



Next Ord:2095-25
Next Res:1159-25

JOINT CITY COUNCIL STUDY SESSION AND PLANNING COMMISSION AGENDA

February 5, 2025

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. MFTE Program Manager Katherine Mitchell - Multifamily Housing Tax Exemption
- e. Unfinished Business**
 - 1. Letter to Governor Remaining Opposed to BESS Project
- f. New Business**
 - 1. Land Capacity Analysis (LCA) - Draft
 - 2. 2025 Comprehensive Plan Vision Statement Recommendations
- 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' until 4:30pm the day before the meeting.
- h. Adjournment**

Next Meeting(s) Regular City Council and Planning Business Development - February 12, 2025

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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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<https://zoom.us/j/91786850179?pwd=Vys0Y29XalZmQTRmemJBM2txVDIUQT09>

or dial by location at:

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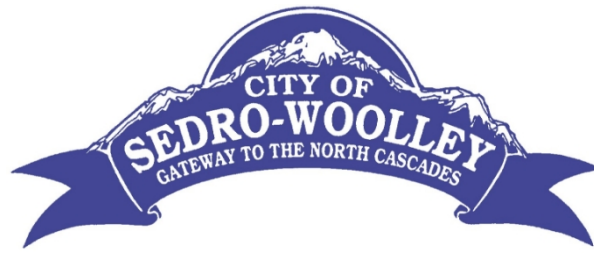
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Meeting ID: 917 8685 0179

Passcode: 091845



City Council Agenda Item

Agenda Item No.: d.1.

Date: February 5, 2025

From: Thomas Glover, Community Development Director

Subject: MFTE Program Manager Katherine Mitchell - Multifamily Housing Tax Exemption

RECOMMENDED ACTION:

Discussion only, no recommended action.

ISSUE:

BACKGROUND/SUMMARY INFORMATION:

MFTE Program Manager Katherine Mitchell, Growth Management Service, Washington State Department of Commerce

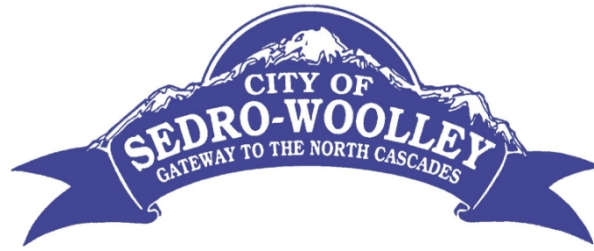
Multifamily Housing Tax Exemption (MFTE) programs are property tax waiver programs by cities and counties to support local housing goals. Under Chapter 84.14 RCW, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units.

Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. The property owner still pays taxes on the land and on the non-residential improvements like the commercial portion of a mixed-use building.

FISCAL IMPACT, IF APPROPRIATE:

ATTACHMENTS:

None



City Council Agenda Item

Agenda Item No.: e.1.

Date: February 5, 2025

From: Julia Johnson, Mayor

Subject: Letter to Governor Remaining Opposed to BESS Project

RECOMMENDED ACTION:

Letter to Governor Bob Ferguson, no recommended action.

ISSUE:

BACKGROUND/SUMMARY INFORMATION:

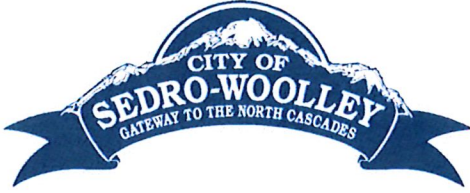
Remaining opposed to BESS project

FISCAL IMPACT, IF APPROPRIATE:

None.

ATTACHMENTS:

1. Ltr to Governor fr Mayor - EFSEC 012825



CITY OF SEDRO-WOOLLEY
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-1661
Fax (360) 855-9923

Julia Johnson, Mayor
City of Sedro-Woolley

January 28, 2025

Governor Bob Ferguson
Office of the Governor
PO Box 40002
Olympia, WA 98504-0002

Dear Governor Ferguson:

Congratulations on your election as Governor of our state! We understand you've only recently been sworn in, but we hope you are settling in.

You may have received a copy of the attached letter while you were still State Attorney General, but by now it has been some time since we sent it out.

The City of Sedro-Woolley remains opposed to the Goldeneye BESS project siting that is proposed to be constructed on the outskirts of our city. We understand that despite objections expressed by our citizens and City Council that the Washington State Energy Facility Site Evaluation Council (EFSEC) continues to press ahead. At this juncture, it is not even clear that adjudication of this highly controversial project will be required by EFSEC. This is disappointing news, as it leads to the conclusion that the significant environmental and safety concerns of our community are not as important to the Council.

If this project reaches your desk with an order from EFSEC recommending approval, we respectfully urge you to use the power available to you as Governor to deny the application. For the reasons stated in the attached letter construction of this project will be a severe detriment to our community.

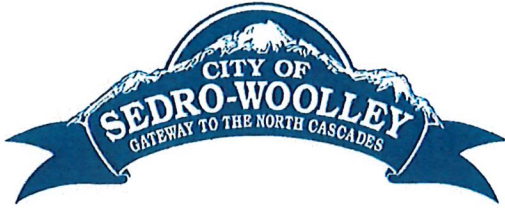
The City understands the State's clean energy goals and the need to increase the amount of electricity available to accomplish those goals. However, as shown by the multiple significant BESS fires throughout the country, the environmental harm done by these facilities far outweighs the positive impacts to the problem we are trying to solve. This facility is not a safe alternative to fossil fuel use. Please take the time to fully review our concerns before even considering approval.

Respectfully,

Julia Johnson, Mayor
City of Sedro-Woolley

Enclosed

cc: Sen. Wagoner
Rep. Low
Rep. Eslick



CITY OF SEDRO-WOOLLEY
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Fax (360) 855-0707

September 27, 2024

State of Washington Energy Facility Site Evaluation Council (EFSEC)
621 Woodland Square Loop SE
PO Box 43172
Olympia, WA 98503-3172

RE: Goldeneye BESS, First Comment Letter from the City of Sedro-Woolley

To Whom It May Concern:

On September 4, 2024, the City Council held an information session that included a presentation from the applicants of the [Goldeneye BESS Project](#), and a public comment period. An estimated crowd of 200-250 residents attended the meeting and not a single speaker was in favor of the project. Goldeneye BESS is located less than a half mile east of the city limits of Sedro-Woolley and in an area where the City of Sedro-Woolley Fire Department provides fire response services through an interlocal agreement with Fire District 8.

The Sedro-Woolley City Council joins Skagit County, the Upper Skagit Indian Tribe, the Port of Skagit, the Skagit County Farm Bureau, and a growing chorus of additional organizations, in addition to the local public, in **categorically opposing** the Goldeneye BESS Project currently before EFSEC.

The City's concerns with this project are numerous.

The overarching concern about this project involves risks with the theoretical nature of it. In discussions with the City Council, Tenaska officials representing the Goldeneye project routinely relied upon theory and the potential of fire codes changing to justify their project's safety, without being able to provide the specifics and assurances that our community requires to feel confident about new development. The Sedro-Woolley community does not wish to be an experimentation zone for technologies that have only been tested in labs. There are better locations for this type of experimentation that are away from pristine farmlands, restored streams supporting 4 types of salmon and Steelhead Trout, growing population centers, and the largest schools in the Sedro-Woolley School District.

The City's largest concern is public safety. Even Tenaska officials cite a fire as a possible scenario. BESS facilities frequently make the news for catching fire. Fire risk is a deeply concerning issue. Tenaska Officials assured the community at our session that their project would be different from those that have caught fire but were not able to provide assurances. More specifically, there are no apparent contingencies for when a fire is not contained to its battery of origin, or when it exceeds the heat level for containment to that battery and begins to leak into the pristine environment and key wildlife habitat that surrounds it.

The site is located less than one half mile from the City of Sedro-Woolley. A fire would require an evacuation of indeterminate scale until the fire burned out. In some of the recent BESS fires, evacuations have extended to a scope that would cover the entire city limits of Sedro-Woolley. Besides the risks posed to health and safety, this type of evacuation would be tremendously disruptive to the

community and to City services. It is avoidable at this stage of the EFSEC process, with appropriate EFSEC action to protect the safety of our community and its residents by not recommending this proposal for approval to the Governor.

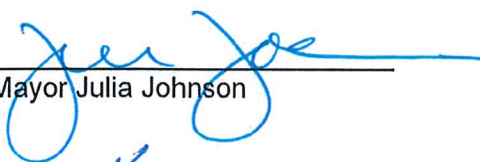
The Skagit Indian Tribe and Skagit County both commented at our meeting about the value of Hansen Creek and the millions of dollars invested in the creek's restoration in recent decades. The creek now supports 4 varieties of salmon, including ESA-listed Chinook Salmon, and Steelhead Trout. The Goldeneye Project would tunnel under it and a fire at the facility could release contaminants into both Hansen Creek and the nearby Skagit River. Given the importance of Hansen Creek to the local ecosystem and community, building this facility adjacent to and under the creek is an untenable and unwise risk. In addition, the project, which is proposed in the Skagit River floodplain representing yet another risk to the ecosystem and community with increased flooding risk brought by climate change, would prohibit future restoration efforts in the immediate area. Skagit County also discussed in their letter, dated August 28, 2024, how the project violates the County Comprehensive Plan and long-term strategies to restrict development on key resource lands.

Finally, this project would result in the loss of finite Skagit Valley agricultural land. The Skagit County Farm Bureau cited the importance of farmland to the region in their letter and comments, as did Skagit County in its statement of opposition. The project would have required a Hearing Examiner Special Use Permit, with significant public input, if the State had not preempted the County's land use permitting processes for this type of project.

To summarize, the City of Sedro-Woolley, Skagit County, the Upper Skagit Indian Tribe, the Port of Skagit, the Skagit County Farm Bureau, the local public, and a growing list of additional organizations **categorically oppose** the Goldeneye BESS Project siting. Attached are additional letters received by the City of Sedro-Woolley in opposition to this project. Had we received any letters in favor of the siting, we would have provided those to you as well. None were received. The only correct conclusion is that recommendation of this siting of the Goldeneye BESS project to the Governor is inappropriate.

Thank you for your kind attention to this matter. Please let us know if we can be of any further assistance. We respectfully hope that reason and common sense will guide your decisions in this process.

Sincerely,

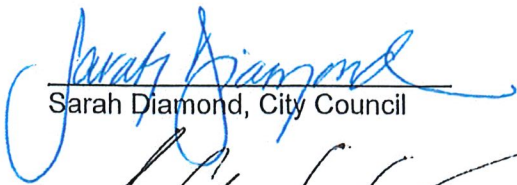


Mayor Julia Johnson



Kevin Loy, City Council

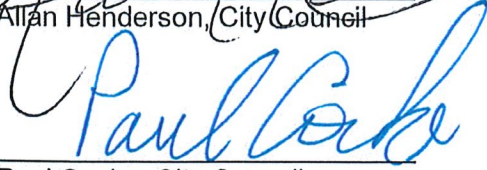
JoEllen Kesti, City Council



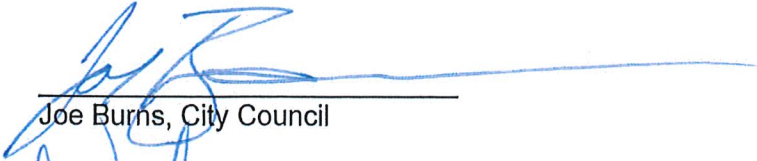
Sarah Diamond, City Council



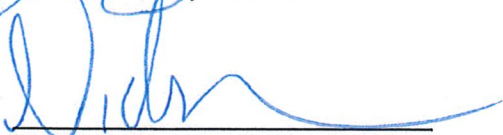
Allan Henderson, City Council



Paul Cocke, City Council



Joe Burns, City Council



Nick Lavacca, City Council

- CC:
- Ron Wesen, Skagit County Commissioner
 - Peter Browning, Skagit County Commissioner
 - Lisa Janicki, Skagit County Commissioner
 - Jennifer Washington, Charwoman, Upper Skagit Indian Tribe
 - Doreen Maloney, General Manager, Upper Skagit Indian Tribe
 - Scott Schuyler, Policy Representative, Upper Skagit Indian Tribe
 - Bill Schmidt, President of the Skagit County Farm Bureau
 - Sara Young, Executive Director, Port of Skagit
 - Carolyn Eslick, Representative, State of Washington
 - Sam Low, Representative, State of Washington
 - Keith Wagoner, Senator, State of Washington
 - Jay Inslee, Governor, State of Washington
 - Dave Reichert, Governor Candidate, State of Washington
 - Bob Ferguson, Governor Candidate, State of Washington

Enclosures

From: Cynthia Calhoun

Subject: Please VETO Ordinance 2023-0263 regarding Battery energy storage systems in King County

Received through email by the City of Sedro-Woolley Mayor Julia Johnson

Dear Executive Constantine, King County Council Vice-Chair Dunn, and local Council Members, Board Members, Mayors, and Legislatures,

This is a request for Executive Constantine to VETO the Ordinance 2023-0263 voted to be approved by King County Council yesterday regarding Battery Energy Storage Systems. I believe there are 5 days for him to act.

I attended and spoke at the King County Council Open Hearing.

Thank you, Council Member Dunn, for voting against the ordinance and showing your care about the safety and well being of the people you represent.

It is wonderful that the 3% of agricultural land in King County will be protected, but citizens are very concerned about the lack of protections for residents, including any setbacks from schools, hospitals, and neighborhoods for over non-accessory 2 MW facilities, and less than 2 MW accessory uses. If BESS are too dangerous for Agricultural land- then they should be too dangerous to be placed next to schools.

Allowing the Kingfisher BESS facility (800 MWh) generating an ear splitting (90 – 110 decibels) ~100' from the 700+ students and staff at Mattson Middle School is irresponsible and dangerous to the health, well-being, and safety of the school and the surrounding community. The ordinance summary is at the bottom of this email.

Two recent CA BESS failures and forced evacuations cited below are proof that King County Council needs to revise the ordinance with more zoning and setback considerations.

- Published September 6, 2024 at 4:17 PM PDT
- "The Escondido battery fire is unfolding in an industrial area away from homes and residences. However, it reinforces the concerns of residents that a project that is 10 times larger (the Seguro project) is being proposed, which would be surrounded by hundreds of homes and upwind from a hospital in northern San Diego County, near Escondido," they write. "Despite the current fire being in an industrial area, hundreds of businesses were evacuated and many more were told to shelter-in-place. Schools located downwind were closed today as well."

responsibility in an amount necessary to compensate for the maximum damages from an explosion resulting from a worst-case release, and proof of financial responsibility in an amount necessary to compensate for facility decommissioning (e.g., brownfield remediation). The level of financial responsibility necessary would be determined by the Executive based on studies provided by the applicant at the time of permit application. The PO lays out the information that would be required in these studies."

Requiring only a \$1 million in liability insurance for an industrial facility is a joke- especially if you consider the catastrophic impact the Mattson Middle School BESS could cause on school children and all the staff and all the homes surrounding the proposed BESS site. Most people's and regular businesses' Umbrella policy is greater than the policy now in place for BESS facilities which could have results similar to the two recent fires in CA, in May and September of this year.

"Public Liability:

Applicants for construction of a BESS would be required to demonstrate at permit application that they have at least \$1 million of financial responsibility (insurance, bonds, etc.) that would cover damages from a thermal event, ONLY IF:

- The BESS is over 2 MW; AND

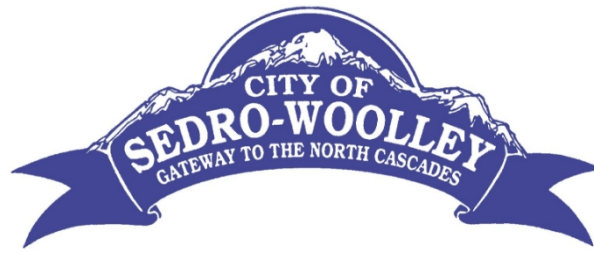
The battery technology requires thermal runaway protections under state law;"

Please VETO Ordinance 2023-0263 and send it back to KC Council to realign their statements with proven best practices for the health, welfare and safety of the residents in the event of a BESS fire. Irreparable harm will be done from containment to streams, aquifers, and wetlands which also have no setback restrictions in this ordinance.

These facilities should only be allowed in Commercial/Industrial Zones, but even so, the Escondido fire mentioned above delineates the necessity for evacuating a huge area. Do you want to be responsible for allowing an ordinance to be put in place after the first fire erupts? I think not.

Thank you for your consideration in this matter,

Cynthia Calhoun
19425 SE 266th Street
Covington, WA 98042



City Council Agenda Item

Agenda Item No.: f.1.

Date: February 5, 2025

From: Thomas Glover, Community Development Director

Subject: Land Capacity Analysis (LCA) - Draft

RECOMMENDED ACTION:

No action requested/required at this time.

ISSUE:

BACKGROUND/SUMMARY INFORMATION:

As part of the Comprehensive Plan Update, we are required to review the capacity of our zones where housing is allowed to accommodate new/anticipated housing over the next 20 years. New this update cycle is to plan for housing by income band (level), per adoption of HB 1220. The attached is a summary produced from data compiled by our land use consultant team, FACET. Our consultant team will present this information to you at this meeting.

FISCAL IMPACT, IF APPROPRIATE:

None identified.

ATTACHMENTS:

1. LCA Memo fr Matt Covert for 020525 Mtg
2. LCA_01.30.2025
3. 2024_October_zoning map - MARKUP

MEMORANDUM

Date:	January 29, 2025
To:	Tom Glover, Director, Community Development Department
Cc:	Nicole McGowan, Ashton Sandoval, Donna Keeler
From:	Matt Covert
Project Name:	Sedro-Woolley Comprehensive Plan Update
Facet Number:	2401.0458.00

RE: Land Capacity, Housing Allocations, and Potential Map Changes – February 5, 2025 PC/CC Workshop

The City of Sedro-Woolley must update its comprehensive plan by December 31, 2025. One of the central tasks of the City during the periodic update is to examine its land capacity by way of the housing allocations it must plan for and accommodate within the planning period (2025-2045). The City then must demonstrate that it is making provisions to plan for and accommodate housing that is affordable to all economic segments of the community where there is a gap between capacity and need. One of those provisions could be map changes (changes to zoning and/or future land use designation). This memo seeks to provide decision makers with additional information on some potential map changes and their impact on housing capacity.

Land Capacity

The City has completed a land capacity analysis consistent with previous methodology, with some updated assumptions as development regulations have changed, to estimate population, housing, and employment capacity within current city zoning parameters. The results of the land capacity analysis for housing units are as follows:

Figure 1. Land Capacity Analysis Summary by Zone

Zone	R5	R7	R15	R1	MC	TMCO	CBD	UVMU	Total
Housing Capacity (Units)	774	469	86	0	223	22	39	403	2,016

Source: Facet (2024) Sedro-Woolley Land Capacity Analysis

Housing Allocations

The City of Sedro-Woolley, Skagit County, and the other cities within the county came together through the Skagit Council of Governments to allocate housing units by income band countywide based on guidance provided by the state in 2024.

Sedro-Woolley’s housing allocations by income band are as follows:

Figure 2. Approved Allocations of Net New Housing, 2020-2045

<i>Urban Growth Areas</i>	<i>0-30% AMI</i>	<i>31-50% AMI</i>	<i>51-80% AMI</i>	<i>81-100% AMI</i>	<i>101-120% AMI</i>	<i>Above 120% AMI</i>	Total	<i>Emergency Temporary Housing Needs</i>
Sedro-Woolley UGA	831	533	380	203	180	519	2,647	43
Sedro-Woolley City	741	475	339	181	161	463	2,360	
Unincorporated UGA	90	58	41	22	20	56	287	

<i>PSH and Non-PSH</i>	<i>0-30% Detail</i>	
UGA	Non-PSH	PSH
Sedro-Woolley UGA	532	299

Source: SCOG Growth Projections and Allocations Final Report

Since 2020, the city has issued permits for 599 housing units that reduce the housing allocation to **1,909 units by 2045.**

While technically the city has more units’ worth of capacity than its overall remaining allocation, the requirement to plan for and accommodate housing affordable to all economic segments tells a different story. An analysis of housing allocations and capacity reveals that Sedro-Woolley has a capacity shortfall of 851 units that could be affordable for households making below 80 percent of the area median income and surpluses for those making 80-120 percent (moderate income) and those making over 120 percent of the area median income as shown in Figure 3 below.

Figure 3. Total Housing Capacity by AMI Need Adjusted for Pipeline Development

<i>Income in \$</i>	<i>AMI</i>	<i>Housing Need</i>	<i>Capacity</i>	Surplus/ (Deficit)
\$0 - \$81,600	0-80%	1,360	509	(851)
\$81,600 - \$122,400	>80-120%	280	996	716
\$122,400+	>120%	269	512	243
	Totals	1,909	2,016	107

Source: Facet and Kimley-Horn (2024) Sedro-Woolley Land Capacity Analysis and Housing Allocations Analysis

Potential Map Changes

Decision makers will have to decide on a combination of changes to code, zoning/future land use designations, and programs to close the gap for households making 80 percent area median income and below. One of the items in the packet for the February 5 workshop is a map with proposed zoning changes. Below is a summary of the acreage and existing units of capacity for the different sets of changes.

R5 to R7				R7 to R15			
<i>Parcels</i>	<i>Developable Acres</i>	<i>Capacity – Current Zoning</i>	<i>Capacity – Proposed Zoning</i>	<i>Parcels</i>	<i>Developable Acres</i>	<i>Capacity – Current Zoning</i>	<i>Capacity – Proposed Zoning</i>
21	36.3	161	225	242	61	187	401

Please note that this does NOT include potential ADU capacity, which would increase for the parcels potentially rezoned from R5 to R7. ADUs are counted toward the capacity for 80 percent AMI and below. The map changes identified here would get the City roughly a third of the way to meeting its shortfall of 80 percent AMI and below housing.

We look forward to answering any questions you may have.

Table 1. Housing Capacity (from LCA results)

Zone	R5 (L)	R5 (S)	R7 (L)	R7 (S)	R15	MC	TMCO	CBD	UVMU	Total
Capacity	731	43	375	94	86	223	22	39	403	2016

Target	2360
Surplus/ (Deficit)	(344)

Table 2. Max monthly cost of housing for each income level to not be cost-burdened (mortgage or rent)

Income Lower limit	Income Upper limit	AMI	Monthly cost of Housing Lower limit	Monthly cost of Housing Upper limit
\$0	\$30,600	0-30%	\$0	\$765
\$30,600	\$51,000	>30-50%	\$765	\$1,275
\$51,000	\$81,600	>50-80%	\$1,275	\$2,040
\$81,600	\$102,000	>80-100%	\$2,040	\$2,550
\$102,000	\$122,400	>100-120%	\$2,550	\$3,060
	\$122,400	>120%	greater than	\$3,060

Table 3. Income Level Without Subsidies by Housing Type.

Housing Type	(monthly cost/0.3)*12		Based on \$102,000 AMI
	Monthly cost	Annual Household income needed	Annual Income Level as a percent of AMI
Single-Family	\$3,250	\$130,000	127%
Condos and Townhome	\$2,800	\$112,000	110%
2-4 unit attached	\$3,000	\$120,000	118%
5+ unit Multifamily	\$1,750	\$70,000	69%

Table 3 data references

Numbers based on Zillow, MtVernon-Anacortes MSA, avg of median rent cost-2022

Median rent, all house types: \$2,256

Median Rent for only multifamily: \$1,750

Median Rent for only single family: \$2,350

Numbers based on Redfin, MtVernon-Anacortes MSA and Sedro Woolley City, avg of median sale price-2022

Median condo value: \$400,000 (\$2,800/month)

Median detached single family value: \$455,000 (\$3,250/month)

Median townhome value: \$400,000 (\$2,800/month)

Median 2-4 units attached: \$430,000 (\$3,000/month)

Monthly cost for single-family homes and condominiums was calculated using the Fannie Mae Mortgage Calculator at

<https://yourhome.fanniemae.com/calculators-tools/mortgagecalculator>

How to use the tables 1-5:

Table 1: The data here is linked directly from the Summary sheet. Note that this includes removing pipeline projects (development that has occurred on parcels that had capacity since 2020) from the inventory of capacity.

Table 2: This table calculates the upper and lower limits that households in each AMI level can pay for housing on a monthly basis without being cost-burdened. This is how we know which housing types in the city serve each AMI.

Table 3: This table calculates the minimum household income needed to afford each general housing type then converts that to the specific AMI. The assumption is that, since home price and rent are based on median values, the AMI level specified in the 4th column plus the AMI below and above will be able to afford that housing type without being cost-burdened. This is to take into account the upper and lower costs of each housing type.

Table 4: This is self-fill table that sets the different AMI levels that each housing type serves. For example, Table 3 found that the median income to afford a Duplex (2-4 units attached) was 118% of the AMI. Since this is based on the median, we assume that the AMI below and above the level will also be able to afford that housing type without being cost-burdened. Therefore, we add a "1" to the >80-100%, the >100-120%, and the >120%. This specifies that a new market-rate duplex in Sedro-woolley may be affordable to any of those three AMI levels.

Table 5: This is another self-fill table. Ratios are entered into this table to indicate the assumed probability that each housing type will be built in that zone. The assumptions are based off of most recent permitting data, existing housing stock, and allowed uses in each zone. For example, the R5 (L) zone allows ADUs, Single family detached, group homes, mobile homes, and supportive housing. The current assumptions in table 5 are that 75% of the housing production in this zone over the next 20 years will be single family detached, 5% ADUs, 5% group home units, 10% mobile homes, and 5% supportive or subsidized housing. Each zone's housing type ratios also vary based on max density, for example the UVMU zone allows up to 35 du/acre which makes this zone a suitable area for large multifamily developments.

4. Assumed income brackets served by housing type						5. Assumed ratio of Housing Types to be Built over the next 20 years										
Count	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%	ADU	R5 (L)	R5 (S)	R7 (L)	R7 (S)	R15	MC	TMCO	CBD	UVMU
3			1	1	1		ADU	0.05	0.1	0.05	0.1					
3				1	1	1	Duplex			0.3	0.2					
3				1	1	1	Triplex					0.05				
3				1	1	1	Quadplex					0.1				
3					1	1	Townhomes (5+ plex)					0.35				0.2
2	1	1					Group Home	0.05		0.05		0.05				
3			1	1	1		Mixed Use						1	1	0.8	0.15
3			1	1	1		Mobile Home	0.1		0.05						
3		1	1	1			Multifamily					0.25				0.45
							Supportive/ Subsidized Housing	0.05		0.05		0.05			0.2	0.2
2	1	1					Single Family Detached	0.75	0.9	0.5	0.7	0.15				
2					1	1										

Relevant information for housing allocation assumptions:

HUD AMI: \$102,000

Between 2020 and 2024 the following unit types were permitted:
 177 one-unit (48.4%)
 174 two-or-more-unit (47.5%)
 15 mobile homes or special housing units (4.1%)

Assumption: Even split between one unit and one+ unit housing units to be built over next 20 years. Mobile homes will continue to be permitted. This number affects the assumed types of housing to be built in each zone.

Table 8. Total Housing Capacity by AMI

Income in \$	AMI	Housing Need	Capacity	Surplus/ (Deficit)
\$0 - \$30,600	0-30%	741	104	(637)
\$30,600 - \$51,000	>30-50%	475	171	(304)
\$51,000 - \$81,600	>50-80%	339	233	(106)
\$81,600 - \$102,000	>80-100%	181	318	137
\$102,000 - \$122,400	>100-120%	161	677	516
\$122,400+	>120%	463	512	49
Totals		2360	2016	(344)

How to read tables 6-8:

Table 6: This table calculates the ratio of each AMI level that could be potentially built in each zone. To do that it divides each zone's ratios from Table 5 by the number of income levels that each housing type allowed in that zone is assumed to be built. For example, the MC zone only allows 1 housing type, Mixed-use. The mixed use housing type has an assumed affordable AMI between three levels >50-80%, >80-100%, and >100-120%. The assumption is that one-third of the housing capacity in the MC zone will be affordable to households making >50-80% and so on.

Table 7: Multiplies results from Table 6 by the total capacity in Table 1 to get capacity per AMI for each zone.

Table 8: Summarizes the results from Table 7 to show total capacity by AMI for the entire city.

7. Capacity per AMI per Zone

Zone	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
R5 (L)	37	37	37	37	311	274
R5 (S)	0	0	1	1	21	19
R7 (L)	19	19	13	50	144	131
R7 (S)	0	0	3	9	42	39
R15	4	11	7	22	21	21
MC	0	0	74	74	74	0
TMCO	0	0	7	7	7	0
CBD	4	4	10	10	10	0
UVMU	40	101	81	107	47	27

6. AMI Ratios

Zone	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
R5 (L)	0.05	0.05	0.05	0.05	0.43	0.38
R5 (S)	0.00	0.00	0.03	0.03	0.48	0.45
R7 (L)	0.05	0.05	0.03	0.13	0.38	0.35
R7 (S)	0.00	0.00	0.03	0.10	0.45	0.42
R15	0.05	0.13	0.08	0.25	0.24	0.24
MC	0.00	0.00	0.33	0.33	0.33	0.00
TMCO	0.00	0.00	0.33	0.33	0.33	0.00
CBD	0.10	0.10	0.27	0.27	0.27	0.00
UVMU	0.10	0.25	0.20	0.27	0.12	0.07

9. Total Housing Capacity by AMI adjusted for Pipeline Units

Income in \$	AMI	Housing Need	Capacity	Surplus/ (Deficit)
\$0 - \$81,600	0-80%	1360	509	(851)
\$81,600 - \$122,400	>80-120%	280	996	716
\$122,400+	>120%	269	512	243
Totals		1909	2016	107

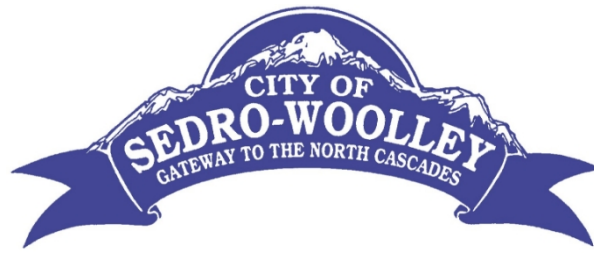
How to read table 9:

This table groups all the income brackets below 80% AMI by housing need and capacity. Parcels that had been assigned a land capacity status of "vacant" or "partially vacant" where housing development has occurred since 2020 were removed from the inventory of capacity because regardless of their status, parcels with recent development are unlikely to develop or redevelop again. All parcels where net new housing permits (new units minus demolitions) were permitted since January 1, 2020 were removed from the housing need allocations according to the housing type those actual units represent. That is why the sum of housing need categories from Table 8 do not necessarily match the housing need values in Table 9.

Allowed Housing Types

	1=allowed	R5 (L)	R5 (S)	R7 (L)	R7 (S)	R15	MC	TMCO	CBD	UVMU
Very low density	Single Family Detached	1	1	1	1	1				
	ADU	1	1	1	1					
	Mobile Home	1*	1*	1*	1*	1*				
Low density	Duplex			1	1	1				
	Triplex					1				
	Quadplex					1				1
Medium-low density	Townhomes (5+ plex)					1				1
High density	Mixed Use						1	1	1	1
	Multifamily					1			1	1
Subsidized housing	Group Home	1*	1*	1*	1*	1				
	Supportive/ Subsidized Housing	1	1	1	1	1				1*
	Max density	5 du/ac	5 du/ac	7 du/ac	7 du/ac	15 du/ac	8 du/ac	8 du/ac	8 du/ac	35 du/ac

* Conditional use



City Council Agenda Item

Agenda Item No.: f.2.

Date: February 5, 2025

From: Thomas Glover, Community Development Director

Subject: 2025 Comprehensive Plan Vision Statement Recommendations

RECOMMENDED ACTION:

Select a Vision Statement for the 2025 Comprehensive Plan

ISSUE:

BACKGROUND/SUMMARY INFORMATION:

Summary Memo attached. The City is currently in the process of updating its 20-year Comprehensive Plan. Following a series of public meetings and open house forums, and having tabulated results from the community survey, staff is now ready to present draft statements for consideration by both the Planning Commission and the City Council.

FISCAL IMPACT, IF APPROPRIATE:

None identified.

ATTACHMENTS:

1. Comp Plan Vision Statement Recommendations_011425_Outgoing Draft

MEMORANDUM

Date: January 14, 2025

To: Tom Glover, Director, Community Development Department

Cc: Nicole McGowan and Ashton Sandoval

From: Matt Covert, Marina French, Donna Keeler

Project Name: Sedro-Woolley Comprehensive Plan Update

Facet Number: 2401.0458.00

RE: Drafting a Community Vision for Sedro-Woolley's 2025 Comprehensive Plan

"A vision is like a lighthouse, which illuminates rather than limits, giving direction rather than destination." - James J. Mapes, Foresight First

This memorandum is part of Sedro-Woolley's Comprehensive Plan Periodic Update project to provide recommendations for a new 2045 vision statement. The vision statement in the Comprehensive Plan is intended to provide a description of Sedro-Woolley's desired future and serve as a reflection of the community's key values and priorities. It establishes and clearly articulates where Sedro-Woolley is now and where it wants to be in the next 20 years. Ideally, a Comprehensive Plan's vision statement should address all the elements of the Comprehensive Plan in some way. Goals and policies within the Comprehensive Plan should be supportive of the vision, and a good vision can serve as one important basis for evaluating whether a proposed program or project or investment is in keeping with the intent of the Comprehensive Plan.

Going through a visioning process can be a way to establish consensus on general beliefs and values. Ingredients of a comprehensive plan vision statement include:

- Positive, present-tense language;
- Qualities that provide the reader with a feeling for the community's uniqueness;
- Inclusiveness of the City's diverse population;
- A focus on people, quality of life and priorities;
- A stated time period.

Public Input

To gather community feedback on the Comprehensive Plan's vision and general direction for 2045, a survey was distributed to the public in late June of 2024. Survey participants were asked to provide feedback on the following questions:

1. What do you love most about Sedro-Woolley?

2. What are your greatest concerns about Sedro-Woolley?
3. What do you hope happens over the next 20 years in Sedro-Woolley?
4. Please share any other thoughts about Sedro-Woolley

The survey was published on the City's website and shared widely by email and other methods. 260 responses were received to help inform a potential new vision statement and provide direction to the City of preferences and priorities. Survey results are summarized in the August 2024 Community Vision Survey Report in Appendix C.

Planning Commission Workshop

On December 17, 2024, the Sedro-Woolley Planning Commission held a visioning workshop with City staff and Facet to discuss and further define the community's vision statement as part of the Comprehensive Plan periodic update. Planning Commission members participated in three exercises to:

1. Reflect on the current vision statement (and other examples)
2. Reflect on a mental journey to 2045
3. Discuss quality of life and growth character as it relates to the vision.

The visioning workshop resulted in productive discussions that informed the community's vision for 2045 and Comprehensive Plan as a whole. *Informal notes from the workshop are provided in Appendix B.*

Recommendations

Facet recommends adopting a succinct, one-to-two paragraph general vision statement and to move the specific, topic-specific statements in the current vision to the various Comprehensive Plan Elements. For example, the "Growth and Land Use" statement would be moved to the Land Use Element to serve as part of the introduction of that portion of the plan. Note that these topic-specific statements will be revised accordingly so they are supportive of the final vision statement chosen for the updated comprehensive plan.

Based on the results of the visioning survey and what we heard during the Planning Commission workshop, Facet generated three proposed vision statements for consideration below. The current 2016 vision statement is attached for reference in Appendix A.

Proposed Vision Statements for Consideration

Option 1:

Sedro-Woolley is a vibrant, friendly, small-town welcoming community with a rich cultural and historical heritage surrounded by agriculture and natural beauty. It's a place that has grown gracefully, maintaining a high quality of life for its residents. Diverse multigenerational neighborhoods feature a variety of housing choices within walking distance of expansive parks and open spaces, trails, events, amenities and multimodal transportation options. With a healthy mix of retail, commercial businesses, housing, and gathering spaces, our thriving downtown central business district (CBD) is the heart of the city.

Optional added sentence with a focus on environment and tourism for Option 1:

The community's strong focus on recreational tourism and environmental stewardship complements a thriving local economy while maintaining the qualities that make Sedro-Woolley a highly desirable place to live and visit.

Option 2: "Attract-visitors" vibe, quality of visit

Sedro-Woolley is a welcoming gateway to the beauty of the Puget Sound and Cascades. A busy and diverse downtown area provides top quality amenities and essential services to locals and visitors alike on a small-town scale. The City of Sedro-Woolley promotes local events and nearby recreational opportunities to provide a safe, convenient, and accessible experience while enhancing the natural and historic character of the city.

Optional added sentence with a focus on the environment for Option 2:

**The City of Sedro-Woolley embodies its spirit of innovation and its value of natural resources through prioritizing green infrastructure throughout the city. As the city changes, these multi-function spaces will provide sustainable solutions that bring the beauty of the surrounding landscape into the day-to-day city experience.*

Option 3: "Focus-on-local-residents" vibe, quality of life

The community of Sedro-Woolley wants to preserve its historic character, small-town feel, and physical and visual access to the surrounding landscape. The residents of the community desire safe and walkable streets, and enhancements of amenities, services and programs that provide convenience and connections. The city supports improvements to promote health, beauty, and quality of life for multiple generations of residents.

Optional environment focused sentence for Option 3:

**The city also prioritizes improvements that bring multi-functional tree canopy and landscape green infrastructure improvements with development changes to maintain a balance between the natural and built environment within the city.*

APPENDIX A

2016 Comprehensive Plan Vision

The year is 2036. Sedro-Woolley has a small-town environment and a strong sense of identity. Many people know each other here. Residents greet each other by name. Business owners know both other owners and their regular patrons. People feel comfortable and safe walking through town.

The “centralized” nature of town, revolving around the central business district, helps keep the tight-knit structure of the community. The town’s scale promotes a “homey” feeling. Residents feel important as a part of their community rather than alienated as they might in a big city. Residents are involved in the community and strive to maintain a safe, healthy, enjoyable, and economically viable community. Visitors are encouraged to come to Sedro-Woolley. Signs on the main highways (Interstate 5 and State Routes 9 and 20) are inviting. Walking and shopping on and around Metcalf Street promotes a warm but bustling atmosphere.

Growth and Land Use

Citizens recognize the need for the city to grow. The city expands slowly through annexations primarily for residential development. This is done in an environmentally and aesthetically rational way, under compliance with the State’s Growth Management Act. Even though the city’s residential sector is growing, planning efforts strive to maintain an intentional balance of residential, commercial, and light industrial uses.

Economic Development

Sedro-Woolley’s job base is strong and vital. The city is economically self-sustaining and is not considered a “bedroom community” for larger cities in the region. Residents who live here can also work here. Sedro-Woolley is home to a diverse collection of larger employers. An occasional slump in one area will not depress the entire economy. The retail and tourism focus of the city is in the central business district and is complemented by larger businesses at commercial nodes in various parts of the city. Professional offices, light industry, and support services are sited at these nodes. Industrial parks in Sedro-Woolley are complete and fully utilized.

Other Commercial Development

Both commercial and light industrial businesses are encouraged in Sedro-Woolley. Zoning keeps commercial strip development along the highways from sprawling. Rather, nodes of service-type enterprises along the main roads thrive. Development in these areas caters to the highway traveler and does not compete with downtown retail and tourism. Open space and green areas are maintained in the city’s zoning ordinance, and further promoted in the growing areas of the city. The downtown retail core is primarily retail businesses with some service businesses.

Housing

Most residential areas are zoned to protect the dominance of the single-family home. However, smaller lots are encouraged to protect Sedro-Woolley's hinterlands from sprawl. Infill development in the older neighborhoods consists primarily of duplexes and accessory dwelling units that are designed to complement existing neighborhoods.

Within the central business district, apartments on the upper stories of shops are encouraged. Sedro-Woolley offers a variety of housing types to meet the needs of its diverse citizens.

Transportation

The city's transportation system expands to meet demands due to growth. Through-traffic circumvents the downtown area, which discourages congestion. Safe bicycle and pedestrian transportation is encouraged by the maintenance and addition of bike shoulders on the roads as well as off-road bike paths and trails. Local youth are educated in safe bicycling and traffic laws for bicyclists on the road. Bike racks are placed at key places in town to encourage people to ride their bikes rather than drive.

Central Business District

The city endorses the preservation of a functional yet aesthetically pleasing downtown area. Downtown is the city's core—it is a place where residents can come to purchase basic goods without driving to other communities. It is also the center of the city's social life. The central business district is vibrant during the day with a healthy and safe nightlife. Residential space above first-floor shops helps see to that. No buildings stand vacant. Metcalf Street, with its "Main Street" feel, is perfect for strolling. Its shops are small and unique to maintain the city's personal scale and character. Businesses that attract people to the downtown from the outside, such as retail, are promoted. This environment encourages tourists en route to the Cascades or the I-5 corridor to pull off the highway and visit for a short while. Signs from the highways indicate the route to downtown. Once again, Sedro-Woolley is a place where people go out of their way to visit. Downtown is also the city's link to its past. Its built form speaks of the old Sedro-Woolley and its rich tradition of providing services to people from near and far in the Skagit Valley. Historic buildings are preserved and renovated and new buildings visually blend with the older structures. Convenient and available parking for patrons is provided. Through design and atmosphere, however, patrons are encouraged to park their cars and walk from shop to shop on and around Metcalf Street.

Parks and Open Space

Citizens support the development of small, new, neighborhood parks, as well as open green space. New residential developments are encouraged to preserve open green areas for the public. The old Burlington Northern Railroad line connecting Sedro-Woolley with Burlington provides a recreation path for bicyclists and pedestrians to use instead of the highway. This trail connects Burlington and Sedro-Woolley with the upriver communities of Lyman, Hamilton, and

Concrete. Trails are also available around Riverfront Park. Bicycle and pedestrian paths connect parks to recreation facilities.

Library

The Sedro-Woolley library system is enjoyed by a wide variety of residents and non-residents who benefit from the facility's modern technological resources, wide range of research materials, and updated periodicals. The city is committed to high quality library services in the city of Sedro-Woolley, and an essential element of urban life. The city will support expanded regional library services to serve the residents and non-residents, as opportunities develop.

Recreational Facilities

The public promotes maintenance and expansion of the city's existing recreation facilities. They also encourage the development of other facilities, particularly for the benefit of local youth. When not in school, teenagers have activities that keep them from loitering on street corners. These older students, as well as grade-school children, have places to go for entertainment and recreation that are close to home and school. A community center that houses an indoor recreation area, swimming pool, and organized programs benefits both the town's youth and its adults. A movie theater and game center allowing people under twenty-one (21) to visit are located downtown.

Infrastructure

The city promotes the improvement of infrastructure elements. Deteriorating roads in town are repaired and repaved as needed. Other pre-existing infrastructure needs such as sidewalks and sewers are inspected and repaired. All new infrastructure or improvements are supported by the city's capital facilities plan and are consistent with other plan elements. Every residential neighborhood in Sedro-Woolley enjoys paths, sidewalks, and street trees on every street.

Community Vision

As a whole, its citizens envision the Sedro-Woolley of the future as a warm and economically viable small-town community. Present and future residents will be honored to call it "home."

APPENDIX B:

Planning Commission Visioning Workshop Notes

December 17, 2024

Discussion of Vision Statement and examples, and how the vision might change in 2045:

- Discussion related to a feeling that no matter what vision they may paint here, there is a sense that the State requirements of the GMA are out of their control and have a major influence over what gets developed, regardless of planning efforts.
- Overall, the committee repeatedly reflected that their vision does not seem to have varied too much over the last 20 years, and they don't anticipate a huge shift in opinions over the next 20 years. However, they will need to respond to the state requirements.
- One of the things that has maybe influenced the statement over the years is what the jobs in the area were like. For example, natural resources such as timber, industry focused jobs to later have more of a balance of industries. What will the jobs be like in 2045?
- Do newcomers want to change things? That hasn't seemed to be the case so far.
- Further discussion of the GMA requirements mentions 800-900 units and the 2045 population target estimates. What the council struggles with is the fact that this city has limited buildable areas and limited drinking water. How can they contend with growth given these limitations?
 - o "We're trapped between the sound and the cascades"
 - o "Limited development area"
 - o "Protected Farmlands"
 - o "Limited water"
 - o "State Highways have control and jurisdiction over a lot of the popular areas"

Discussion of Example statements:

- Common comment was the noticing of the very different style the Sedro-Woolley vision had- like a narrative, versus other communities seemed to present something you would read in a tourism magazine.
- Discussion of key words that conveyed a lot of meaning:
 - o City of Anacortes vision used the words 'maritime', 'balance', and 'protects environment' which convey both a style and a sense of prioritization.
 - o Town of Coupeville vision recognized a specific amenity- Ebey's Landing. Also had some recognition of prioritizing different economic groups which was appreciated.

- City of North Bend vision was one that many members paid attention to because there seem to be a lot of similarities between here and Sedro-Woolley. We noted the vision mentioned 'scale' which has style/aesthetic cues and 'enhance' which implies that the desire is more to improve what's there, not replace what's there.
- City of Chelan was considered a very attractive statement. Chelan is lake-centric, where Sedro-Woolley is more river-centric.

- Discussion of Sedro-Woolley statement in relation to other cities
 - Noticed that there's no mention of events that attract non-residents and are a big part of the community identity
 - Didn't like 'promotes a homey feeling'
 - Discussion of why does this say 'strong sense of identity' but its unclear what that identity is?
 - Mention of 'town' and 'central business district' versus other cities more clearly say downtown or that make it more clear
 - No mention of this town as a gateway location for a lot of regional recreation. Acknowledge that many people drive through here but don't stop.
 - Other words that came up:
 - Accessibility
 - Affordability
 - Jobs
 - Visibility
 - Gateway

Break-out groups

What elements are important to include?

- "Safety" – discussion of safety- what does that mean? It means there is a responsive police force that is supported by the community both through funding and culturally. The police are very communicative on social media and seem to have positive acceptance in the community. Anecdotally the police feel lucky to work here.
- Economic inclusion is important
- Encourage and support infrastructure that is necessary to attract and retain businesses
- Discussion of Industrial Park or strip-mall style big box business versus the small businesses downtown. Lots of turnover of small businesses. Small businesses can't compete with amazon or Fred Meyer. They aren't open late or close on Sundays etc. so it is hard to compete with locations with more round-the-clock services and amenities.
- Identity- historical logging town with multiple generations of families who were in the agriculture or forestry industries. But is this the future identity? Does this alienate some folks? Logging specifically may not be very popular today or in 2045
 - Sedro-Woolley as a place of innovation? That's something they already have been discussing in the document
- Provide recreation opportunities- Sedro-Woolley's identity is within the surrounding landscape itself
- Economic-Industrial complex- not a lot of development opportunities in Skagit county

- Hwy 20 mixed commercial zoning- houses are non-conforming
- Great town scale- small town feel without small town gossip. The city is big enough to be able to maintain some privacy as an individual
- Automotive industry opportunities?
- Healthy industrial opportunities? Why are there not multiple industry types or CBD (traffic circles)
- Want to avoid things feeling “Empty”
- Historical Character- this town has attitude, sense of community
- Vision doesn’t mention events or how popular sports are, youth sports
- Being a gateway – more welcoming and address the contaminated/’ugly’ stuff right when you enter the city- Metcalf street
- Family/multi-generational-friendly
- Don’t want to be dominated by tourism
- Parks aren’t mentioned

What still feels relevant for 2045 from existing vision?

- Diversity – People from different backgrounds, don’t want to be exclusive
- Acknowledging history, including native communities
- Safety – funding, culture, communication
- Downtown emphasis (see below for ideas to improve)
- Know our neighbors (How do you have “community”?)
- Identity (Which means what?)
- SWIFT / logging – lean into natural / renewable resources and innovation
- Small enough / big enough (balance)
- Industry drives what happens (“auto town”)

What may be missing:

- Internet! (Connectivity) – Support for working from home or college from home
- Industry and downtown – is screening the answer? Or “balance” the industry with the commercial and draw the eye/attention away (toward what..?)
- Need to support / attract small business
- We have an identity. What is it? (Historical logging community, nestled in the foothills of the N. Cascades, agriculture and forestry, multi-generational)
- Downtown environment
- Historical aesthetic
- Hours of operation; foot traffic
- Focus programming and providing physical space to support activities (activate public spaces – not just once a year)
- Activities are multigenerational
- Are we writing a promotional brochure
- How to work with school district – planning for improvements vs. partnering for open space
- Current vision statement is touchy-feeling – is it too much?

- Current focus on relational stuff – are we growing out of it?
- Innovative, high-tech industries – support

Sedro-Woolley's Identity / Quality of life:

- Former logging community
- Affordable place to live
- Good schools
- Known for events, parades, concerts
- People know each other
- No heavy traffic
- Close to Bellingham and other cities and employment centers
- SWIFT
- No gangs
- Quiet
- People are kind
- Feeling of safety; safe place to live
- Walkability (sidewalks and trails, connectivity). Improvements have occurred in the past 20 years and more is needed/desired.
- Kids can ride their bikes in most neighborhoods
- Everything is 5 minutes away
- Good police, fire, services
- Youth programs
- Community is very supportive and positive
- Community oriented/pride: Strong churches and organizations
- Great events here. Community activities almost every weekend.
- Gateway to the Cascades could be so much more.
- Tom: City applying for and EPA grant – Rural Economic Recreational Community?
- 70's trestle vision
- Basecamp to the Cascades
- Centrally located to San Juans, Canada, Cascades
- Needed: More arts, theaters, recreational venues, parks, open spaces, share use path, zip line
- Need to capitalize more on old buildings. Restore/renovate into new uses. Love how Old Town Hall is being renovated for housing. Several other buildings could be repurposed for the same thing to address density requirements and revitalize the downtown area. Would encourage more people to live downtown.
- It's okay being a bedroom community. For some that equates to safety. Allows residents to live in S-W and commute to jobs.

Types of development suitable for Sedro-Woolley:

- Bigger apartments/buildings are the kind of development people want to get away from.
- UVMU is a good model and is in a good location (Can help draw to downtown).

- Downtown 48 on Rita Street is also a good model.
 - Repurposing of older buildings should be encouraged. Example: Old City Hall.
 - Klinger Estates Townhomes (Klingerville)
 - Green Street Neighborhood
 - Wildflower Way homes
 - Brickyard Park retirement community
 - Housing should be accessible to trails and open spaces. Ex. Cascade Trail.
-

DRAFT

APPENDIX C

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. 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.

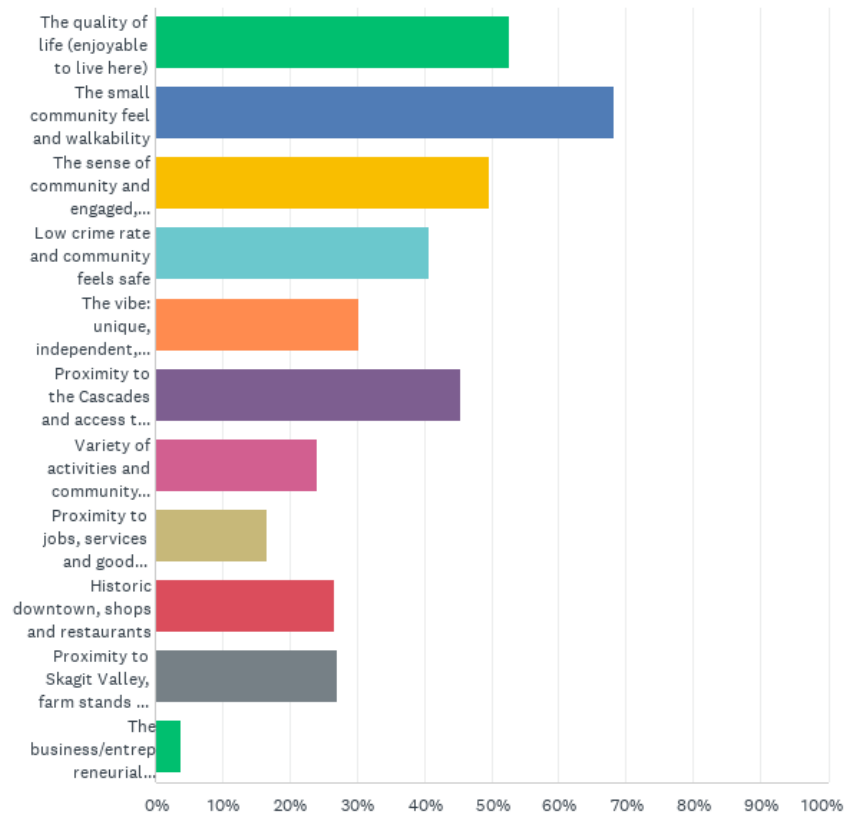
To view a summary of all responses, see pages 3-5. Open-ended comments are included in Appendix A.

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

DRAFT

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

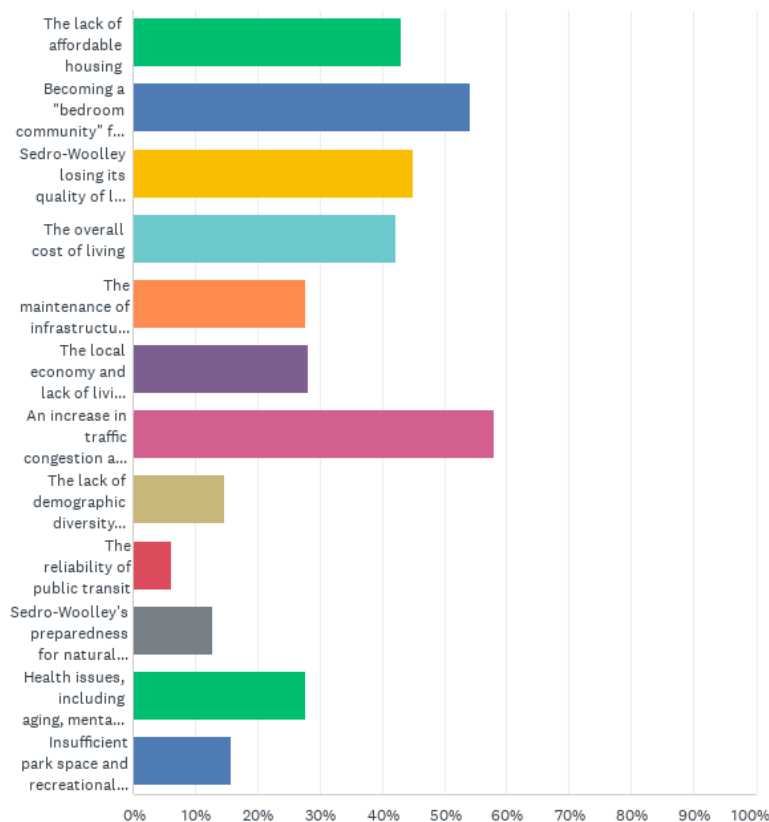


2. What are your greatest concerns about Sedro-Woolley? Check your top four.
(Answered: 260)

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:

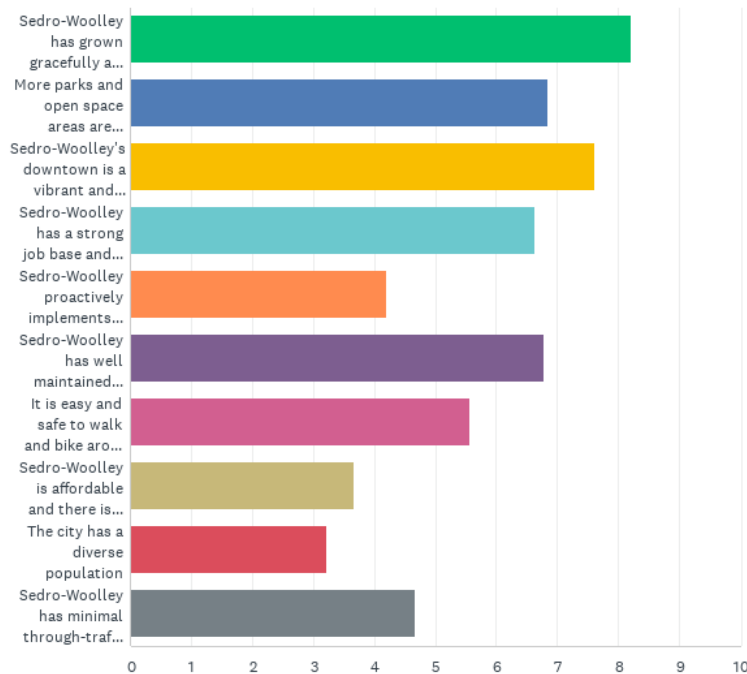


3. What do you hope happens over the next 20 years in Sedro-Woolley? Rank in order of priority. (Answered: 259)

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 (<i>unedited</i>)
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 streets! 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 sevicees 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	<p>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.</p>
118	<p>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.</p>
119	<p>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!!!)</p>
120	<p>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.</p>
121	<p>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.</p>
122	<p>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.</p>