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JOINT CITY COUNCIL STUDY SESSION AND PLANNING COMMISSION AGENDA
August 20, 2024
6:00 PM
Sedro-Woolley Municipal Building
Council Chambers
325 Metcalf Street

- a. Call to Order**
- b. Pledge of Allegiance**
- c. Roll Call**
- d. Introduction of Special Guests and Presentation**

1. Comprehensive Plan Update

- e. Unfinished Business**
- f. New Business**
- g. 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 finance@sedro-woolley.gov Attn: 'Public Comment.'

- h. Adjournment**
- i. Closed Session**

1. To Discuss A Collective Bargaining Agreement

Next Meeting(s) City Council Study Session and Planning and Business Development Committee - September 4, 2024

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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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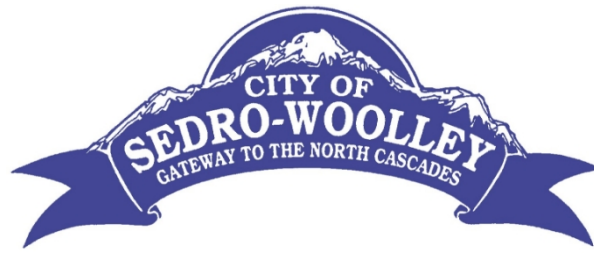
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City Council Agenda Item

Agenda Item No.: d.1.

Date: August 20, 2024

From: Thomas Glover, Community Development Director

Subject: Comprehensive Plan Update

RECOMMENDED ACTION:

None, discussion only.

ISSUE:

The purpose of this memorandum is to provide council members and commissioners with an overview of the agenda items that will be covered during the joint workshop on August 20th. While this event is intended to prepare the Planning Commission and City Council on what to expect over the next year for the 2025 Comprehensive Plan Periodic Review, this workshop will also provide an opportunity to discuss concerns, articulate priorities, and impart policy guidance to the project team early in the project.

Agenda Details for Joint Planning Commission/City Council Workshop:

- Introductions
- Presentation
 - Workshop purpose and expected outcomes
 - Project overview
 - Purpose of comprehensive planning
 - State requirements
 - New legislation
- Key Topics
 - Housing and land use
- Climate Element
- Comprehensive Plan elements
- Community engagement
 - Principles and strategies
 - Results of outreach efforts to date

BACKGROUND/SUMMARY INFORMATION:

The City's consultant team, led by Facet, will initiate the workshop with a brief presentation on requirements for comprehensive plans and recent updates to state law, particularly around housing and

climate resiliency. A status update on public outreach efforts, including the results of the community visioning survey, community open house, and other events will be shared. The draft visioning survey results and comment matrix compiled from the community open house are included herein as **Attachments 1 and 2**. Other items for discussion include a project schedule and expectations for future meetings, including when council members and commissioners can expect to work on policies and goals of the various plan elements.

Following the presentation, the project team will kick off an informal discussion with questions on priorities for plan elements or topics, including a 20-year vision for Sedro-Woolley. Our hope is to have a productive discussion that will provide policy direction and inform the updated plan.

FISCAL IMPACT, IF APPROPRIATE:

None.

ATTACHMENTS:

1. Draft Visioning Survey Report
2. Open House Comment Matrix Combined



Sedro-Woolley Comprehensive Plan 2025 Periodic Update

Community Vision Survey Report

August 2024

Survey Format

This report is part of Sedro-Woolley's Comprehensive Plan Periodic Update project. To gather community feedback on the Plan's Vision and general direction, a survey was distributed to the public in late June of 2024.

The survey had a brief introduction which provided context for questions:

*Sedro-Woolley is updating its Comprehensive Plan. This Plan serves as a roadmap for how we want to grow as a community over the next 20 years. **We need your help to confirm our collective vision, community values, and investment priorities.** This short, two-minute survey is the start of a planning process expected to last through 2025. Your feedback is greatly appreciated!*

All residents and businesses in Sedro-Woolley were given an opportunity to respond. A link to the survey was posted on the City's website and distributed widely by email. Paper copies were also distributed at an Open House event on July 15, 2024, and were available at City Hall. The survey was also made available in Spanish (See Appendix B). To encourage participation, the 2-3 minute survey was limited to four questions and did not request personal information.

The survey closing date was August 2, 2024. Of the total 260 respondents, four (4) completed a paper survey and 256 completed the online survey. The results depicted here are combined and reported together.

Summary of Visioning Questions

Questions No. 1 -3 asked respondents to define what they loved most about Sedro-Woolley, their greatest concerns about the future of Sedro-Woolley, and hopes for the future of the City. Question No. 4 asked respondents to share any other thoughts on Sedro-Woolley which are provided in Appendix A.

Question 1. What do love most about Sedro-Woolley? Check your top four:

- The small community feel and walkability

- The quality of live (enjoyable to live here)
- The sense of community and engaged, friendly people
- Proximity to the Cascades and access to recreational opportunities, such as parks, trails, camping, hiking, cycling and skiing.

Question 2. What are your greatest concerns about Sedro-Woolley? Check your top four:

- Increase in traffic congestion and driving times
- Becoming a bedroom community for larger cities in the region
- Sedro-Woolley losing its quality of life with an increase in growth and tourism
- The lack of affordable housing

Question 3. What do you hope happens over the next 20 years in Sedro Woolley? Rank in order or priority. Top four answers:

- Sedro-Woolley has grown gracefully and maintained its identity, using good site and building design and without sacrificing quality of life.
- Sedro Woolley's downtown is a vibrant and thriving place for locals and tourists with a mix of restaurants, shops, galleries and activities.
- More parks and open spaces are added, including trails.
- Sedro-Woolley has well maintained infrastructure and adequate services and schools that meet daily needs.

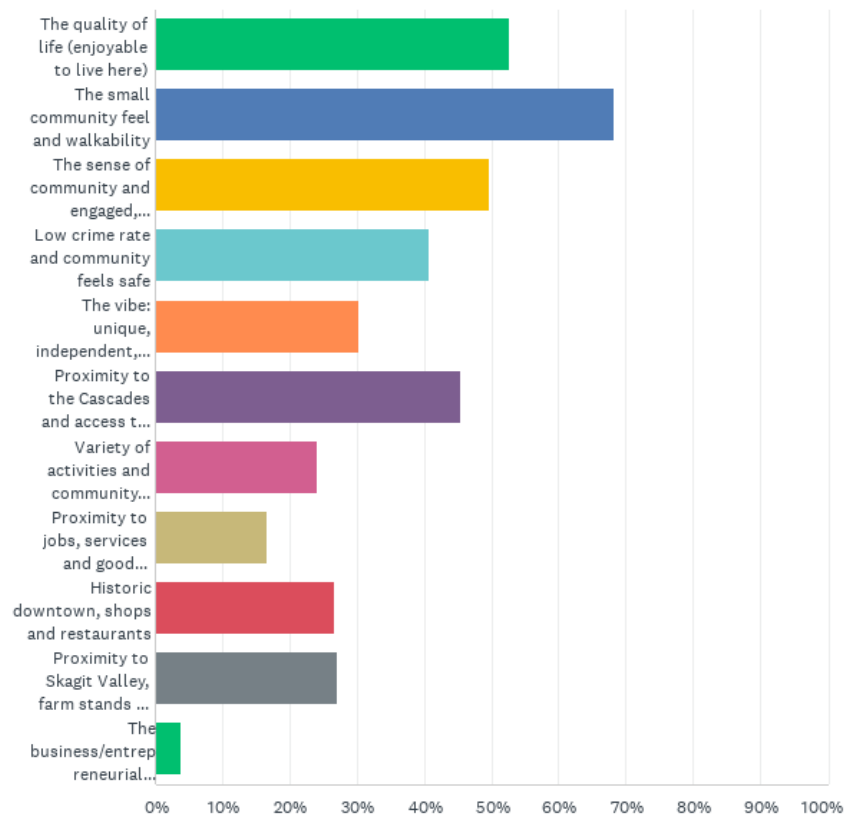
Question 4. Please share any other thoughts you have about Sedro-Woolley. This final question provided an opportunity for open ended responses (See Appendix A). While comments covered numerous topics, a few themes surfaced to top around growth, housing, traffic, downtown improvements and maintaining the identity and small town feel of Sedro-Woolley.

To view a summary of all responses, see pages 3-5. Open-ended comments are included in Appendix A.

1. What do you love most about Sedro-Woolley? Check your top four. (Answered: 258)

Ranking	% (Highest to lowest)	Answer Choice
1.	68.22%	The small community feel and walkability
2.	52.7%	The quality of life (enjoyable to live here)
3.	49.61%	The sense of community and engaged, friendly people
4.	45.35%	Proximity to the Cascades and access to recreational opportunities such as parks, trails, camping, hiking, cycling and skiing
5.	40.7%	Low crime rate and the community feels safe
6.	30.23%	The vibe; unique, independent, historic
7.	27.13%	Proximity to Skagit Valley, farm stands and other agricultural activities
8.	26.74%	Historic downtown, shops and restaurants
9.	24.03%	Variety of activities and community events
10.	16.67%	Proximity to jobs, services and good schools
11.	3.89%	The business/entrepreneurial opportunities

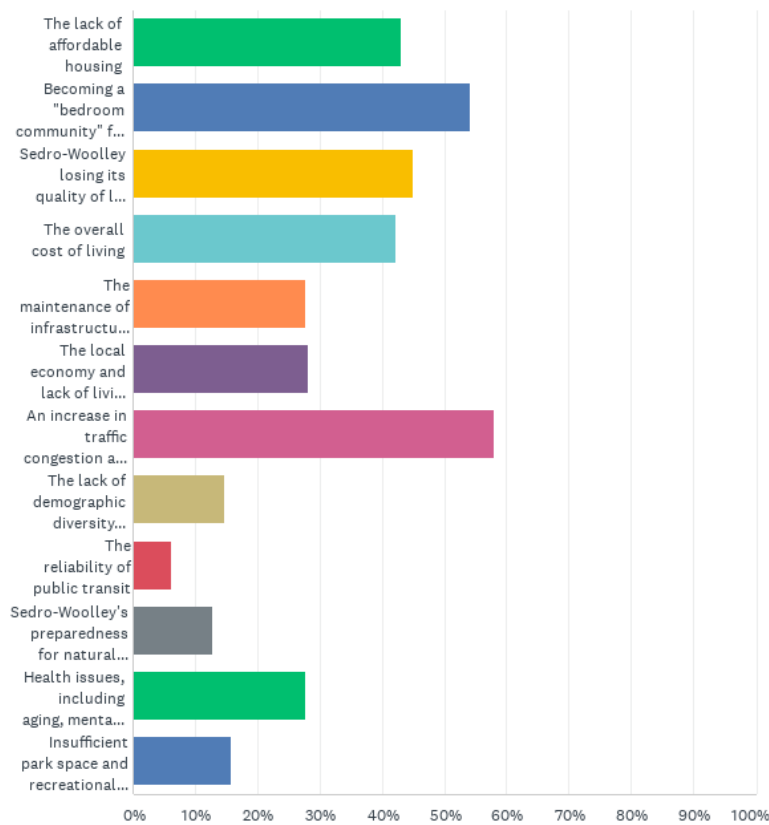
Q1 What do you love most about Sedro-Woolley? Check your top four:



2. What are your greatest concerns about Sedro-Woolley? Check your top four. (Answered: 260)

Ranking	% (Highest to lowest)	Answer Choice
1.	58.08%	Increase in traffic congestion and driving times
2.	54.23%	Becoming a bedroom community for larger cities in the region
3.	45.00%	Sedro-Woolley losing its quality of life with an increase in growth and tourism
4.	43.08%	The lack of affordable housing
5.	42.31%	The overall cost of living
6.	28.08%	The local economy and lack of living wage jobs
7.	27.69%	The maintenance of infrastructure, such as water, sewer and streets
8.	27.69%	Health issues, including aging mental health and addiction problems
9.	15.77%	Insufficient park space and recreational facilities to accommodate growth
10.	12.69%	Sedro-Woolley's preparedness for natural disasters and extreme weather events, including increased precipitation (flooding), higher temperatures, and wildfires.
11.	6.15%	The reliability of public transit

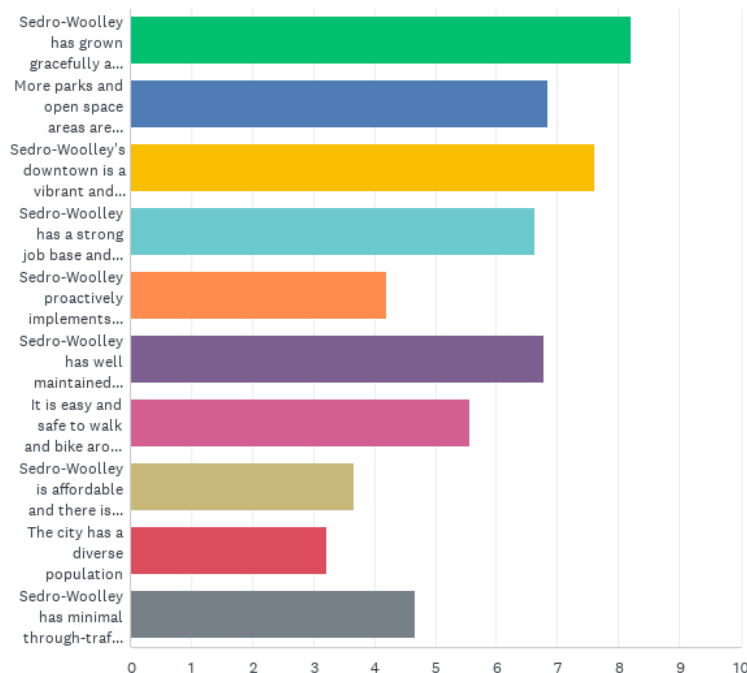
Q2 What are your greatest concerns about Sedro-Woolley? Check your top four:



3. What do you hope happens over the next 20 years in Sedro-Woolley? Rank in order of priority. (Answered: 259)

Ranking	Answer Choice
1.	Sedro-Woolley has grown gracefully and maintained its identity, using good site and building design and without sacrificing quality of life.
2.	Sedro-Woolley's downtown is a vibrant and thriving place for locals and tourists with a mix of restaurants, shops, galleries and activities
3.	More parks and open space areas are added, including trails
4.	Sedro-Woolley has well maintained infrastructure and adequate services and schools that meet daily needs
5.	Sedro-Woolley has a strong job base and is economically self-sustaining
6.	It is easy and safe to walk and bike around the city to destinations like schools, parks, shops, jobs and medical facilities
7.	Sedro-Woolley has minimal through-traffic congestion and there are safe active transportation facilities such as bike shoulders, bike trails, sidewalks and transit stops throughout the city.
8.	Sedro-Woolley proactively implements sustainable measures and adapts to climate change
9.	Sedro-Woolley is affordable and there is a variety of housing types to meet different needs.
10.	The city has a diverse population.

Q3 What do you hope happens over the next 20 years in Sedro-Woolley? Rank in order of priority:



APPENDIX A

Open Ended Responses (unedited)

4. Please share any other thoughts you have about the future of Sedro Woolley: Open-ended response. (Answered 122)

Comment Number	Response (unedited)
1	My hope as a small business owner in downtown Sedro-Woolley is that the traffic on hwy 20 would be guided to visit downtown on their travels. My hope is people will spend their money in our community (Sedro-Woolley). Every entry way into downtown will be visually appealing and welcoming. Entryways will be tidy and respected. We need to make sure we have enough schools for the new developments being built and filled with families. As a small business owner to keep downtown thriving we NEED support! Help us stay open and successful.
2	Archway project at Tressle. Tear down old gas station downtown. More signs directing downtown so not like Radiator Springs. Stop raising assessments to house and land values.
3	Unincorporated areas of Sedro-Woolley need to be included in the various planning decisions since what happens outside of Town, greatly affects in town.
4	Downtown would benefit from moving "office" leases and owners from storefronts. We all want a vibrant downtown, but to achieve this we need more retails in our CBD. Next would be to use more flexible zoning for our mostly fallow industrial zones. The old Skagit steel plant, now owned by Janicki, has an overlay that allows non-industrial (mixed commercial) businesses into that space. This should be a zoning change in all industrial zones. More freedom to develop!
5	Sedro Wooley can be a headquarters for the regenerative agriculture movement, creating economic and community health and abundance, while leading the global struggles of climate change, soil and water degradation, pollution, and biodiversity loss.
6	PLEASE consider installing a traffic circle at Hwy 20 and Metcalf to ease traffic and make our town easier to navigate (especially for tourists and their disposable income).
7	A city council that learns to stay in their lane and not have their own agenda. That would be refreshing.
8	Skagit County needs better public transportation that operates more frequently, offers later service, and better service on the weekends.
9	I plan to stay here until the end of life on earth. I love this town. I'm a 4th generation Woolley girl
10	Woolley has a unique legacy as a place of loyalty and fairness for all. That civic pride is a powerful asset. It is up to every civic group to be problem-solvers and to value conflict resolution that keeps common interests as a core value. We welcome new people, and we want our kids to be able to come home.
11	Less crime, better and more ped/bike access n/s across SR#20, not becoming a city of huge apartment complexes and the associated social, health, and crime issues.
12	I'm grateful that I can retire as needed

13	It would be beneficial to see the the 7 city council members be more cooperative and walk more in step with the Chamber.
14	Hire more police and fire fighters and give them the gear to succeed.
15	I am tired of all the apartments. We don't have the school space for the new families coming in. The apartments are not affordable and are half empty. They were not needed. The last thing Sedro-Woolley needs is affordable housing. Adding affordable housing will bring the crime rate up. I'm not ready to feel unsafe in my hometown.
16	You need to focus less on diversity and climate change.
17	Much more involved city officials who actually do something when asked. Also ban fireworks altogether!!!
18	Want to maintain the small city feel. Improve to look of downtown and roadways to encourage more businesses. Museum looks great! New construction should add trees and or landscaping prior to sale. Clean up streets throughout city, weeds looks awful. Weedeater team of volunteers maybe. We do our streets. So many apartments, single family homes preferred. until we get more roads, no new housing. Highway 20 and Cook are max capacity for everyone leaving our bedroom community. Need more retail stores on metcalf. Too many empty spaces (people living in?) or non-retail businesses.
19	State Street needs sidewalks or a designated shoulder; my child has been nearly hit by morons in cars who are on their phones more times than he can count. It's despicable and can easily be avoided.
20	I hope Sedro-Woolley can grow to become more like some of our neighbors, like Lynden or Arlington. Both still have small town feel & characteristics, but have vibrant downtowns, trails, sidewalks, a more modern feel.
21	I feel all of the above is very sad we are not looking at our town the apts have ruined our community view they are ugly and I don't remember signing on to all this! Where are the shopping? Where is the entertainment like other small towns ? When the 4th over so is the town . What about our kids and their schools? So much growth but no expansion of our schools?? Then there's are street's! I don't mind growth it's good .. It's just how this group of people in my opinion are running this they have no care towards our community just all of their pockets or this Survey should have been taken before the first apartments built in downtown..
22	We need to attract families to the town. The school district has lost over 300 students since the 2019-20 school year. The school buildings are old and when I travel to other districts, I am embarrassed that our community doesn't support education (and it shows). We need family housing over condos. The City needs to work to bring affordable family housing back to its growth areas. There needs to be more promotion of this being a great place for families to live, but it's hard to sell that line when you see the beautiful new schools in surrounding communities. The city's success is dependent on its ability to attract quality families to its boundaries. That depends on the support the community provides the schools. It's all interconnected.
23	Stop building. There is plenty of housing in Mt. Vernon and Burlington.
24	It's no longer Sedro-woolley. We need to be more independent and not an extension of Mount Vernon or Burlington. We also need to do something about crime. The town isn't safe anymore. We need more sevices for mental health and addiction. We need to boost the local economy and make Sedro-woolley the true gateway to the cascades.

25	I love that Sedro Woolley is a small town, surrounded by farmland and forests, with a river nearby. I also love the historic downtown and the small businesses. I want to see all of that preserved.
26	Quit worrying about climate change, Keep the cost of the government from getting out of control like it is now. Get commercial business into the city. Quit letting new developments happening without the developers paying for more infrastructure costs.
27	I'm very concerned about the construction of large apartment complexes WITHOUT the corresponding improvement of the necessary infrastructure (especially updating and/or increasing school space, parking, and traffic) to accommodate this growth. I'd like to see a rigorous program to revitalize the existing downtown buildings while assuring that all new construction in and around the downtown core matches the style and feel of the older buildings which makes our downtown so quaint and homey. I also feel that the building codes that allow for areas of high-density, single family dwellings on VERY narrow streets is counter-productive when we seem to be seeking better traffic safety and movement and streets conducive for safe walking and biking. When those streets don't allow for families to have parking for more than one vehicle and don't allow for parking for any visiting family or friends, somewhere there, there are conflicting priorities.
28	I feel as though the city has allowed the cart to come before the horse, and as far as allowing multi residential structures and new residential housing divisions without having the infrastructure in place to support it.
29	Do not want all these massive new buildings! Keep our town SMALL!!!!!!
30	Quit building! Too many people in too short of time!
31	We love Sedro Woolley, but the amount of new building recently is a lot to take in. The traffic around the school is already awful (cascade middle school especially!) when students are arriving. I can only imagine how much worse it will get if the city continues to grow at the rate it has the last year or two.
32	To many big apartment buildings
33	Our family is very concerned with zero infrastructure with road improvements. There are so many buildings going IP and the congestion is already there with no improvements to help flow the traffic.
34	I hate seeing so much new housing coming to Sedro Woolley. The peaceful, small town feel is disappearing.
35	I hope that Sedro Woolley does not grow to fast. It already has to many apartment buildings built claiming to be affordable living. We're losing this small town feeling and it's sad. I prefer Sedro woolley to be more of a historic town for tourists and remane small and beautiful. Focus more Tax dollars on Parks, police, fire, Schools, and road replacement or maintenance. The Rails of Trails, and the river is probably one of the best attractions for tourists and our locals. Please please work on continuing to keep hard drugs, theft, and any crime out of Sedro Woolley & slow down the property taxes. All taxes, fees, services have sky rocketed and no one is getting cost of living raises. Born and Raised here in Sedro Woolley and I've seen a lot of good change. But the biggest downfall has been the politicians hurting our police, & giving power/Freedom to criminals. Second downfall is were building to many big apartment buildings. Hopeful that homes will be affordable again, and make it easy for preferably locals to build new homes.

36	No mor apartments . Our city has had no structural improvements yet we keep putting in more homes without improving our roads or schools. More cops more cops and more cops. Do not buss people from sanctuary cities into our town! Get the homelessness, drugs and crime out of here and stop enabling them .
37	This survey has nothing to do with the future of sedro woolley. Get rid of the lying two faced crooked mayor,and her 2 followers on city council,kick the planning dept. In the ass and stop trying to turn Sedro-Woolley into Burlington!! No more janiki developments,no more apartment bldg. Anyone developing needs to pay for the upgrades to infrastructure before building! People purchasing land and building a home to live is one thing,greedy developers selling homes poorly built and way over price is the norm here because of approval by people in their pocket and it needs to stop. Stupid decisions like the 10 million dollars waste of tax payer money on a library that is not used! Everyone in town would still rather have the iron skillet instead!! Stop trying to add unnecessary positions like the HR one that is unnecessary, and then want a levy for tax payers to fund it. No homeless shelters or safe injection sites,no ridiculous vaccine requirements or ever closing businesses for fake pandemic BS! Nullify state law that impedes our police dept. from doing their jobs. You want to do anything for the future of Sedro-Woolley, start there!!!!
38	The growth of the city has exploded. The traffic on highway 20 and cook road has increased dramatically. The identity is being lost with the addition of poorly planned apartments and developments that lack parking.
39	Implement a city wide wellness advisor to offset the overwhelming obesity trends. Set all city Employees on wellness plans. Mandate wellness and local meats in schools.
40	Personally I would love Sedro-Woolley to STAY a small town and continue our little sting community vibe! Too many housing developments and apartment complexes going in already!
41	We need housing for LOW to NO income places
42	Overall, Sedro Woolley needs a makeover. It is outdated, the Main Street has so much potential for good restaurants/shops- people only support the bars which is unfortunate. We need more parks, trails, and dog parks. We also need to crack down on the drugs that are taking over the town.
43	I wish that the downtown shopping was more diverse, similar to what I grew up with in the 1960's, 70's.
44	I love sedro-woolley for the land areas I drive by daily. It's small town while the valley feels city. Seeing more and more land bought/sold for poorly made housing projects makes me sad. If cost of living were down more families could afford to buy instead of rent.
45	Thanks!
46	Stop development our schools can't handle it ! Stop letting the janickis develop everything those apartments by McDonald's is an eye sore !
47	As a resident off of Trail road, I share frustration with many neighbors about the newest apartments and hotel currently in construction. Safety has always been our biggest seller in our community and the new congestion added to trail makes it feel like our future safety is as risk for our children. Location should be taken into consideration and all residents, renters included should have had a say with proposed land use action.

48	Sedro-Woolley has never focused on attracting and retaining business. We've had some very large businesses leave the city because it isn't a welcome environment. These businesses provide tax base and jobs. Small businesses are at the very heart of every community. Our Rotary, once made up of mostly business people, is now filled with retiree's and school district employees. It is very important to us that Sedro-Woolley change their course on business as business will always be the core to our community.
49	Diverse growth with housing options Every type of housing from shelters to apartments to single family Robust services to strengthen children, seniors and families
50	Small government with minimal regulation. Sedro Woolley should be a sanctuary city from a fraud-ridden, corrupt state government that constantly overreaches its authority, infringing on the rights of its citizens.
51	I am noticing DEI undertones throughout this survey and an obvious push for an arts commission. I am wondering what the driving force is behind this is, as it seems unnecessary. High density housing is a big problem the city faces, and with aging infrastructure and public safety/ public services needing to remain at the forefront, the city should prioritize that instead of bending over backwards to accommodate one family's monopoly over the city and slamming in apartments when our streets and schools are clearly overcrowded.
52	Consider supporting youth-focused activities that aren't sports or cheer related. Our children need engaging, accessible activities to prevent them from turning to unhealthy options. Do better with street fairs and events. Bring in food trucks and a more diverse selection of vendors. Don't price out competition. Note that I did not select affordable housing as one of my top four. I did not because it's a joke, quite frankly. The family and companies behind all of the "affordable housing" being built in this area are focused on anything but making it affordable for families who are working for the non-living wages their employers pay. Make development within the city limits less costly. People who want to build or improve their property are met with more red tape and expense than is warranted. The cost of making your home here is enough to cause some to walk away and choose a less costly area to pursue their forever home visions. Bring back city maintenance. Take pride in the appearance of our community. Keep grass and brush on right of ways trimmed and manicured all year. Clean up roads and paths. Remove tagging and repair vandalism when it occurs. Re-evaluate the importance of the little things.
53	If sedro woolley continues to allow apartments to be developed, then the city needs more schools. We are at max capacity already and there is more families moving here. Also, incentive programs for new businesses to come and thrive in sedro woolley.
54	We need to make sure we keep our school programs and extra curriculum (music, art, drama). No more high rises, they don't work or fit the feel of Sedro.
55	Please repair our streets (Talcott) and sidewalks!
56	Hoping to maintain the small town feel that lead us to live here now for over 25 years but also want to see downtown thrive and grow to be a "place to visit and shop" with the City's support for business owners to do so
57	The lack of foresight Sedro Woolley has on projects makes me nervous for the future. For instance, building a roundabout, turning a country road with no shoulders into a speedway, and then building a soccer park with insufficient parking for events. Children have to cross a road now with no shoulders and cars going in speed excess of 50 mph...

58	It's becoming an apartment town and losing it's small town feel that lots of folks love especially ones that have lived there for years or their whole lives including me.
59	Crime is getting out of hand
60	No more apartments! Single family homes are still important and desirable
61	Maintain our trees! We need a pool for kids to take swimming lessons. Stay out of the political hot topics. Enforce the laws. Keep the streets clean and safe. Put up signs to signal when leaving the roundabout. Reduce taxes. People are barely making it by right now, this is not sustainable. Work with city council on good ideas. Ensure our city leaders actually live in Sedro-Woolley.
62	I love living here and raising my family here. However, our housing keeps growing, apartment buildings keep popping up. but our levy's and bonds for schools keep failing. More housing equals more kids which means our schools need to be able to support that.
63	Slow down growth please. It breaks my heart to watch our small town turning into a ugly city.
64	Stop building big buildings, apartments, hotels, and housing developments.
65	We need more affordable housing stop pushing out those of us that are from here, whom love here, for people just sleeping here and shopping working and spending money elsewhere. You don't push out the people that make a town. The last four buildings for housing that have gone up are not affordable at all
66	Improve our schools, keep our city safe, allow an affordable grocery store in our town, affordable housing and living wage jobs!
67	I feel we are losing our "small town feeling." Big companies are taking over and bringing many new people in, pushing out the local people out of affordable housing. We appreciate the low crime rate and lack of transient people in town.
68	No more apartments. We are becoming over ran and over priced. We are losing our small town feel. And big businesses are trying to over run the town. No one can get permits or licenses unless they have big money. We have low crime and would like to keep it that way.
69	Needs to be easier for small businesses to get licenses and permits instead of just letting big companies like panicking dominate the town. I don't want us to lose our small town feel
70	Be smart with your growth. It is inevitable, but just be smart about it. Allow it to be easier for the smaller guy to grow and just not the couple locals (you know who) buying up and building up everything.
71	Ethical economy and prioritizing community, our shared history with Indigenous nations and HONORING that just as much as colonial history, and taking care of the environment (moving away from natural resource extraction) should all be more important knowing what the future and global economies look like.
72	It would be beneficial to all to actually build affordable multifamily housing. What is being built currently and advertised as affordable is only affordable to those who are moving here but still commuting to higher paying jobs in Snohomish county.
73	With the fast-paced growth focused on "bedroom community" individuals, Sedro-Woolley's infrastructure does not adequately support the increase in traffic. If I wanted to live in a bigger city, I would move to a bigger city. Increased property taxes is forcing those on fixed incomes to be taxed right out of the home they have owned for over 30 years.
74	Good education is the most important to me. Better schools means better community. Less apartments more houses.

75	Build more housing anywhere.
76	Too many apartments w no change in street size or traffic control is a recipe for congestion for the next 10 years. Sustainable growth with pauses to let infrastructure catch up. Realistically people will have cars we need to plan for more cars before dumping a bunch of high rate apartments around More funding for police and fire dept with bonuses equal or greater then nearby cities so we can have police and fire employees stay and invest in the community for more then a few years. More funding for roads and parks
77	I am really concerned about the level of development at the cost of farmland around town. I think it's important to be preserved. I also wish that the downtown area was able to have more consistent tenants in the shops.
78	Go forward with the visions the younger generations have. Their dreams and goals are the future. The older generation isn't going to be here in twenty years. (I'm 75)
79	I want to have as many police as it takes to keep the crime low.
80	We love the new memorial park. We would love the train park to have real bathrooms, more trees for shade etc. love the new library. We would love more resources like this.
81	Stop allowing multi-story structures. Stop allowing low income housing.
82	Would love to see the downtown area developed with more shops looking to Arlington or perhaps Edmonds as a model finding ways to encourage job growth for the kids that enter the workforce
83	We need more schools that can accommodate the growth of our community. We need more resources such as grocery stores, etc. Also sidewalks!!! We need more sidewalks connecting neighborhoods to main streets to make our community more walkable. We should be able to walk safely on sidewalks from our neighborhood to metcalf less than 2 miles from downtown.
84	Need more tax generating business that attracts and keeps our local dollars and opportunities here, rather than supporting the other municipalities in our county
85	Stop the multiple story buildings!!!
86	My overall concern would be that the city/state has a plan for more traffic influx. When we only have 2 roads basically in and out of town they already get backed up way too much
87	I have always loved how small Sedro Woolley was. I hate how big it's gotten. There are too many big developments and too many people moving here and we are losing the small, hometown vibe. It's sad. At least I got a good 35 years out of it before it started getting too big. I'm sad to think of what it'll be like in the future.
88	I think it is very important that the elders have affordable cost of living. I think as more housing is going in to Sedro-Woolley, the people putting in homes should pay a tax that goes towards schools for the increase of population.
89	This is very poorly written. Most of the issues are not the role of the city government.
90	I would love to see Sedro-Woolley keep that save, small town feel. Affordable housing and updated/expansion ded schools to accommodate the families that live here. Being able to walk to shops and restaurants in town and feel safe is wonderful for locals and tourism. Seeing Sedro-Woolley become economically sustaining would be fantastic. I live living in Sedro-Woolley!
91	More stores like dollar general or family dollar
92	Hopefully the roads will get some resurfacing to not look like we're a poor city that has terrible side roads.

93	Pump track, more businesses (so our tax dollars stay here versus Burl or MV), schools are at the heart of our community
94	To much traffic. To much building housing .I liked it much better when we moved here.
95	Stop building apartment buildings and massive neighborhoods.... The schools are overflowing too many people are moving into our small town
96	I like living in this community, and I want to see it grow in a way that improves the quality of life of its current residents, while also creating a welcoming place for those who will come here.
97	I love Sedro-Woolley. And the logging history is awesome. But.... emphasis on that seems to be short-sighted. It might be great to emphasize also the farms, the beauty, the downtown shops, etc. I hate to say it but there's a little bit of people thinking we are a silly hick town over here. I'd like to class it up. A nicer entrance on hwy 20 and on Cook. Flower fields? A fountain at a park? I don't know! But that's what I was thinking! :)
98	Sedro- Woolley is home to generations that have lived in this small town and embrace its unique history. I appreciate that many people want to move here from larger cities. I was surprised to find that many local board seats and festival committees are not represented by native locals who understand the history. I would love to see more native local representation in these areas.
99	I love the growth but we need supported infrastructure , sidewalks for kids to bike and walk on. Class sizes that support youth learning. Parks support in city and country settings. Public beaches. Ect.
100	I've been a resident of Sedro-Woolley my entire life. I think it's a wonderful city that still has a lot of potential. I do think that the city has focused to much on trying to maintain its small town feel without looking at ways to increase growth potential for businesses that could help with business tax revenue and lessen the burden on homeowners in the area.
101	It's vital Sedro maintains the small-town feel, where the people who live here have a sense of community so that everyone does their best to maintain their property, homes, town, and recreational spaces. Residents want to feel proud to live in Sedro. I'm proud of our library and how we have more family run businesses in this town than the mainstream grocery stores, manufacturing businesses, coffee chains, etc, that makes a town feel like a city. The view of the mountains and understanding our logging history is important and so it's sad to see apartment buildings 4 stories high blocking the view of the mountains. Apartments and dense housing like the ones being built near Cook Rd, distance residents from having a connection to the outdoors and makes Sedro feel like Seattle more than a small town. I watched the town of Arlington expand and grow from a small town to what feels like a city with Amazon, apartments galore, Walmart, and the community feel has gone downhill fast. I would hate to see Sedro grow in a way that makes it feel like the next Arlington. It's also vital to keep crime down as that what makes people feel safe. I want to live in a town where I feel safe to recreate as a single woman. It's also vital to focus on police, fire and schools so we have policeman and fireman to serve and support our community. Strong academics in STEM related fields provide a window of opportunity to children to grow and thrive as future adults and contributors to our society.
102	Please stop approving building apartments and housing developments until we have more schools
103	Less apartments and more adorable houses for rent or for purchase.

104	Should not be pushing commercial property use into existing family neighborhoods as is happening along hwy20. The families who live there chose to not live in a commercial area and are now forced into it. I feel this compromises their safety and values of their property. Very bad decision on behalf of those citizens.
105	More affordable housing in the CBD. Incentives for property owners to bring their buildings up to code to allow housing.
106	Sedro-Woolley has so much potential to improve even more on its small-town atmosphere as a great place to live by promoting redeveloping its downtown and other commercial properties to attract needed retail and service providers. This can only be accomplished with balanced, common sense city leadership that is not driven by divisive political ideologies that do nothing to address the needs of its normal working and retired citizens.
107	Don't like high rise buildings. Need height limits like 2 story.
108	With soooo many apartment buildings popping up, I'm seriously concerned about the direction our town is going. Sedro Woolley does not have the infrastructure (schools, roads, a real/good grocery store, etc...) to support this growth. It's also taking away from the country and community feel of our small town. Why keep allowing huge new housing projects?
109	In #3, the topic "Sedro-Woolley has minimal through-traffic congestion and..." should be separated into two separate potential goals as they are distinct and may be assigned differing importance factors. Combining them may not provide useful information.
110	We need to provide jobs that pay living wage.
111	I would like to see better schools, and commercial. No more housing! Our roads need updated to accommodate all of the traffic.
112	Climate change is real, we must reduce our emissions as well as prepare for the oncoming emergencies as a result of human causes: flooding, wildfires and the smoke, heat
113	The community and its elected officials will need to maintain a unitedly open-mind when working toward meeting the State's requirements for providing for housing for all income levels. This will likely take the form of varieties of housing that Sedro-Woolley residents are not as used to seeing in the city.
114	We're going to change no matter what. I would rather we become another Issaquah than another Marysville. But as we become a bedroom community, with "cheaper, housing" and development that primarily serves other communities, it looks like we're headed towards becoming another Marysville. And the window to make choices is closing.
115	As the city grows the city needs to support the schools and help them try to build more schools or build one big high school and move all the lower kids up the a bigger school. Our schools are hurting very badly. The thing keep hearing from people in our town is they would like to see more a big box store like a grocery outlet or winco. we are bring all the home in and they are wanting to start developing in Lyman and Hamilton we need to support our town the near by towns also have people spend more money here in our town so we can make the sales tax money. It would be nice to try and grow a little slower so we can keep the small town feel. I know homelessness is a thing by we should try and keep the camps or tiny home to a very minimum. slowly it would be nice to start getting more commercial business in town things like KFC, Taco Bell, more family restaurants, Cabela's outlet post or allowing for some one to open a sports store to sell hiking, fishing, hunting, guns, and other out door activates.

116	While it is easy to focus on downtown businesses, the citizens need to remember there are other businesses in town that also need support in order to remain in business. There is nothing appealing, visually, to draw visitors off of Hwy 20. Everything looks dirty and industrial....why would anyone want to stop when they are headed for the amazing natural areas to the east. Starbucks will catch them on the west side of town and then there is nothing quaint or attractive (aside from the train) to pull them off of the highway. Even if they take a chance and turn on to Ferry St, it looks deserted and trashy. Metcalf and Ferry has the gazebo, but there isn't much to say "You've arrived" And when you have businesses on that corner that have hateful messages in their window like shirts that say "Try that in a small town"? Well, it sure doesn't make many tourists feel welcome. This city needs more DEI educational opportunities. And businesses need to take pride in their exteriors. The city only giving grant money to business owners that can afford \$10K out of pocket, up front and wait for reimbursement will only further divide the "haves" from the "have nots"
117	Every town, almost, can claim rights to "historic" downtown. Actually, there are some dark spots in the "historic" 1890-1930 periods however Sedro-Woolley has been an anomaly for innovation and technology, Logging and Milling, Steel and foundry, Composite tooling, aerospace manufacturing, and green technology's and more. We have a lot of green space, parks and activity opportunity. Traffic sucks because we route past schools so that parents have to be stuck in it dropping off kids while employees, who are also parents, get stuck in it on the way to and from work. Also, we have done and do very little to improve Sedro-Woolley, we look everywhere else at world problems like homelessness or building up the food bank when we have lots of jobs in the local 50-mile radius when many of communities in America can't say that. Affordable house is an issue but mainly because of traffic. As people wait to drop their kids off at school or go to and from work, they feel we are growing too fast and too much. We have good jobs and opportunity for new businesses because we have successful businesses right now, good things don't always last though. Thanks for putting out the survey.
118	You missed the hyphen on Sedro-Woolley. This survey is written extremely one sided and is very disappointing to see. I do not see many of the issues presented as issues for local government. Health and Safety, infrastructure and leave the rest of the citizens and the free market.
119	Lived here 34 years, love SW but we need to encourage more diverse restaurants and gathering spaces, places for tent camping, tap in to those tourist dollars flowing by on Hwy 20 more effectively without sacrificing our small town feel. More proactive (or enforced) city codes to keep properties looking kept up, reduce light pollution (shields to divert light downward where needed). Utilize the moniker of "gateway to the N. Cascades" by somehow mirroring more of the natural beauty of N. Cascades...almost all the access to Sedro Woolley are unattractive (empty, paved manufacturing sites). Best SW addition for a long time has been Northern State multi-use recreational area (lovely trails!!!)
120	Please fix the intersection of township and Hwy 20. It is such a poorly timed light. More funding for the library. Increased sidewalks in town and connect to the trail in Burlington so that biking out of town is safer.

121	Please put moratorium on all of the residential growth you're turning us into King county and worse LA county. This is ridiculous. Too many developers, making profits and laughing at the elected officials and city officials while they're making all their loot and leaving town. And I know it's not a city thing but if I'm Tired of getting notices from PIO energy about conserving my power. If it's really that big of a problem on the power grid maybe it's time for a moratorium on all the damn apartments and building growth. I'm going to turn up my air conditioner and heater to spite this growth. We need to start putting the people ahead of the development community. If you didn't live here before 1990 then get the heck out.
122	The city is heading in the right direction but some are digging their heels in with racism and bigotry. We need to see continued support and safety for ALL members of this community.

DRAFT

APPENDIX B

Insert PDF of survey in Spanish

DRAFT

Community Open House Comment Matrix
July 15, 2024

Housing

Questions	Responses
<p>If the City needs capacity to accommodate a growing population, where is the most appropriate location for housing to be placed.</p>	<ul style="list-style-type: none"> • Downtown core – mixed use. • Near public transit. • We can only grow to the north unless we build high rises in the Trail Road area as they are doing now. • Close to services. • On bus route. • ADU’s. Creation of income on land of those being priced out of their homes. • Not necessary for Sedro to invest in encampments if there is an opportunity to develop and grow individually.
<p>What kind of housing would you like to see the City include more of (e.g. tiny homes, cottages, duplexes, triplexes, ADU’s small scale apartments, mobile homes, etc.)</p>	<ul style="list-style-type: none"> • All of the above, but not sure about “tiny homes.” • Copy Green Street. Nice little 3-bdrm, 2-bath houses on quiet streets with front and back yards. • Tiny homes, ADU’s, alternative temporary housing, shared living spaces, more services. • Pilot projects to try new alternatives. • Co-habitation, communal dynamic. • In conjunction with climate planning, villages that maximize water retention, utilization of gray water, and solar energy to reduce burden on the grid. • ADU’s. • Small manageable tiny home villages that allow tenants to do more than just get a key and a home. Encouraging a community dynamic that allows villages to support themselves. • Transitional housing for those with limited incomes.
<p>Using the map on the wall, note locations in S-W where you feel it would be appropriate to add:</p> <ul style="list-style-type: none"> • Moderate (middle) housing like town homes, duplexes & triplexes. • Low to very low-income housing (e.g. tiny homes, apartments, mobile home parks). • Emergency and permanent supportive housing. 	<ul style="list-style-type: none"> • No more apartments downtown (2). • More middle housing (<i>NE Section</i>). • Housing near park and ride (<i>mid-west side</i>). • More apartments and condos now please (<i>SR 20, southwest area</i>). • More housing now! • Stop building in 100 year floodplain (2). • Sweep the homeless from downtown. • Smaller, 1-2 bedroom homes (<i>SE Section</i>). • Multi housing with services (<i>SE Section</i>). • Elementary school (<i>SE Section</i>).

	<ul style="list-style-type: none"> Elementary School (<i>East side, north of Wicker</i>). <u>Before</u>: 3-bedroom, 2- bath (before). <u>After</u>: 8 families with 8 huts/tiny homes, shared kitchen, bath. Existing beds used for social services.

Transportation, Capital Facilities and Utilities

Question	Responses
How do you typically get to/from work, school, parks, and other destinations in Sedro Woolley:	<ul style="list-style-type: none"> Personal vehicle (3). Walk (3). Bike (1.) Transit (1). Carpool / Shuttle (1). Ride serve (Uber/Lyft, other) (0). <p>Other:</p> <ul style="list-style-type: none"> <u>One wheel GT.</u>
If applicable, what are the main reasons for using your personal vehicle as your primary source of transportation?	<ul style="list-style-type: none"> More convenient than any other option (4). I live too far away. Using other transportation options would take too long (3). I don't feel safe walking or riding my bike in my neighborhood (1). There are no convenient bus routes near my house (0). <p>Other:___</p> <ul style="list-style-type: none"> N/A Can't drive a car. Car holds grocery items, use for out of town round trips! Can't carry my tools with me (without personal vehicle.)
What can the city do to make it easier and safer to use other forms of Transportation, such as walking and transit?	<ul style="list-style-type: none"> Add more sidewalks and paths (4). Provide More bike and lanes and bike routes to destinations (3). Coordinate with Skagit Transit to add more bus routes. More traffic calming measures (Such as speed humps, speed cushions, road narrowing) (1). <p>Other :</p> <ul style="list-style-type: none"> I understand why bikes are not allowed on Metcalf; I do not have much choice. More sidewalks, especially down State Street. More sidewalks are so important! At stoplights with signaled crosswalks, add a light delay that allows pedestrians into the crosswalk before cars get to the green light. Leading pedestrian int__?__. Especially at 9/20/township school hours for C.N.S.
Please note areas on the map where you would like to see more	<ul style="list-style-type: none"> Bike accessibility along Metcalf (Murdock would be helpful to bike on).

city facilities added, such as sidewalks, roads, transit stops, and sewer line extensions.	<ul style="list-style-type: none"> • Need buses to run later. • Bike lane along Murdock between Ferry and State, would be appreciated to serve Metcalf. • Need more stop lights in downtown.
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Climate Change

Questions	Responses
What climate-related hazards do you think may impact the City of Sedro-Woolley?	<ul style="list-style-type: none"> • Wildfire (2.) • Sea Level Rise (1). • Extreme precipitation (1). • Flooding (2). • Drought (3). • Extreme heat (1). <p>Other:</p> <ul style="list-style-type: none"> • Landslides (concerned about clear-cuts close to the City). • River water quality on drinking water. • Nothing that hasn't happened many times in the past.
Are there assets in the city that should be prioritized during the development of the Climate Element, such as road, buildings, parks, historic structures, or infrastructure that may be impacted by a climate-related hazard? (Feel free to post your comments on the wall map).	<ul style="list-style-type: none"> • Connections to other communities/transportation systems that may be more impacted by rising water/flooding (I-5, MV). • Bridges need repair/replacement. • Weather proofing building in order to withstand natural disasters. • Somehow to protect the river as its contribution to Judy Reservoir is increasing. • Roadways! Emergency vehicles for response issues. • River Front Park. • Work with adjacent cities/County to evaluate appropriate land uses for Grip Road Mine. • Climate change per say, isn't new and isn't man-made. It's a major drain on our resources and the money could be used for real life issues like freeway overpasses and new roads. My property taxes have doubled and I see nothing that has improved our standard of living. • Density negates climate change. • Bike lanes and walkability of Town, sidewalk improvements. • Wastewater biosolids handling carbon impact. • Grip Rel mine.

Parks and Recreation

Questions	Responses
Using the map on the wall, please place a sticky noted on areas that you would like to see set aside for more parks and open spaces or would benefit from more recreation amenities.	<ul style="list-style-type: none"> • Develop Road Street Park No. 2.
List facilities or amenities you would like to see added over the next 20 years, such as playgrounds, pickle-ball courts, more trails, community gardens, etc.	<ul style="list-style-type: none"> • A walkable arterial that connects all parks with our CBD and schools.

Economic Development

Questions	Responses
Using the map on the wall, please note areas you think are best suited for commercial uses and activities.	<ul style="list-style-type: none"> • Landscaping/improvements needed for the entrance into downtown at Hwy 20 and W. Ferry Street (currently an eye sore). • Move people and jobs. Not cars. • What is happening by the river just outside the southeast corner of the city? • Build “up”, not “out”. Pavement is forever. • Don’t focus on only one job source. Work to encourage more businesses. • Density near downtown save downtowns. • Less apartments outside the “walkability” zone of downtown. • Less focus on mixed use Commercial. More focus on our main downtown revitalization.
What types of businesses and commercial activities do you value the most and would like to see encouraged in Sedro-Woolley?	<ul style="list-style-type: none"> • Eateries. As people stop while travelling over to the N. Cascades. • Downtown would benefit from moving “office” leases and owners from store fronts. We all want a vibrant downtown, but to achieve this, we need more retail in our CBD. • We need more flexibility in our under-utilized/fallow industrial zones. The old Skagit Plant, now owned by Janicki, has a mixed-use overlay, allowing non-industrial businesses into that space. This should be a zoning change for every industrial zone to make it easier to develop.

Sedro-Woolley Comprehensive Plan Periodic Update - July 15, 2024

July 15, 2024 - Open House General Comment Form Summary

Name	Email	Comments
Nancy Jo Rauch	sawdustnancy@gmail.com	Housing Priorities: <ul style="list-style-type: none"> • Need for more long-term vs. short term rental • How to keep extreme low income housed, vs. homeless Other Considerations: <ul style="list-style-type: none"> • Trail connection for cyclists between Rhodes Road and Sterling Road to safely connect Concrete to Burlington
No name given	No email given	Main Considerations for Update: <ul style="list-style-type: none"> • Growth keeping up with need Housing Priorities: <ul style="list-style-type: none"> • Affordable housing, supply Other considerations: <ul style="list-style-type: none"> • Growth is happening, plans to ensure City keep up with need?
Corrin Hamburg	cnhamburg@live.com	Main considerations for Update: <ul style="list-style-type: none"> • The capacity of Sedro-Woolley. • The impacts of future regulations on the CIP. • Retaining the identity of Sedro-Woolley (small town quality of life) Housing priorities: <ul style="list-style-type: none"> • Less focus on mixed-use commercial. Focus on quality developments that benefit walkability of Town. • Repurpose old buildings and structures. Assets to prioritize (Climate) <ul style="list-style-type: none"> • Wastewater facility, energy reduction (currently trucking biosolids to eastern WA. Fuel \$ and carbon heavy. Option: Increase % solids of material or invest in alternative technology to re-purpose material and keep it local. • Bike lanes = encourage decrease of car usage • Car charging in Town. Encourage people to spend money in Town while they charge their cars. • More walkable areas = Sidewalk improvements; crosswalk safety