontage on a public street of twenty feet;
 - b. Provide off-street parking for four vehicles;
 - c. Be designed to resemble a single-family residence so as to blend in with the design and appearance of the surrounding residences in the neighborhood;
 - d. No more than one duplex shall be allowed per any three successive lots adjoined by side property lines as defined in Section [17.04.030](#).

Exception: Lots which have twenty feet or less frontage on the public street shall not be required to be counted on a successive lot. This exception is intended to allow successive duplexes if located behind single-family lots.

5. Child day care centers meeting state requirements;
6. Adult or family day care facilities meeting state requirements;
7. Accessory dwelling units in compliance with Chapter [17.100](#);

8. Cottage clusters in compliance with Chapter 17.120.

[...]

Chapter 17.16

RESIDENTIAL 15 (R-15) ZONE

[...]

17.16.010 Use restrictions.

Use restrictions in the R-15 zone shall be as follows:

A. Permitted Uses.

1. Multifamily residential uses up to eight units per building or up to twelve units per building if the building is three stories and the units are evenly distributed between the three floors;
2. One single-family residence per lot;
3. Low-intensity agriculture;
4. Home occupations in compliance with Chapter [17.68](#);
5. Group homes;
6. Dependent relative cottages;
7. Professional offices;
8. Child day care centers meeting state requirements;
9. Planned residential developments;
10. Adult or family day care facilities meeting state requirements;
11. Cottage clusters in compliance with Chapter 17.120.

[...]

Chapter 17.120

Cottage Clusters

Sections:

17.120.010 Purpose.

17.120.020 Zoning districts where permitted.

17.120.030 Permitted uses.

17.120.040 Permits required.

17.120.050 Density.

17.120.060 Maximum lot coverage.

17.120.070 Relationship of design to adjacent areas.

17.120.080 Property development standards.

17.120.090 Approval procedure.

17.120.100 Approval criteria.

17.120.110 Requirement for homeowner's association and restrictive covenants.

17.120.010 Purpose.

It is the purpose of this chapter to create an affordable option for long term/permanent housing, integrated with Sedro-Woolley's existing residential building types and configurations. Furthermore, it is the purpose of this section to:

- A. Provide a framework for the development of cottage clusters;
- B. Promote/implement affordable housing communities;
- C. Promote shared communities that are healthy and sustainable;
- D. Provide a new form of housing while maintaining the historic look and feel of Sedro-Woolley neighborhoods;
- E. Encourage maximum efficiency in the layout of streets and internal access drives, stormwater facilities, utility networks and other public improvements through innovative site layout and the use of clustering;
- F. Create and/or preserve usable open space for the enjoyment of the occupants; and
- G. Encourage infill within areas of the city which are characterized by existing development.

17.120.020 Zoning districts where permitted.

Cottage clusters may be permitted in the following zoning districts:

A. R-5, residential 5;

B. R-7, residential 7;

C. R-15, residential 15;

17.120.030 Permitted uses.

The following uses are allowed in cottage clusters:

A. Cottage homes as defined in Chapter 17.04

B. Tiny homes as defined in Chapter 17.04

17.120.040 Permits required.

A development authorization application is required for all cottage clusters. Application for a cottage cluster shall be made in accordance with the permit procedures established in Chapter 2.90. The director shall have the authority to approve cottage clusters which are consistent with the surrounding neighborhood character and the regulations and provisions herein. It is not the intent of these regulations to provide for cottage clusters on every residential property where there is potential for infill and they shall not be deemed to create a right or privilege to establish or maintain a cottage cluster which is not strictly in compliance with these regulations.

17.120.050 Density.

A. Permitted Density. Density shall be allowed as determined in the underlying zone as shown in the table below.

<u>Underlying Zone</u>	<u>Minimum units allowed</u>	<u>Maximum units allowed</u>
<u>Residential 5</u>	<u>4</u>	<u>8</u>
<u>Residential 7</u>	<u>4</u>	<u>10</u>
<u>Residential 15</u>	<u>4</u>	<u>12</u>

Density bonuses may be granted per subsections B-D below, allowing up to 3 additional units on site. Regardless of implementation of density bonuses, cottage clusters shall be limited to a maximum of twelve (12) units.

B. Self-Help Bonus. Cottage cluster developments which use self-help approaches to promote affordable housing are encouraged. If a minimum of 25% of the units within the cottage cluster are to be sold through self-help programs as defined in Chapter 17.04, the cottage cluster may

receive a density bonus of one (1) additional unit. The applicant shall submit documentation of a partnership agreement with the self-help program of choice at the time of cottage cluster permit application.

C. Public Transit Bonus. Cottage cluster development sites that incorporate a bus-stop on or adjacent to the site, or can apply a ride-sharing system equivalent as defined in Chapter 17.04, may receive a density bonus of one (1) additional unit. The location of the bus stop must be approved by Skagit Transit.

D. Clubhouse Bonus. Cottage clusters that provide a private clubhouse on site may receive a density bonus of one (1) additional unit. The clubhouse must be owned and maintained by a homeowners' association and must meet the requirements of the Sedro-Woolley Design Standards and Guidelines manual.

17.120.060 Relationship of design to adjacent areas.

A. The design and layout of a cottage cluster development shall respect the relationship of the site with the surrounding neighborhood. All units within the cottage cluster development shall be designed to resemble typical single-family residences as required in the Sedro-Woolley Design Standards and Guidelines manual so as to respect the architectural design of existing adjacent land uses and to minimize any undesirable impact of the cottage cluster on adjacent properties.

17.120.070 Property development standards.

A. Acreage minimum and maximum. The minimum site size for a cottage cluster shall be one-half of an acre. The maximum site size for a cottage cluster shall be one acre.

B. Minimum lot area requirements. Cottage clusters are exempt from typical minimum lot area requirements of the R-5, R-7 and R-15 zones, provided they comply with the density and development standards herein.

C. Maximum lot coverage. Lot coverage is the percentage of the site covered by structures including all main and accessory buildings. Maximum lot coverage requirements for cottage clusters in the R-5, R-7 and R-15 zones shall be forty (40) percent.

D. Landscaping. The total amount of landscaping for a cottage cluster development shall be a minimum of fifteen (15) percent of the total site area. Cottage cluster developments may include any critical area and/or shoreline buffer areas when calculating landscape area if native vegetation is enhanced.

E. Minimum setbacks. Setbacks for all cottage cluster structures within the R-5, R-7 and R-15 zones shall be as listed below:

1. Front setback or setback to any public street or internal access drive: twenty feet

2. Side setback to property line: five feet

3. Rear setback to property line: ten feet for residences, five for accessory structures

4. Garage Setbacks. Private garages (attached or detached) shall adhere to the setback requirements above. In addition, there shall be a minimum off-street parking apron of twenty-five feet in length directly in front of garage door entrances when accessing a street or internal access drive either to the front or side of a residence. Where garage doors access an alley, the off-street parking apron shall be at least ten feet in length.

5. Minimum distance between structures (including accessory structures): ten feet

F. Maximum building height. Twenty-five feet except twenty feet for accessory buildings.

G. Off-street parking. For residential units between 205 and up to 800 square feet, a minimum of one parking space shall be provided. For residential units over 800 and up to 1,200 square feet, a minimum of two parking spaces shall be provided. Parking may be provided in a community parking area within the development boundaries, immediately adjacent to the residence, or within private garages. A combination of these methods to satisfy parking requirements is acceptable.

H. Open space. Each cottage cluster shall provide open space according to a 1:6 ratio of common open space to units within the cottage cluster, respectively. Common open space areas shall total a minimum of 6,000 square feet for every 6 units. The dispersal of common open space areas on the site is allowable, but no single area shall be less than 2,000 square feet. Land area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers may count as open space.

I. Of the open space required to be provided, seventy-five percent shall be "usable open space." "Usable open space" includes only open space which is accessible for active or passive recreation purposes, is visually integrated into the design so that it is an intentional aspect of the cottage cluster, or is a direct benefit to the cottage cluster residents. A minimum of fifty percent of the units in a cottage cluster must be oriented around the usable open space area(s). "Usable open space" may not include dwellings, private yards, outdoor storage, streets and any associated rights-of-way, internal access drives, driveways, parking areas, fenced stormwater detention ponds, critical areas and their associated buffers, slopes in excess of fifteen percent, areas with any dimension less than ten feet, and required perimeter buffers that do not include screened trails and pathways (where applicable). At least fifty percent of the "usable open space" shall be for active purposes. Open space for active purposes includes areas which have appropriate topography (generally less than a ten percent slope), soils, drainage, and size to be considered for development as active areas for all residents, owners, or users of the cottage cluster. The remaining open space that is not "usable open space" may include critical areas and utility easements.

1. That portion of multiuse stormwater facilities which provides significant recreational or aesthetic benefit per subsection J of this section may count as usable open space.
2. Only that portion of utility corridors/easements which contain improved walking trails in compliance with federal, state and city regulations may be counted as usable open space. The applicant shall provide documentation that the walking trail meets these criteria.
3. Only open space which satisfies the requirements of the design standards and guidelines of Chapter 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual may be counted as usable open space.
4. That portion of sensitive areas, such as fish and wildlife habitat areas, which are accessible to the residents or public and integrated into the design of the cottage cluster in a manner which results in restoration or enhancement of the functional values of the sensitive area, may be included in the usable open space calculation.

J. Stormwater Detention Facilities. All stormwater detention facilities are subject to Sedro-Woolley stormwater management regulations (Chapter 13.36) and for the purposes of this chapter, are differentiated as dry ponds or wet ponds. A dry pond may be included as part of the required usable open space area of a cottage cluster only if the pond meets the criteria in subsection (I)(1) of this section. A wet pond may be included as part of the required open space (not usable open space) area of a cottage cluster only if the pond meets the criteria in subsection (I)(2) of this section.

1. Dry ponds for the purposes of this chapter are stormwater facilities that incorporate usable recreation area per the following criteria:
 - a. The detention facility does not provide drainage for public facilities, including public streets, unless all easements and drainage releases are approved;
 - b. The detention facility shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water shall be left) unless the facility is a pond designed as an aesthetic amenity;
 - c. The side slope of the detention facility shall not exceed thirty-three percent, unless such slopes already exist naturally and are covered with vegetation. Where the facility has a hard surface wall or slope, the vertical drop shall not exceed twenty-four inches without fencing appropriate to the site conditions to protect public safety;
 - d. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in a natural or near-natural condition;

e. The detention area shall be landscaped both in a manner consistent with maintaining high aesthetic standards and is able to withstand the inundation expected;

f. Use of property set aside as open space area for both detention and recreation purposes shall not be acceptable if the detention area is rendered unsuitable or unavailable for recreation use during dry weather; and

g. In the case of joint use of open space set aside (not dedicated to city) for detention and recreation, the homeowner's association shall be responsible for the maintenance in perpetuity of the facilities in the condition approved under the development contract.

2. Wet ponds for the purposes of this chapter contain water year-round and may count towards open space if the wet pond is an amenity to the cottage cluster and meets all of the criteria below. Wet ponds that do not meet the below criteria shall be screened per the screening requirements in Section 17.50.120:

a. Contain circulated water that is not brackish;

b. Be surrounded by a trail or be located adjacent to another active open space;

c. Children's play structures may not be located closer than one hundred fifty feet to a stormwater pond;

d. The pond must be curvilinear in shape, not rectangular;

e. Only thirty percent of the circumference of the pond may contain berming;

f. The inside slope of the pond shall be three to one or flatter;

g. Gravel and asphalt shall not be used for pond access;

h. No fencing shall be provided around the pond; and

i. The applicant shall place appropriate signage near the pond which says, "This pond is for stormwater detention and/or treatment purposes. Swimming or fishing or other recreational activities are prohibited" or similar signage approved by the Planning Director.

17.120.080 Design Review

Cottage clusters shall comply with the design review standards of Chapter 15.44 and the current version of the Sedro-Woolley Design Standards and Guidelines manual for conformance with this and other provisions of the city code.

17.120.090 Approval procedure.

Cottage cluster applications shall be processed as a Type II permit in accordance with the permit procedures established in Chapter 2.90.

In addition, the following procedure is required for approval of the cottage cluster:

A. Documents.

1. Vicinity map showing the location of the site and its relationship to surrounding areas, including the land use and zoning of both the site and the surrounding areas;
2. A map of the site drawn to a scale of not less than one inch representing one hundred feet showing the following:
 - a. Existing site conditions including watercourses, floodplains and unique natural features;
 - b. The location and floor area size of all existing and proposed buildings, structures and other improvements including maximum heights, density, and any nonresidential structures;
 - c. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, and similar public or semipublic uses;
 - d. The existing and proposed circulation system of streets and internal access drives, including parking areas, loading areas and major points of access to public rights-of-way;
 - e. The existing and proposed pedestrian circulation system;
 - f. The existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas and telephone; and
 - g. The proposed treatment of the perimeter of the cottage cluster, including materials and techniques used such as screens, fences and walls.

3. In addition to the graphic illustrations listed in subsections (A)(1) and (2) of this section, the applicant shall submit a written statement providing the following information:

- a. Program for development including staging or timing of development;
- b. Proposed ownership pattern upon completion of the project;
- c. Basic content of any restrictive covenants; and
- d. Provisions to assure permanence and maintenance of common open space through a homeowners' association or similar association, condominium development or other means acceptable to the city.

B. A cottage cluster application must contain sufficient detail to show compliance with the design standards and guidelines of Chapter 15.44 for the layout, infrastructure, and buildings within the cottage cluster, to allow the reviewing body to incorporate compliance with design standards into its final decision. The applicant is expected to submit this information in a format that meets the standards of an architect or design professional. The integration of a comprehensive, well-planned design into all aspects of the cottage cluster is a required element of the application. The application and approval shall require subsequent construction within the cottage cluster to conform with the approved design elements, at a sufficiently detailed level to ensure subsequent compliance with the approval documents.

C. Filing of Application. Application for approval of the cottage cluster shall be made on forms prescribed by the planning department and which shall be accompanied by a filing fee as required.

D. Administrative Decision. Following review, the director shall make a report of findings and decision with respect to the proposed cottage cluster, and shall give approval, approval with conditions, or disapproval to the proposed cottage cluster. The decision may be appealed as allowed in Chapter 2.90. The director's report of findings and decision shall include, but need not be limited to, the following items:

- 1. Suitability of the site area for the proposed development;
- 2. Requirements of the zoning code for the proposed development;
- 3. Development in accordance with the Sedro-Woolley comprehensive plan;
- 4. Compliance with the design standards and guidelines.

17.120.100 Approval criteria.

In addition to the findings of fact required for approval, the following criteria shall be met for approval of a cottage cluster:

A. Perimeter Design. The perimeter of a cottage cluster shall be appropriate in design, character and appearance with the existing or intended character of the development adjacent to the subject property and with the physical characteristics of the property.

C. Streets, Internal Access Drives and Sidewalks. Existing and proposed streets, internal access drives and sidewalks within a cottage cluster shall be suitable to carry the anticipated traffic within the proposed development and the vicinity. The design of the circulation system shall be subject to Public Works Department approval.

D. Site Infrastructure. Small-scale utility infrastructure, such as utility boxes, shall be located and/or screened so as not to be visible from the rights-of-way. Larger utility infrastructure, such as a pump station, shall be placed inside a building that meets design standards and functional needs of the utility.

17.120.110 Requirement for homeowner's association and restrictive covenants.

To preserve and maintain community facilities and open space, every cottage cluster shall have a homeowner's association, or similar association acceptable to the city, and agreements and enforceable covenants to fund and effectively collect funds for such an organization. Such agreements and enforceable covenants shall apply to all property within the cottage cluster, shall be recorded and shall run with the land.

A. The restrictive covenants and/or homeowner's association intended to be used by the applicant in a cottage cluster, which purports to restrict the use of land, the location or character of buildings or other structures thereon, set aside open space, and establish provisions for the perpetual maintenance of common grounds, must be reviewed by city staff. Upon city staff confirming the adequacy of the restrictive covenants and/or homeowner's association documents, such documents shall be recorded with the county auditor before final approval of the cottage cluster application.

B. The homeowner's association authority shall be established in restrictive covenants applicable to all property within the cottage cluster. Such restrictive covenants shall provide, at minimum, for the assessment, collection, and enforcement of collection of such homeowner's dues as are necessary for adequate maintenance of open space, common grounds and facilities, any private roads, internal access drives, or utilities, and for performance of any other association obligations.

C. The homeowner's association documents shall address storage and parking of RVs, trailers, boats, ATVs, etc. Such vehicles shall not be stored on city streets, rights-of-way, driveways or side yards. Screened, community-owned storage areas for such vehicles may be provided.

D. The homeowner's association documents shall include restrictions on parking of vehicles in grassed, landscaped or gravel areas. Parking on private and HOA-owned land shall be constructed of concrete, asphalt or concrete pavers.

E. The homeowner's association documents shall require the maintenance of private fences visible from the public right-of-way.

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10. Additional Standards for Cottage Clusters

SITE DESIGN

Intent

To create density and infill housing in residential zones while promoting an affordable option for long term/permanent housing, integrated with Sedro-Woolley's existing residential building types and configurations. In addition, the purpose of this section is to promote the development of shared and sustainable communities that encourage maximum efficiency in the layout of streets and internal access drives, stormwater facilities, utility networks, other public improvements, and create and/or preserve usable open space for the enjoyment of the occupants through innovative site layout and the use of clustering.



FRONT YARDS / ENTRANCES

Intent

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

Standards

Required:

1. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
3. Where common open space is required, a minimum of 50% of the residences shall be oriented around the common open space with a common vehicle entrance onto the primary street.
4. If primary building entries face the street, a clearly marked and well-maintained walkway shall connect the entry to the sidewalk.
5. At least 50% of the common open space shall be designed to receive a minimum of four hours of sunlight on December 21st.
6. Signage identifying building addresses should be visible from the street and public pedestrian walkway.

Guidelines

Encouraged:

1. Front yards should include an entrance sequence between the sidewalk and the building including elements such as, trellises, site furnishings, low hedges, landscaped borders, and special paving.
2. All landscape areas should include a wide range of plant materials including perennials and flowering shrubs. A minimum of 40% of the plant material used should provide seasonal color or interest.
3. Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features, open spaces, and walkways.

DESIGN OF RIGHT-OF-WAY IMPROVEMENTS AND DRIVEWAYS

Intent

To enhance pedestrian and non-motorized transportation safety by consolidating driveways while providing for adequate vehicular and service access.

Standards

Required:

1. If internal access can be provided within the development, vehicle access shall be from the internal drive. Internal drives shall be designed to be narrowed to the width of two lanes.
2. Closely spaced adjacent driveways in the same development shall be combined for joint access, unless the City Engineer finds consolidation is impractical or will cause a hazard.
3. Driveways which access onto public streets should be shared with at least one adjacent property to minimize access points and to increase the amount of on-street parking available.
5. Locations of driveways shall be designed into the master plan and civil construction plans for the cottage cluster. Locations of street trees and driveway curb-cuts shall be identified at the time the civil construction plans are approved. Rolled curbs are not permitted.
6. Minimize obstructions to pedestrian movement and the number of vehicular turning movements.

INDIVIDUAL OUTDOOR SPACES

Intent

To provide private, outdoor space as distinct from common spaces that encourages a sense of ownership by residents.

Standards

Required:

1. Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

Guidelines

Encouraged:

1. Walls, hedges, and fences used to define outdoor private spaces should be a minimum of 4 feet high and with 75% visually permeable elements, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.
2. Where landscape areas are provided, plant materials shall be a mixture of deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest.

BUILDING DESIGN

HOUSE SIZE IN RELATION TO LOT SIZE

Intent

To ensure that the smaller-scale development of cottage clusters does not create the feeling of being overbuilt, cramped neighborhoods.

Standards

Required:

1. For cottage clusters, maximum lot coverage of the site with structures shall not exceed 40% in the R-5, R-7, and R-15 zones.

ROOF PITCH (MINIMUM/MAXIMUM)

Intent

To maintain the residential scale and character of neighborhoods.

Standards

Required:

1. Structures shall incorporate pitched roof forms having slopes between 3:12 and 14:12 (not applicable to porches and dormers).

Guidelines

Encouraged:

1. Gables facing the street are encouraged.

WINDOWS

Intent

To maintain lively and active frontage.

Standards

Required:

1. Windows shall be provided in façades facing public streets, internal access drives and common open space, comprising at least 15% of the façade area. Homes that include an attached garage door with windows shall only need to provide glazing in 10% of the façade area.

Guidelines

Encouraged:

1. Windows should have visually prominent trim, at least 3" in width.

2. Other decorative window features are encouraged, such as:

a) arched window

b) mullions

c) awnings

d) flower box

3. A variety of window sizes and shapes that contribute to overall composition are also encouraged.

ARTICULATION OF WALLS AND FAÇADE DESIGN

Intent

To provide visual variety for highly visible façades.

Standards

Required:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way, internal access drives, and common open space. Flat blank walls are prohibited.

2. Horizontal façades longer than 20 feet shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:

a) Distinctive roof forms

b) Changes in materials

c) Window patterns

d) Color differentiation

e) Recesses / offsets

3. Garage door openings must be at least 8 feet in height.

4. Standard siding material must be used over all structural sheathing. Structural sheathing may not also be the exterior siding.

5. A variety of siding materials shall be used on the façade(s) of the building that faces the street, any internal drives, common open space or other pedestrian way. Siding materials shall respect the architectural design of adjacent existing structures.

6. Eaves of 8" or greater.

Guidelines

Encouraged:

1. Stone or brick on the building façade.

2. Covered front porches or decks.

3. Soffits under eaves.

4. Low-cost siding materials that mimic high-quality appeal are encouraged.

SITE DESIGN & LOCATION OF GARAGES

Intent

To ensure highly visible façades are appealing and development at a smaller scale is well-planned.

Standards

Required:

1. Front setback or setbacks to any public street or internal access drive shall be a minimum of 20 feet. Front porches may be set back 10 feet.

2. Side setback to property line shall be a minimum of 5 feet.

3. Rear setback to property line shall be 10 feet for residences and 5 for accessory structures.

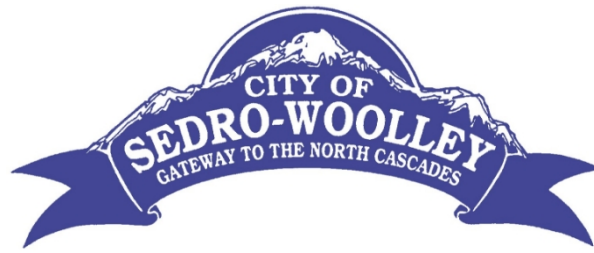
4. Private garages (attached or detached) shall adhere to the setback requirements above. In addition, there shall be a minimum off-street parking apron of 25 feet in length directly in front of garage door entrances when accessing a street or internal access drive either to the front or side of a residence. Where garage doors access an alley, the off-street parking apron shall be at least 10 feet in length.

5. When feasible, garages are to be located in a clustered arrangement at a central location within the development boundaries.

6. Where residences incorporate an attached private garage, the building floor area shall extend at least 3 feet closer than the face of the garage doors.

6. Driveway slopes shall not be greater than 12.5%.

7. For residential units between 205 and up to 800 square feet, a minimum of one parking space shall be provided. For residential units over 800 and up to 1,200 square feet, a minimum of two parking spaces shall be provided. Parking may be provided in a community parking area within development boundaries, immediately adjacent to the residence, or within private garages. A combination of these methods to satisfy parking requirements is acceptable.



Planning Commission Agenda Item

Agenda Item No.: g.2.

Date: June 18, 2024

From: Nicole McGowan, Planner

Subject: Proposed Amendments to Chapters 12.40 and 17.50 SWMC to Update Tree Standards

RECOMMENDED ACTION:

Review and discuss proposed amendments to Chapters 12.40 and 17.50 SWMC to update tree standards, propose any recommended changes, and task staff with preparing with a public hearing at the next meeting if draft is satisfactory.

ISSUE:

Should the Planning Commission recommend that the City Council approve the proposed amendments to Chapters 12.40 and 17.50 SWMC to update the city's tree standards?

BACKGROUND/SUMMARY INFORMATION:

At the April 16 and May 21, 2024 meetings, the Planning Commission reviewed the first two drafts of the proposed amendments to update the city's tree standards. These amendments are intended to rectify issues the Public Works and Planning Departments have had with trees being planted too close to underground utility lines or sidewalks and issues with trees that grow exceptionally high being planted underneath overhead utility lines and posing a fire hazard. At the last meeting, the Planning Commission pointed out several areas where language in Chapters 12.40 and 17.50 SWMC was found to be contradictory between chapters and sections. Staff was tasked with cleaning up these areas to add clarity and ensure the standards all coincide. In addition, tables have been added to sections 12.40.030 - Permission to Plant Trees and 12.40.110 - Recommended Trees which work as easy-to-use guides for applicants to use when selecting appropriate trees for their site. It was also later brought to staff's attention that the proposed additions to the existing regulations contradict with separate Public Works Department standards regarding vertical clearance over sidewalks and streets. The language has been updated to match Public Works Department standards.

The draft amendments to Chapters 12.40 and 17.50 SWMC are included herein as **Attachment 1**.

FISCAL IMPACT, IF APPROPRIATE:

None.

ATTACHMENTS:

1. Draft Amendments 3 (6-18-24)

Chapter 12.40

TREE STANDARDS

Sections:

[12.40.010 Purpose.](#)

[12.40.020 Definitions.](#)

[12.40.030 Permission to plant trees.](#)

[12.40.040 Utility right-of-way.](#)

[12.40.050 Removal of trees and shrubs.](#)

[12.40.060 Trimming overhanging trees—Duty of property owner.](#)

[12.40.070 Clear vision area.](#)

[12.40.080 Care and disposition of existing trees.](#)

[12.40.090 Short plats, subdivisions and planned unit development—Tree planting in rights-of-way.](#)

[12.40.100 Prohibited trees.](#)

[12.40.110 Recommended trees.](#)

[12.40.120 Planting Standards](#)

[12.40.120130 Inspection and appeal.](#)

[12.40.130140 Reserved rights.](#)

12.40.010 Purpose.

It is hereby declared that the preservation and development of the beauty of nature is essential to the progress and growth of the city. It is the policy of the city to plant and maintain, and to encourage the planting and maintenance of, desirable trees and other plantings to enhance the beauty of the community for the health, welfare and safety of its citizens. The council has become concerned with the proper selection, location and care of trees planted in ~~planting~~~~parking~~ strips, other public places and adjacent areas, and has studied ways to eliminate problems connected with adequate street illumination, safety to the community

preservation of public utilities, and providing the greatest aesthetic value to the city. The ordinance codified in this chapter is adopted for the purpose of establishing rules and regulations relating to the planting, care and maintenance of such trees. (Ord. [1382-00](#) § 1, 2000)

12.40.020 Definitions.

As used in this chapter, the following words and phrases shall have the meanings ascribed to them:

A. "Owner" means the legal owner of real property fronting or abutting on any property of the city and any lessees of such owner, including fee owner and holder of a purchaser's interest in a real estate contract.

~~B. "Parking strip" means that part of the public street or avenue, or right-of-way not covered by sidewalks, lying between the property line and the curb or that portion of the street or avenue being used for vehicular traffic.~~

B. "Planting strip" means that part of the public right-of-way lying between the sidewalk and back of curb which contains ground cover supportive of plant material.

C. "Public property" means all roads, streets, avenues, alleys, public rights-of-way, tree lawns, ~~plantingparking~~ strips or any public property or portion thereof of the city. (Ord. [1382-00](#) § 2, 2000)

12.40.030 Permission to plant trees.

All trees, shrubs and plants planted in any public place or right-of-way shall be with prior permission of the city and in accordance with the provisions of this chapter. No tree shall be planted in any ~~plantingparking~~ strip or public property less than ~~five~~four feet wide. No tree shall be planted closer to any curb or sidewalk than the following: small trees, two feet; medium trees, three feet; and large trees, four feet. On streets that do not have curbs and/or sidewalks or planters, the city shall approve the location of new trees consistent with street and sidewalk standards. No tree shall be planted within ~~twenty feet of another tree or within~~ twenty-five feet of a street light or intersection. No street tree shall be planted closer than twenty feet from any fire hydrant. Trees planted under utility lines shall not exceed a maximum mature height of ~~twenty-five~~ feet. ~~Only No-street tree other than small~~ and medium trees may be planted under or within ten lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, transmission line, or other utility, provided the trees' mature height is less than or equal to twenty feet. (Ord. [1382-00](#) § 3, 2000)

Tree Size	Small, Narrow	Medium	Large
Minimum Planting Strip Width	5 feet	7 feet	10 feet
Average Tree Spacing	20 feet	30 feet	40 feet
Minimum Tree Setback from Vehicular traffic	2 feet from back of curb	3 feet from back of curb	4 feet from back of curb
Minimum Vertical Sidewalk Clearance	8 feet	8 feet	8 feet
Minimum Vertical Road Clearance	14 feet	14 feet	14 feet
Maximum Tree Height within 10 feet of an Overhead Utility	20 feet	20 feet	<i>Large trees prohibited</i>
Maximum Tree Height within 5 feet of an Underground Utility	20 feet	20 feet	<i>Large trees prohibited</i>

12.40.040 Utility right-of-way.

Notwithstanding any other provision of this chapter, all trees shall be placed and maintained in such a manner as not to interfere with any utility franchise, license or right-of-way granted, or to be granted, by the city. (Ord. [1382-00](#) § 4, 2000)

12.40.050 Removal of trees and shrubs.

The stumps and roots of trees or shrubs removed under the authority of this chapter shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground. The remaining roots shall be treated with a suitable compound to prevent future sprouting or growth. Roots from trees planted on public property or adjacent private property, which have disrupted or broken the adjacent street surface, sidewalk or curb, shall be repaired at the adjacent property owner's expense. (Ord. [1382-00](#) § 5, 2000)

12.40.060 Trimming overhanging trees—Duty of property owner.

All property owners within the corporate limits of the city shall, at their own expense, keep all trees, brush and other foliage from projecting out over the public streets and sidewalks and alleys so as not to interfere, in any way, with the use of street construction, utility franchises right-of-way and license, and cleaning equipment, nor shall the same interfere with sidewalk traffic or create a hazardous situation insofar as the same obstructs the view of motorists using the public streets. (Ord. [1382-00](#) § 5, 2000)

It shall be the responsibility of the adjacent property owner of the sidewalk to regularly trim street trees off the sidewalk to provide a vertical clearance of eight feet above the surface so as

not to constitute a hazard or impediment to the progress or vision of anyone traveling on public property.

12.40.070 Clear vision area.

A clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets or of a street and a private drive or street, alley or railroad. A clear vision area shall contain no planting, fence or other temporary or permanent obstruction exceeding three feet in height, measured from the top of the curb, or where no curb exists, from the established centerline grade of the street. Taller trees may be permitted if all branches and foliage to a height of eight feet above the top of the curb or sidewalk and fourteen feet above the street are removed. No tree shall be planted closer than twenty feet from any public or private street corner, measured from the nearest intersection curb or curblane. ~~No street tree shall be planted closer than twenty feet from any fire hydrant.~~ (Ord. [1382-00](#) § 6, 2000)

12.40.080 Care and disposition of existing trees.

Any hazardous or nuisance trees in existence on the effective date of the ordinance codified in this chapter shall be removed by the property owner. The city may remove, or cause to be removed, at the expense of the abutting land owner, a tree or part of a tree which is in an unsafe condition or constitutes a nuisance, or which by reason of its nature is injurious to utilities, sidewalks or other public improvements. The city may, but is not required, to contribute to the cost of removal and replanting by payment or in-kind services. (Ord. [1382-00](#) § 7, 2000)

12.40.090 Short plats, subdivisions and planned unit development—Tree planting in rights-of-way.

Other than distances noted above from street corners and utilities, developers of short plats, subdivisions and PRUDs are required to plant trees in ~~planting~~parking strips per the following requirements: ~~Small trees shall be planted every twenty feet on average (at a minimum depending on the size of the tree), medium trees every thirty feet on average, and large trees every forty feet on average.~~ with ground cover or shrubs to be used liberally. In the instance of commercial or industrial planned unit development adjacent to residentially zoned property, trees must be planted a maximum of fifteen feet ~~on-center~~ and in conformance with the remainder of the landscaping requirements established in Section [17.50.080](#) of the Sedro-Woolley Municipal Code. (Ord. [1382-00](#) § 8, 2000)

12.40.100 Prohibited trees.

Street trees must not become a nuisance or be a disruption to city infrastructure or public safety and general welfare. It is unlawful to plant in or on any ~~planting~~parking strip or other

public property, the following kinds of trees: Poplar, Willow, Cottonwood, fruit-bearing or nut-bearing, Elkhorn, Mountain Ash, Oregon or Big-Leaf Maple. (Ord. [1382-00](#) § 9, 2000)

12.40.110 Recommended trees.

Trees appropriate under overhead utility lines shall be no taller than twenty feet at maximum height. Recommended trees that meet this requirement are identified below with "UT" (i.e. utility tree).

A. ~~Small, or narrow street trees (minimum average spacing: twenty feet, minimum planting strip width: five feet, minimum tree setback from vehicular traffic: two feet from back of curb):~~

~~1. Ash (flowering ash);~~

~~2. Flowering Cherry (nonfruit bearing);~~

~~3. Laurel (California Laurel);~~

~~4. Magnolia (Evergreen magnolia);~~

~~5. Myrtle (Oregon myrtle);~~

~~6. Oak (Holly oak).~~

1. American Hornbeam (UT);

2. American Smoke Tree (UT);

3. Ash (Flowering ash);

4. Dogwood (Eddie's White Wonder dogwood [UT], Pacific dogwood [UT]);

5. Dove-tree;

6. Magnolia (Little Gem magnolia [UT]);

7. Maple (Bigtooth maple, Buckeye maple [UT], Burgundy Lace Japanese maple [UT], David's maple, Paperback maple [UT], Rocky Mountain maple [UT], Three Flower maple [UT], Trident maple [UT], Vine maple [UT]);

8. Myrtle (Sarah's Favorite Crape myrtle [UT]);

9. Oak (Crimson Spire oak);

10. Redbud (Oklahoma redbud) (UT);

11. Sourwood;

12. Washington Hawthorn (UT).

B. Medium Size Street Trees (~~minimum~~average spacing: thirty feet, minimum planting strip width: seven feet, minimum tree setback from vehicular traffic: three feet from back of curb):

~~1. Ash (Flame, Golden Desert, etc.);~~

~~2. Beech (Rivers Purple beech);~~

~~3. Birch (Paper birch, River birch);~~

~~4. Crabapple (Flowering crabapple);~~

~~5. Gum (sweet gum);~~

~~6. Honey Locust;~~

~~7. Linden (Littleleaf linden);~~

~~8. Maple (Autumn Blaze, October Glory, Norwegian Sunset, Pacific Sunset, Autumn Flame, Hedge maple);~~

~~9. Maple (Red maple);~~

~~10. Maple (Sugar maple);~~

~~11. Oak (Scarlet oak, English oak);~~

~~12. Redwood (Dawn redwood);~~

~~13. Yellowwood;~~

~~14. Village green.~~

1. Ash (Flame, Golden Desert);

2. Beech (Rivers Purple beech);

3. Birch (Paper birch, River birch);

4. Crabapple (Flowering crabapple) (UT);

5. Ginkgo Biloba (*male species only*);

6. Laurel (California laurel);

7. Linden (Littleleaf linden);

8. Magnolia (Kobus magnolia);

9. Maple (Autumn Blaze, Autumn Flame, Hedge maple [UT], Norwegian Sunset, October Glory, Pacific Sunset, Red maple, Sugar maple);

10. Redbud (Eastern redbud [UT], Forest Pansy redbud [UT]);

11. Village Green Zelkova;

12. Yellowwood.

C. Large Boulevard Trees (~~minimum~~average spacing: forty feet, minimum planting strip width: ten feet, minimum tree setback from vehicular traffic: four feet from back of curb):

~~1. Beech (European beech, etc.);~~

~~2. Chestnuts (Chinese chestnuts, Ft. McNair Pink Horsechestnut);~~

~~3. Maidenhair tree;~~

~~4. Sycamore maple;~~

~~5. Oak (Red oaks);~~

~~6. Tulip tree.~~

1. Beech (European beech, etc.);

2. Chestnut (Chinese chestnut, Fort McNair Pink Horsechestnut);

3. Elm (American elm, Athena Classic elm, Frontier elm, Homestead elm) (*Dutch Elm Disease resistant species only*);

4. Linden (Silver linden);

5. Maple (Sycamore maple);

6. Oak (Chinkapin oak, Garry oak, Oregon White, Red oak, Scarlet oak);

7. Shawnee Brave Bald Cypress;

8. Sweet Gum;

9. Tulip Tree.

Small, Narrow	Medium Sized	Large Boulevard	Trees Recommended beneath Overhead Utility Lines	Prohibited Street Trees
American Hornbeam	Ash (Flame, Golden Desert)	Beech (European beech, etc.)	American Hornbeam	Big-Leaf Maple
American Smoke Tree	Beech (Rivers Purple beech)	Chestnuts (Chinese chestnuts, Ft. McNair Pink Horsechestnut)	American Smoke Tree	Cottonwood
Buckeye Maple	Birch (Paper birch, River birch)	Elm (American elm, Athena Classic elm, Frontier elm, Homestead elm) (Dutch Elm Disease resistant only)	Buckeye Maple	Elkhorn
Burgundy Lace Japanese Maple	Crabapple (flowering crabapple)	Gum (Sweet gum)	Burgundy Lace Japanese Maple	Fruit- or nut-bearing trees
Dogwood (Eddie's White Wonder dogwood, Pacific dogwood)	Ginkgo Biloba (male only)	Oak (Red oak, Oregon White, Chinkapin, Scarlet oak, Garry oak)	Crabapple (Flowering Crabapple)	Mountain Ash
Dove-Tree	Laurel (California Laurel)	Shawnee Brave Bald Cypress	Eastern Redbud	Oregon Maple
Flowering Ash	Linden (Littleleaf linden)	Silver Linden	Eddie's White Wonder Dogwood	Poplar
Little Gem Magnolia	Magnolia (Kobus Magnolia)	Sycamore maple	Forest Pansy Redbud	Willow
Maple (Bigtooth Maple, David's maple, Paperback maple, Rocky Mountain maple, Trident maple, Vine maple)	Maple (Autumn Blaze, October Glory, Norwegian Sunset, Pacific Sunset, Autumn Flame, Hedge maple, Red maple, Sugar maple)	Tulip Tree	Hedge Maple	
Oak (Crimson Spire oak)	Redbud (Eastern redbud, Forest Pansy redbud)		Little Gem Magnolia	
Oklahoma Redbud	Village Green Zelkova		Oklahoma Redbud	
Sarah's Favorite Crape Myrtle	Yellowwood		Pacific Dogwood	
Sourwood			Paperback Maple	
Three Flower Maple			Rocky Mountain Maple	
Washington Hawthorn			Sarah's Favorite Crape Myrtle	
			Three Flower Maple	
			Trident Maple	
			Vine Maple	
			Washington Hawthorn	

Adjacent property owners may recommend alternative tree species. These trees will be subject to approval by the city following review of the recommended species. (Ord. [1382-00](#) § 10, 2000)

12.40.120 Planting standards.

A. Street trees shall be planted in accordance with the standards of SWMC 17.50.070.

B. Where street trees are planted between the walking route of the sidewalk and back of curb and/or within five feet of an underground utility line, root barriers as required per the Public Works Department standards shall be installed to protect such infrastructure from future damage.

12.40.130~~120~~ Inspection and appeal.

A. The city may inspect any tree upon or which overhangs any public property or lawn to determine whether the same or any portion thereof is in such a condition as to constitute a hazard or impediment to the progress or vision of anyone traveling on public property. Any tree or part thereof growing upon private or public property, but overhanging or interfering with the use of public property that endangers life, health, safety or property, or is otherwise in violation of this chapter, is hereby declared to be a public nuisance. The city shall by written notice require the adjacent property owner to abate the nuisance by trimming, destroying or removal, at the owner's cost and expense. The property owner shall have thirty days from the date of the notification of the nuisance to remove or trim the hazardous or nuisance tree. If the adjacent property owner does not cause the nuisance to be corrected or removed, the city may abate the nuisance and the cost shall be assessed to the adjacent property owner.

B. Appeals from the city determination that a nuisance exists may be made by any citizen or the adjacent property owner within ten days after the property owner is notified of the city determination. Such determination may be appealed to the city council at the next regularly scheduled meeting. Action taken by the city council on such appeal shall be final.

C. If the owner of such private property does not correct or remove such nuisance within thirty days after receipt of written notice from the city, they shall be guilty of a civil infraction, and subject to a monetary penalty of not more than the amount listed in the master fee schedule adopted by resolution of the city council. Each day for which the violation is allowed to continue shall be a separate offense. Nothing contained in this chapter shall be deemed to impose any liability upon the city, its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree upon his property or under his control in such a condition as to prevent it from constituting a public nuisance as defined in this section. (Ord. [2013-22](#) § 36, 2022; Ord. [1382-00](#) § 11, 2000)

12.40.140~~130~~ Reserved rights.

Nothing in this chapter shall create a property right or interest in the public right-of-way for adjoining owners. The city may amend or repeal all or part of this chapter at any time.
(Ord. [1382-00](#) § 12, 2000)

Chapter 17.50

LANDSCAPING

Sections:

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17.50.010 Purpose.

A. A provision of quality landscaping is necessary to maintain property values, enhance the appearance of the city, mitigate impacts of development such as erosion and light/glare, promote natural systems, improve air quality, provide habitat, reduce noise, reduce the impacts on storm drainage systems, and provide a buffer between land uses.

B. Landscaping can be provided as a tool to be used in partnership with potential developers and citizens in Sedro-Woolley to enhance the community. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.020 Applicability.

- A. The requirements of this chapter shall be imposed at the time of land use permit review, including: land alteration or land development such as subdivisions, short subdivisions, a change in lot coverage, a change in area devoted to parking and circulation, and projects requiring design review.
- B. This chapter does not apply to a permit for a single-family dwelling less than one acre, unless restrictions have been placed on clearing and site design under separate permit authority.
- C. This chapter does not apply to areas within the central business district (CBD) which is bounded on the north and west by the railroad tracks, on the south by State Street, and on the east by Puget Avenue. This area is substantially developed on zero setbacks from the right-of-way, making it impractical to provide on-site landscaping which would satisfy the purpose and intent of this chapter. Businesses located in this exempt area are encouraged to participate in other projects and improvements programs to enhance and improve the character and appearance of the city. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.030 Site landscaping required review.

The planning director shall use the Sedro-Woolley design and development guidelines landscaping section as it pertains to that zone as a guide for design and layout when reviewing applications.

- A. The director shall perform landscape review for all applications, permits and land use actions.
- B. The public works department shall review all landscape and irrigation system designs. Irrigation shall be designed in accordance with Skagit PUD No. 1. (Ord. [2032-22](#) § 14, 2023; Ord. [1593-07](#) § 1, 2007; Ord. [1517-05](#) § 1 (part), 2005)

17.50.040 Minimum site requirements.

- A. In no case shall the total amount of landscaping be less than ten percent of the total site area. For subdivisions, the total amount of landscaping shall be not less than ten percent of the combined net lot area plus ten percent of the site open space. Developments may include any critical area and/or shoreline buffer areas when calculating landscape area if native vegetation is enhanced.
- B. Stormwater detention dry ponds can only be included in the minimum landscaping area if low impact development techniques are used.
- C. Zoning/Use Classification—Percent of Gross Site Area.

Residential 15	20%
Residential in Mixed Commercial	20%
Mixed Commercial (excluding the CBD)	15%
Industrial	10%
Commercial uses in industrial district	15%
Public	10%
PRD's and CUP's	As required by planning commission

(Ord. [1517-05](#) § 1 (part), 2005)

17.50.050 Prohibited uses.

The following uses are not permitted in required landscape areas:

- A. Parking of motor vehicles or recreational vehicles, including: campers, travel trailers, motor homes, boats or trailers;
- B. Installation of impervious surfaces;
- C. Storage of materials, including, but not limited to, hazardous waste, industrial equipment, and supplies. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.060 Landscaping plan submittal requirements.

If the landscaped and irrigated area on the subject property exceeds five hundred square feet, or if the applicant requests the low impact development option, the director shall require approval of the proposed landscape plan by a privately retained licensed landscape architect, Washington Certified Nurseryman or Washington Certified Landscaper. All landscaping plans shall be prepared in accordance with the following requirements:

- A. Ten sets of landscape plans drawn to a scale of one inch equals fifty feet or larger (e.g., one inch equals thirty feet, one inch equals twenty feet). The plan should include a bar scale for reference;
- B. Name and address or location of the project;
- C. Vicinity map;
- D. Scale, north arrow and date of the plan;

- E. All property lines, easements, rights-of-way, streets, walks, vehicular drives, parking lots, existing and proposed structures, building entrances, freestanding lights, service or loading areas, signs, overhead and belowground utilities, open spaces, plazas, and recreation amenities with materials noted;
- F. Location, sizes and species of existing vegetation within landscape areas. Natural areas should be designated as such;
- G. Location of all trees, shrubs and ground cover to be planted;
- H. Any proposed or existing physical elements (such as fencing, curbing, benches, etc.) that may affect the overall landscape;
- I. Parking layout, including circulation, driveway location, parking stalls and curbing;
- J. Existing and proposed contours (maximum five-foot intervals, two feet contours preferred), elevations, and delineation of any critical areas;
- K. Dimensioned landscaped areas;
- L. Location of irrigation system, source of water, and type of irrigation system;
- M. A legend that shows symbols and type of plantings;
- N. All plant materials shall be shown on the landscaping plan at three-quarters mature size in appropriate relation to the chosen scale of the plan;
- O. The plan shall state the estimated date for installation and completion of all plantings and finish materials;
- P. The landscape plan shall identify the location and dimensions of any designated environmentally sensitive areas and required buffers;
- Q. A plant schedule shall be included which indicates the scientific and common names, quantities, sizes and spacing for all plants in the landscape plan. Quantities are not required on a preliminary landscape plan;
- R. Planting details including installation and maintenance notes and or requirements;
- S. PUD approval for irrigation systems;
- T. Identify type and number of significant trees; identify those significant trees to be saved and those to be removed and identify replacement stumpage. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.070 Minimum landscape material specifications.

- A. The applicant shall utilize plant materials that complement the natural character of the Pacific Northwest that are drought tolerant and are adaptable to the climatic, topographic, and hydrologic characteristics of the site.
- B. If the subject property includes a sensitive or critical area, the applicant shall utilize plant species that enhance that sensitive area.
- C. The applicant should utilize plant materials that reduce or eliminate the need for fertilizers, herbicides, or other chemical controls, especially for properties that include wildlife habitat areas, shorelines, or wetlands.
- D. Street trees shall be provided as follows:
1. Minimum planting strip width: ~~ten feet;~~ five feet for small trees, seven feet for medium trees, and ten feet for large trees;
 2. ~~Maximum~~ Spacing: Trees shall be planted at an average of ~~twenty~~ thirty feet apart for small trees, an average of thirty feet apart for medium trees, and an average of forty feet apart for large trees, with ground cover or shrubs used liberally;
 3. Plant ~~V~~varieties: Trees utilized in this area shall be of varieties that do not conflict with underground and overhead utilities. These trees may be selected from the city's suggested list of plant materials, or an approved equivalent.
- E. All plantings shall have the following minimum size at installation:
1. Deciduous trees: ~~two~~ three-inch caliper;
 2. Evergreen trees: six-foot minimum height ~~range~~;
 3. Vine maples and other multi-stemmed trees: seven-foot minimum height;
 4. Medium and tall shrubs: twenty-four-~~to thirty~~-inch minimum height;
 5. Ground cover: four-~~inch~~ minimum heightes (approximately eighteen inches on center);
 6. Shall not interfere with sight distance;
 7. Shall not be installed within ~~two~~ three feet of back of curb for ~~speed less than thirty-five mph and ten feet from back of curb for thirty-five mph or over~~ small trees, within

three feet of back of curb for medium trees, or within four feet of back of curb for large trees. (Ord. [1517-05](#) § 1 (part), 2005)

F. Where trees are to be planted within five feet of a pedestrian walkway and/or underground utility line, root barriers as required per the Public Works Department standards shall be installed to protect such infrastructure from future damage.

17.50.080 Low impact development option.

The purpose of this option is to provide an additional landscaping option that has the potential to reduce impacts on the existing stormwater drainage infrastructure, and aid in meeting Endangered Species Act requirements. Low impact development strives to protect or restore the natural hydrology of the site so that the overall integrity of the watershed is protected. Low impact development is encouraged by the city of Sedro-Woolley because it:

- A. Protects the environment;
- B. Reduces costs to developers;
- C. Makes communities more attractive;
- D. Uses vegetation and small-scale hydraulic controls to capture, treat and infiltrate stormwater on site.

More specific information about low impact development will be available as requested through the planning and public works departments. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.090 Maintenance of plant materials.

The following performance standards shall apply to all landscape areas of which this chapter applies:

- A. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.
- B. An assignment of funds or performance bond shall be for one hundred twenty-five percent of the estimated improvements. The funds shall remain in place until the last required planting of the subject development has been planted. Only then, the assignment of funds or performance bond shall be reduced as a maintenance guarantee in an amount that is fifty percent of the original assignment of funds for performance. The maintenance guarantee shall include maintenance during the guarantee period and replacement of dead or unhealthy plants at the conclusion of the guarantee period. The length of the guarantee shall be no less than one year with an eighty percent survival rate and always cover at least one growing season (May

through September). The end date of the assignment of funds or performance bond shall be determined by the city and applicant.

C. Maintenance of landscaping intended for screening purposes shall be pruned or altered to maintain planting health only, not to maximize retail visibility or minimize screening.

D. The required landscaping must be installed prior to issuance of the temporary certificate of occupancy unless the director determines that an assignment of funds or performance bond, for a period of not more than a year, will adequately protect the interests of the city.
(Ord. [1517-05](#) § 1 (part), 2005)

17.50.100 Stormwater ponds.

A. Site improvements meant to control water runoff shall be designed, when reasonably possible, to fulfill multiple functions including:

1. Regulate stormwater discharge;
2. Improve water quality;
3. Provide wildlife habitat;
4. Provide an aesthetic amenity;
5. Provide passive recreation opportunities such as walking or sitting areas; sports fields or fountains;
6. Provide shade for water temperature mitigation.

B. Any required site drainage plan, including conceptual plans, shall include the location and landscape design of stormwater ponds.

C. Stormwater ponds shall be used as aesthetic features in the site master plan. The following shall be considered when designing ponds:

1. Reduce the need for fencing by designing safe ponds which have side slopes less than 3:1 and normal water depths less than twenty-four inches;
2. Create ponds that are irregular in shape;
3. Design the pond to blend in with the surrounding environmental conditions;
4. Provide a topographic bench around the perimeter of the pond for safety;

5. Retain any existing high quality vegetation around perimeter of site;
6. Provide a pedestrian walkway and seating areas around perimeter;
7. Utilize landscaping to provide shade, create habitat, and add screening;
8. No landscaping below one-hundred-year storm elevation.

These guidelines do not replace standards for stormwater retention/detention pond design. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.110 Existing site vegetation.

Significant existing trees and shrubs shall be incorporated into the landscaping. "Significant trees" shall be those eight inches evergreen and ten inches deciduous trees in diameter at a point five feet above ground level. The site plan for the project shall include the location of significant trees, and shall identify which trees will be retained on the site. Care shall be taken in the grading and construction process so as not to disturb the roots and drip line of existing trees to be retained, and to ensure proper irrigation. Orange construction fencing will be constructed outside the drip line of existing trees. If significant trees cannot be incorporated into the site design because of street or building design, such trees shall be replaced with equivalent stumpage for over ten percent reduction as approved by the city planner. (Ord. [1517-05](#) § 1 (part), 2005)

17.50.120 Screening requirements.

A. Purpose. The requirements of this section are intended to reduce the visual impacts and incompatible characteristics of:

1. Abutting properties with different land use classifications;
2. Service areas and facilities, including loading and storage areas;
3. Any other use or area as required under this section or by the planning commission;
4. Oncoming or glaring headlights when required by the public works department.

B. Landscaping. Screen planting shall consist of evergreen trees planted a maximum of fifteen feet on center; deciduous trees for seasonal color and texture planted a maximum of fifteen feet on center; and medium-sized shrubs (three to five feet at maturity) at five feet on center and ground cover plants at a density to form an effective barrier to cover eighty-five percent of the ground surface within two years. Irrigation must be installed for all screening areas.

C. Minimum Width. The landscaped screening area shall be thirty feet wide and vegetation shall be eighty percent sight-obscuring at time of planting and one hundred percent within two years that extends a minimum of six feet above the adjacent sidewalk or road right-of-way unless the use of an earth berm, fence, or wall is incorporated into the screening, as provided below:

1. Earth Berm Alternative. If an earth berm that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, the width of the screening area may be reduced to fifteen feet with landscaping per subsection B of this section.
2. Fence Alternative. If a fence that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, the width of the screening area may be reduced to fifteen feet with landscaping per subsection B of this section. The fence shall be subject to design approval by the planning director.
3. Wall Alternative. If a wall that extends a minimum of six feet above the adjacent sidewalk or road right-of-way is incorporated into the screening plan, the screening area may be reduced to ten feet with landscaping per subsection B of this section. Screen walls shall be constructed with masonry, block, or textured concrete, subject to design approval by the planning director.

D. Uses Requiring Screening. Screening is required to protect adjacent properties from probable negative impacts of any permitted or conditional use in a zone. Screening shall be required in the following instances:

1. Developments located in zones on the left side of the chart, below, shall provide screening when adjoining zones specified on the right side of the chart.

Zone to Be Developed	Zone to Be Screened
Residential-15 (R-15)	Any other residential zone
Public	Any residential zone
Mixed commercial	Any residential zone
Industrial	Any residential zone, mixed commercial zone, public zone

2. Mobile home parks shall have screening installed around the perimeter of the development in the required open space buffer, which shall not be less than twenty feet in width.

3. Unless otherwise required through the conditional use process, screening is not required along public rights-of-way except in the industrial zone. Screening along public rights-of-way is required in the industrial zone when the zoning across the public right-of-way is zoned anything other than industrial.

E. Any material that enhances the visual appearance and screening may be utilized. All screening materials are subject to design review as per Chapter [15.44](#). (Ord. [1664-10](#) § 2 (Exh. D), 2010; Ord. [1517-05](#) § 1 (part), 2005)

17.50.130 Street tree requirement.

The applicant of a project requiring a land use permit or design review by the city shall provide street trees in the public right-of-way abutting the property in accordance with SWMC Chapter [12.40](#). (Ord. [1517-05](#) § 1 (part), 2005)

17.50.140 Parking lot landscaping.

The provisions of this section are intended to soften the visual effect created by large expanses of barren asphalt; increase the amount of permeable surface; and reduce the quantity and speed of runoff from the site:

A. Area of Application. The provisions of this section shall apply to the interior of parking areas providing twenty or more spaces;

B. Required Area. Fifteen square feet of landscaping per parking space;

C. Minimum Width. Planting islands shall have a minimum width of eight feet;

D. Location of Plantings Areas. Parking area landscaping shall be located at the ends of parking columns, between the parking stalls oriented in the same direction as the stalls, or between rows of parking to break up and define parking areas;

E. Tree and Shrub Requirements. A minimum of one tree shall be required for every one hundred fifty square feet, or fraction thereof, of required landscaped area. Deciduous trees shall have a clear trunk at least five feet above ground and a minimum size of two inches diameter breast high (dbh). Low shrubs shall be provided on the perimeter of the landscaping islands, in addition to other ground cover or flowers. Other landscape materials shall comply with the general provisions of this section;

F. Landscape Protection. Any trees, shrubs, or plants which are susceptible to damage by pedestrian or motor vehicles shall be protected by appropriate curbs, tree guards or other protective devices;

G. Pedestrian walkways may be included in landscaped areas and the standards of this section modified to accommodate them. (Ord. [1517-05](#) § 1 (part), 2005)