



PLANNING COMMISSION

April 15, 2025

6:30 PM

Planning Commission

a. Call to Order

b. Pledge of Allegiance

c. Roll Call

d. Consent Agenda

1. Minutes from March 18, 2025 Planning Commission Meeting

e. General Public Comments

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

Written comments will be accepted by letter or via email at nmcgowan@sedro-woolley.gov Attn: 'Public Comment.' until 4:30pm the day before the meeting.

f. Public Hearing(s)

1. Proposed Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters

g. Unfinished Business

h. New Business

1. Proposed Amendments to Chapter 2 of the Comprehensive Plan - *Land Use Element*

i. Discussion Items

1. Housing Strategies Follow-Up Discussion
2. Scheduling Upcoming Special Meetings

j. Adjournment

PLANNING COMMISSIONERS

Pat Huggins
Joe Fattizzi

Matthew Desvoigne
Jessica Jasper

Joe Franett

Danielle Freiburger
Cassandra Sexson

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The City of Sedro-Woolley also complies with applicable state laws and doesn't discriminate on the basis of creed, gender, gender expression or identity, sexual orientation, marital status,

religion, honorably discharged veteran or military status, or the use of a trained dog guide or service animal by a person with a disability.

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Passcode: 070388

One tap mobile

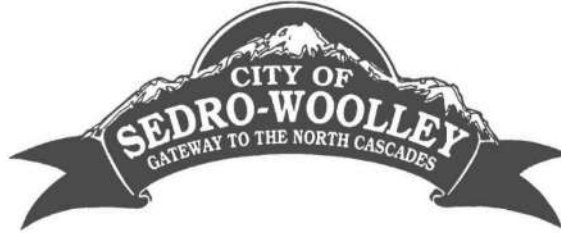
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Regular Meeting of the Planning Commission
March 18, 2025 - 6:30 PM

a. Call to Order

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

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

- Commissioner Joe Franett
- Commissioner Joe Fattizzi
- Commissioner Jessica Jasper
- Commissioner Danielle Freiburger
- Commissioner Matthew Desvoigne
- Commissioner Cassandra Sexson (Online)

Commissioners Absent:

- Commissioner Pat Huggins

Staff Present:

- Community Development Director Tom Glover
- Assistant Planner Ashton Sandoval Oaks (Online)

Consultant Presenter:

- Facet Project Manager Matt Covert

d. Consent Agenda

1. Minutes from Feb. 18, 2025 Planning Commission Meeting

Minutes from February 18th, 2025 approved with edits.

2. Minutes from Feb. 25, 2025 Planning Commission Meeting

Minutes from February 25th, 2025 approved with edits.

e. General Public Comments

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

Written comments will be accepted by letter or via email at nmcgowan@sedro-woolley.gov Attn: 'Public Comment.' until 4:30pm the day before the meeting.

Tina Tate, Chief Executive Officer of Skagit Habitat for Humanity tuned in online to express interest in the topic of housing policies and strategies, particularly as they support the creation/addition of affordable housing options.

f. Public Hearing(s)

g. Unfinished Business

1. Review Land Capacity Analysis to include an overview of assumptions and densities, accounting for critical areas and other factors.
 - Slide presentation: Review of the Land Capacity Analysis (LCA), purpose, target is 20 years out (2045), housing allocations by income level. Critical Areas Deductions: floodway, steep slopes, streams & buffers, utility easements, wetlands, and 100-year floodplain. LCA v. Housing allocations (current projections out 20 years): deficit of 851 units for annual income \$0 - \$81,559 (0 - 80% AMI). Surplus of 959 for annual income \$81,600+ (>80% AMI).
 - Comments/Input received from Commission members. No action taken, will review updated analysis at the Planning Commission's next meeting April 15th, 2025.

h. New Business

1. Comprehensive Plan Update: Review housing strategies and options to meet the 20-year housing targets.
 - Slide presentation: Housing Options/Strategies. Infill development, density bonuses (more units per acre for affordable housing), middle housing strategies (some already implemented or in the works), inclusionary zoning, zoning

reform/code changes, other strategies.

- Comments/Input received from Commission members. No action taken, will continue this discussion at the Planning Commission's next meeting on April 15th, 2025.

i. Adjournment

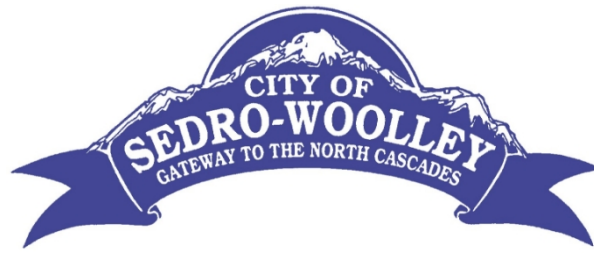
(Time 8:49PM)

ATTEST:

Planning Commission Chair

APPROVED:

Planning Commission Secretary



Planning Commission Agenda Item

Agenda Item No.: f.1.

Date: April 15, 2025

From: Nicole McGowan, Planner

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

RECOMMENDED ACTION:

Review the revised amendments; hold a public hearing and discuss the amendments; and make a motion to recommend that the City Council approve the proposed amendments to Chapter 2.90 and Title 17 SWMC.

ISSUE:

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

BACKGROUND/SUMMARY INFORMATION:

Discussions on expanding housing options through cottage clusters began in response to an observed imbalance in the city's housing supply. There is a significant undersupply of middle housing types, while there is an oversupply of traditional single-family homes. The need for more affordable housing targeted at low- to middle-income residents is apparent. However, concern has been voiced about how Sedro-Woolley can maintain its small-town charm while meeting state requirements to plan for all income levels. There is significant worry that apartment structures will begin to dominate the landscape, altering the traditional character of the city. Cottage clusters serve as a middle-ground solution, allowing for increased housing availability within the low- to middle-income range while preserving the traditional single-family neighborhood atmosphere that residents value. Cottage clusters have been identified as an effective strategy for filling this housing gap, as they provide compact, community-oriented housing that integrate efficiently and aesthetically within existing neighborhoods.

At the February 18, 2025 meeting, the Planning Commission reviewed and discussed the amendments. The provisions for unit lot subdivision and the new fee incentive structure that were presented to allow for greater flexibility in ownership structure and to promote affordable cottage cluster developments, respectively, were well-received. Some minor revisions to the draft were requested by the Planning Commission for purposes of clarity. The Planning Commission tasked staff with preparing for a public hearing upon making said changes.

The draft amendments have been updated to include the requested changes. The revised draft of the amendments is included herein as **Attachment 1**. Public notice of the April 15, 2025 Planning Commission Public Hearing (**Attachment 2**) was published in the Skagit Valley Herald on April 3, 2025.

The proposed amendments are also supported by and implement the following goals and policies from the Housing and Land Use Elements of the Sedro-Woolley Comprehensive Plan:

Housing Element

Goal H1: To provide sound, adequate housing for all current and future Sedro-Woolley residents;

Goal H2: To provide affordable housing for all current and future Sedro-Woolley residents;

Policy H2.2: Encourage affordable housing for those with special needs (including but not limited to: disabled, low-income, homeless);

Policy H2.3: Encourage affordable housing for all household types, including seasonal workers, single parents, extended families, and group homes;

Policy H2.5: Together with appropriate agencies, encourage the development of housing for low-income and first-time homebuyers. Encourage public, private, and non-profit associations efforts (i.e. Habitat for Humanity, Self-Help Housing) within the low- and moderate-income housing market;

Policy H2.8: Strive to have constructed the city's fair share of affordable housing;

Goal H3: To benefit social well-being and health through housing design;

Policy H3.1: Require usable outdoor recreation space as part of all residential developments;

Policy H3.3: Coordinate common recreation space consistent with surrounding residential density. Over-allocate common recreation space in densely populated areas;

Policy H3.6: Encourage "cluster" single-family residential development within the R-7 and R-5 land use designations. Cluster developments are characterized by areas of common open space shared and maintained by residents of the development;

Goal H5: To create and approve processes that allow for bold innovation and diversity;

Policy H5.5: Encourage the development of diverse housing for a variety of families throughout the community;

Land Use Element

Goal LU1: To safely accommodate population growth without causing urban sprawl;

Goal LU5: To preserve community character;

Policy LU5.2: Resist growth pressures which could have a negative impact on community values;

Policy LU 5.3: Seek and support developments that further the community character of Sedro-Woolley;

Policy LU5.6: Ensure that the community's planning programs reflect basic community values;

Policy LU5.8: Encourage high standards of appearance in all residential areas and in other high-visibility areas;

Goal LU7: To preserve Sedro-Woolley's unique history and small-town character.

FISCAL IMPACT, IF APPROPRIATE:

The proposed amendments include incentives for developers to build permanently affordable cottage clusters. Cottage cluster projects which designate at least 50% of the units within the development for permanent affordable housing shall be exempt from payment of plan review fees. Cottage cluster projects which designate all units within the development for permanent affordable housing shall be exempt from payment of plan review fees and traffic impact fees. In addition, for the purposes of calculating impact fees and sewer connection fees, dwelling units within a cottage cluster will be assessed at a fraction of a standard single-family residential unit rate, due to the smaller unit sizes. Dwelling units less than 400 sq. ft. in size will be assessed at 30% of the standard rate; dwelling units between 400 and 799 sq. ft. will be assessed at 50% of the standard rate; and dwelling units 800 sq. ft. or larger will be assessed at 70% of the standard rate.

ATTACHMENTS:

1. Draft Amendments 8 - Cottage Clusters (4-15-25)
2. Notice of Public Hearing for 4-15-25

Chapter 2.90

CONSOLIDATED PLANNING PROCEDURES*

[...]

2.90.060 Authority and responsibilities.

[...]

C. Planning Director or Designee.

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

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

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

[...]

2.90.070 Permit classification.

[...]

G. Land Use Permit Procedures.

1. Permit Classification Table.

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

Land Use Permit/Action	Permit Type					
	I	II	III	IV	V	VI
Accessory Dwelling Unit	X					

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

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

[...]

2. Summary of Permit Processes.

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

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

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

[...]

2.90.100 Submittal requirements—Specific to application type.

[...]

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

SUBMITTAL REQUIREMENTS	TYPE OF APPLICATION	Cottage Cluster
Application fee	<u>X</u>	
<u>Cottage cluster plan, conceptual</u>	<u>1</u>	
Draft homeowners' association documents if applicable	<u>1</u>	
Draft restrictive covenants, if any	<u>1</u>	
Environmental checklist	<u>1</u>	
Existing covenants (recorded copy)	<u>1</u>	
Existing easements (recorded copy)	<u>1</u>	
Map of existing conditions of the site	<u>1</u>	
Neighborhood detail map	<u>1</u>	
Parking, lot coverage and landscaping analysis	<u>1</u>	
Preapplication meeting summary, if any	<u>1</u>	
Project summary	<u>1</u>	
PUD water availability letter	<u>1</u>	
Site plan, land use review	<u>1</u>	
Title report	<u>1</u>	

Title 17 ZONING

Chapters:

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

Chapter 17.04

ADMINISTRATIVE PROVISIONS

[...]

17.04.030 Definitions.

[...]

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

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

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

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

[...]

“Ownership” means a lot or group of contiguous lots under the ownership.

“Park model” means a dwelling that is no larger than 400 square feet, built to American National Standards Institute (ANSI) 119.5 specifications. For the purposes of Chapter 17.120, park models are mounted on a foundation for permanent installation and are used as a primary residence and include a kitchen, bathroom, and sleeping/living area.

“Permanent affordable housing” means housing, regardless of ownership, for which there is a legally binding, recorded document in effect that limits the price at which the owner may sell or restricts the occupancy of the unit to a qualified, low-income household (80% Area Median Income or lower), for a period of at least 40 years for a property used for shelter or rental housing, or for a period of at least 25 years for a property to be owned by a low-income household. These documents include, but are not limited to, affordability covenants, deed

restrictions, or community land trust leases. Resale restrictions exercised by providers of permanently affordable housing can include, but are not limited to:

1. Continuous ownership of land by a public entity or nonprofit housing provider with a lease allowing ownership of the structure by an income-eligible household;
2. A nonpossessory interest or right in real property, such as a deed restriction, restrictive covenant, resale restriction, or other contractual agreement, that ensures affordability.

[...]

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

“Tiny home” means a permanent dwelling that is a minimum of 205 square feet and no larger than 400 square feet, including a kitchen, bathroom, and sleeping/living area, and must be built in compliance with the Washington State Building Code.

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

[...]

Chapter 17.08

RESIDENTIAL 5 (R-5) ZONE

[...]

17.08.010 Use restrictions.

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

A. Permitted Uses.

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

6. Accessory dwelling units in compliance with Chapter [17.100](#);

7. [Cottage clusters in compliance with Chapter 17.120.](#)

[...]

Chapter 17.12

RESIDENTIAL 7 (R-7) ZONE

[...]

17.12.010 Use restrictions.

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

A. Permitted Uses.

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

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

5. Child day care centers meeting state requirements;
6. Adult or family day care facilities meeting state requirements;
7. Accessory dwelling units in compliance with Chapter [17.100](#);
8. Cottage clusters in compliance with Chapter 17.120.

[...]

Chapter 17.16

RESIDENTIAL 15 (R-15) ZONE

[...]

17.16.010 Use restrictions.

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

A. Permitted Uses.

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

11. Cottage clusters in compliance with Chapter 17.120.

[...]

Chapter 17.120 **Cottage Clusters**

Sections:

17.120.010 Purpose.

17.120.020 Zoning districts where permitted.

17.120.030 Permitted uses.

17.120.040 Permits and approval.

17.120.050 Development standards.

17.120.060 Unit lot subdivision.

17.120.070 Provisions for affordability.

17.120.010 Purpose.

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

- A. Provide a framework for the development of cottage clusters;
- B. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes;
- C. Promote shared communities that are healthy and sustainable;
- D. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods;
- E. Encourage maximum efficiency in the layout of streets and internal access drives, stormwater facilities, utility networks and other public improvements through innovative site layout and the use of clustering;
- F. Create and/or preserve usable open space for the enjoyment of the occupants; and
- G. Encourage infill within areas of the city which are characterized by existing development.

17.120.020 Zoning districts where permitted.

Cottage clusters may be permitted in the following zoning districts:

A. R-5, residential 5:

B. R-7, residential 7:

C. R-15, residential 15:

17.120.030 Permitted uses.

The following uses are allowed in cottage clusters:

A. Cottage homes as defined in SWMC 17.04.030

B. Tiny homes as defined in SWMC 17.04.030

C. Park models as defined in SWMC 17.04.030

17.120.040 Permits and approval.

A development authorization application is required for all cottage clusters. Application for approval of the cottage cluster shall be made on forms prescribed by the planning department and which shall be accompanied by a filing fee as required.

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

A. Suitability of the site area for the proposed development;

B. Compliance with the development standards herein;

C. Development in accordance with the Sedro-Woolley comprehensive plan.

17.120.050 Development standards.

A. For the purposes of this chapter, "dwelling unit" means a residential unit that is part of a cottage cluster development, including cottage homes, tiny homes, and park models, as defined in SWMC 17.04.030.

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

C. Density. Due to their smaller relative sizes, dwelling units between 205 and 799 square feet may be counted as one-half of a dwelling unit for the purpose of calculating density. Dwelling units at 800 square feet or larger count as one dwelling unit.

D. Minimum and maximum number of dwelling units.

1. Cottage cluster developments must contain a minimum of three dwelling units.

2. Three to 12 dwelling units constitute a cluster.

3. In the R-7 and R-15 zones, attached duplex units are allowed.

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

1. Front setback to any public street: twenty feet

2. Side setback to property line: ten feet

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

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

5. Dwelling units must be set back at least five feet from any internal pedestrian path.

6. Dwelling units must be set back at least ten feet from any internal access drives that provide access to four or more dwelling units. For access drives serving less than four dwelling units, at least five feet of separation is required.

7. Minimum separation between structures (including accessory structures): ten feet

8. The following protrusions shall be considered exempt from setback and spacing requirements, provided a minimum of five feet of separation is provided from another structure, vehicular drive, parking area, pedestrian pathway, or property line:

a. Eaves;

b. Bay windows;

- c. Chimneys and fireplaces;
- d. Unenclosed, uncovered porches, terraces, landings or steps;
- e. Other incidental components in conformance with the intent of this provision.

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

G. Landscaping. The total amount of landscaping for a cottage cluster development shall be a minimum of twenty (20) percent of the total site area. Cottage cluster developments may include any critical area and/or shoreline buffer areas when calculating landscape area if native vegetation is enhanced.

H. Design.

1. All dwelling units shall resemble typical single-family residence construction and respect the architectural design of existing adjacent land uses.
2. Standard siding material must be used over all structural sheathing. Structural sheathing may not also be the exterior siding.
3. Clear and obvious pedestrian access between the sidewalk (or street if there is no sidewalk) and the building entry is required.
4. All dwelling units must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
5. Windows shall be provided in facades featuring the primary entrance, facing streets and/or common open spaces, comprising at least 8% of the façade area. Windows provided in an attached garage door may be counted in the calculation.
6. Roof forms shall respect the traditional designs commonly used on single-family homes. Flat roofs or modern designs that significantly deviate from traditional styles may be permitted at the Community Development Director's discretion if they are contextually appropriate and enhance the character of the development.

I. Access and parking.

1. For dwelling units between 205 and up to 800 square feet, a minimum of one parking stall shall be provided. For dwelling units over 800 and up to 1,200 square feet, a minimum of two parking stalls shall be provided.
2. The number of visitor/overflow parking stalls required shall be determined at the discretion of the Community Development Director based on factors such as the size of the development, anticipated parking demand, availability of on-street parking, and proximity to alternative transportation options.

3. Parking must not be located between the dwelling units and the public right-of-way nor between the dwelling units and common open space. Community parking areas must be located to the side or rear of the cottage cluster, within the development boundaries. Screening in accordance with the requirements of SWMC 17.50.120 shall be provided between community parking areas and adjacent residential uses.

4. Parking is encouraged to be consolidated under cover. Garage and carport parking may count toward the minimum parking requirement. Garages or carports with footprints of up to 300 square feet may be attached to individual dwelling units, provided all other standards herein are met. Such garages and carports do not count toward the size limit of dwelling units. Garages and carports located adjacent to common open space(s) shall be screened or incorporate architectural treatment consistent with the design and character of the adjacent dwelling unit(s).

5. Vehicle access shall be from an internal drive where feasible. Internal drives shall be narrowed to the width of two lanes.

6. Closely spaced adjacent driveways within the development shall be combined for joint access where feasible.

7. Driveways which access onto public streets shall be shared with at least one adjacent property to minimize access points and increase the amount of on-street parking available.

8. Obstructions to pedestrian movement and the number of vehicular turning movements shall be minimized.

J. Common open space.

1. Minimum size. Common open space must be at least 400 square feet per dwelling unit.

2. Minimum dimensions. Common open space must have no dimension less than 15 feet. Areas serving as private open space do not count toward common open space.

3. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared element that meets the intent. Common open space must be usable and may not include parking areas, critical areas, or critical area buffers, including steep slopes. LID stormwater BMPs, like rain gardens, may be integrated in up to 25% of the minimum required usable open space area.

4. Orientation. Common open space must have dwelling units abutting on at least two sides. At least 50% of the dwelling units in a cluster must abut common open space.

Dwelling units abutting the common open space must be oriented around and have the primary entrance face the common open space.

5. Access. Dwelling units must be within 100 feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.

K. Private open space.

1. Minimum size. The minimum private open space adjacent to each dwelling unit must be at least 200 square feet.

2. Minimum dimensions. The private open space must have no dimension less than 10 feet.

3. Access. The private open space must have direct access from the dwelling unit via a door or porch. The required porch (see subsection (K)(4) below of this section) does not count toward the size or dimension requirements for the private open space.

4. Porches. Facades of dwelling units that face common open space or a common pathway must feature a roofed porch at least 70 square feet in size with a minimum dimension of seven feet on any side. Dwelling units sited between a public street and the common open space are also subject to the entry requirements in subsection (H) of this section.

5. Private open space must be usable and may not include critical areas or critical area buffers, including steep slopes.

L. No cottage cluster development shall be located within 1,000 feet of another cottage cluster development. The 1,000-foot distance shall be measured in a straight line from the nearest property line of the proposed cottage cluster development to the nearest property line of any existing or approved cottage cluster development. An exception to the 1,000-foot separation requirement may be granted if the following conditions are met:

1. The developments are separated by a natural barrier or significant topographical feature that would prevent them from being perceived as part of the same cluster.

2. The Director determines that the proposed development will not result in an over-concentration of cottage clusters in the area.

M. Accessory dwelling units are not permitted in cottage cluster developments, except as provided in subsection (N) below this section.

N. Shared community buildings.

1. A shared community building may be integrated into the common open space area required in subsection (l) of this section but must not be included in the minimum common open space area calculations.
2. A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space, workshop, or similar amenities that promote shared use and sense of community as approved by the director. Commercial uses, other than a child day care center (defined in Chapter 17.04 SWMC), are prohibited.
3. A shared community building may contain one attached accessory dwelling unit (ADU), provided the ADU meets the requirements of Chapter 17.100 SWMC.
4. Shared community buildings shall have a maximum ground floor footprint of 1,200 square feet. If a shared community building includes an attached ADU, the ADU's footprint does not count toward the calculation of the shared community building's maximum ground floor footprint.
5. Shared community buildings shall have a maximum building height of 25 feet. The roof form shall respect the traditional designs commonly used on single-family homes. Flat roofs or modern designs that significantly deviate from traditional styles may be permitted at the Community Development Director's discretion if contextually appropriate and enhance the character of the development.

17.120.060 Unit lot subdivision

The primary purpose of these provisions is to establish an alternative to a conventional subdivision which allows greater flexibility in the development of cottage cluster developments which do not strictly conform to the subdivision standards of Title 16 SWMC. Unit lots may be created for cottage cluster developments through established subdivision procedures while generally applying the development standards of this chapter to each unit lot, provided the unit lot subdivision does not create nonconformities with the site development regulations of the underlying zone applicable to the parent site. Unit lot subdivision shall be permitted in any residential zone allowing for the development of cottage clusters.

Unit lot subdivision requirements are as follows:

A. Submit a site plan for review and approval as part of the cottage cluster application. The site plan must demonstrate how the cottage cluster design and layout complies with all applicable regulations of this chapter. The site plan must also demonstrate how the parent site meets the development regulations of the underlying zone. Each unit lot shall be large enough to contain the dwelling unit and any accessory structures, decks, fences, garages, carports, driveways, private yard areas, parking, landscaping or other improvements that are accessory to the dwelling unit.

B. Portions of the parent site not subdivided into individual unit lots or not dedicated to the City shall be owned in common by the owners of the individual lots within the subdivision, or by a homeowners' association (HOA) comprised of the owners of the individual lots within the subdivision. A document stipulating covenants, conditions, and/or restrictions for the HOA shall be submitted to the City for review and approval prior to recording with the Skagit County Auditor.

C. Upon approval of a development plan, site development and building construction may commence prior to final land division approval and recording; provided that all applicable permits and approvals have been obtained by the applicant. However, no dwelling unit or unit lot may be sold, transferred, occupied, or conveyed prior to final subdivision approval and recording. The City is authorized to approve changes between the preliminary and final land division approval provided that no change shall be allowed that does not fully comply with the requirements of this chapter.

D. Notes shall be placed on the final plat recorded with the Skagit County Auditor to acknowledge the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision;"
2. Approval of the design and layout of the development was granted by the review of the development as a whole on the parent site under (state subject project file number);
3. Subsequent platting actions, additions, or modifications to structure(s) may not create or increase any nonconformity of the parent site as a whole;
4. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction, or replacement of the structure(s) shall conform to the approved site development plan; and
5. The individual unit lots are not separate buildable lots and additional development of the individual unit lots may be limited as a result of the application of development standards to the parent site.

E. Legal nonconforming lots, as defined in SWMC 17.04.050, shall be considered conforming for the purpose of this section and may be subdivided pursuant to this section; provided, that as conditions of a unit lot subdivision approval, the City may require that any nonconforming development standard be brought into compliance to the extent feasible, as determined by the Community Development Director.

17.120.070 Provisions for affordability

A. For the purposes of calculating impact fees and sewer connection fees, dwelling units within a cottage cluster will be assessed as follows:

1. Dwelling units less than 400 square feet in size will be assessed at 30% of the standard single-family residential unit rate;

2. Dwelling units between 400 and 799 square feet in size (inclusive of 400 square feet) will be assessed at 50% of the standard single-family residential unit rate; and

3. Dwelling units 800 square feet or larger will be assessed at 70% of the standard single-family residential unit rate.

4. Dwelling units in cottage cluster developments are exempted from special utility connection fees identified by geographic area in Chapter 13.16 SWMC.

B. Cottage cluster projects which designate all units within the development for permanent affordable housing as defined in SWMC 17.04.030 shall be exempt from payment of traffic impact fees and plan review fees. A legally binding document ensuring the provision of permanent affordable housing shall be submitted to the City for review and approval prior to recording.

C. Cottage cluster projects which designate at least 50% of the units within the development for permanent affordable housing as defined in SWMC 17.04.030 shall be exempt from payment of plan review fees. A legally binding document ensuring the provision of permanent affordable housing shall be submitted to the City for review and approval prior to recording.

NOTICE OF PUBLIC HEARING

CITY OF SEDRO-WOOLLEY

Amendments to Development Regulations

Hybrid Meeting

City of Sedro-Woolley Council Chamber and Virtually via Zoom Webinar

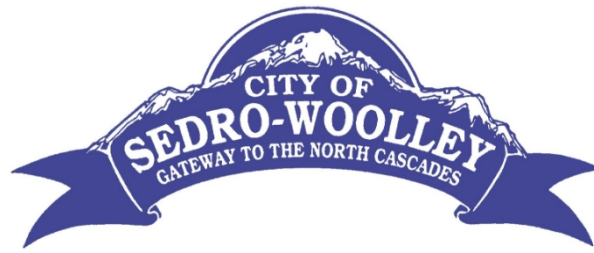
The City of Sedro-Woolley Planning Commission will hold a public hearing on **Tuesday, April 15, 2025 at 6:30 PM** in the Sedro-Woolley Council Chamber and virtually via Zoom Webinar, to hear testimony regarding the following proposed amendments to the City Development Regulations:

1. Possible Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters

Interested parties can comment on the proposed changes in writing or at the hearing. Written comments will be read into the public record and **must be received by 4:30PM April 15, 2025** to be considered at this public hearing. Submit written comments to: City of Sedro-Woolley Planning Department, ATTN: Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to nmcgowan@sedro-woolley.gov.

Please go to the Meetings portal on the Sedro-Woolley website (<https://sedrowoolleywa.portal.civicclerk.com>) to find the meeting materials and a link to join the webinar.

Published in the Skagit Valley Herald: April 3, 2025



Planning Commission Agenda Item

Agenda Item No.: h.1.

Date: April 15, 2025

From: Thomas Glover, Community Development Director, Nicole McGowan, Planner, Ashton Sandoval Oaks, Assistant Planner

Subject: Proposed Amendments to Chapter 2 of the Comprehensive Plan - *Land Use Element*

RECOMMENDED ACTION:

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

ISSUE:

Should the Planning Commission recommend that the City Council approve the proposed amendments to the Land Use Element of the Comprehensive Plan?

BACKGROUND/SUMMARY INFORMATION:

Included herein as **Attachment 1** is a memo prepared by our consultants outlining proposed changes to the Land Use Element of the Comprehensive Plan. These updates are being undertaken as part of the 2025 Comprehensive Plan Periodic Update. The proposed changes (**Attachment 2**) include new and amended goals and policies, as well as changes to the background information based on the recent land capacity analysis and housing allocations by income level. The purpose of this meeting is to review the proposed revisions and provide constructive feedback. We are particularly interested in your observations regarding the clarity, completeness, and alignment of the proposed changes with the community's long-term vision and State requirements. Additionally, input is welcomed on any issues or opportunities that may not have been fully addressed.

FISCAL IMPACT, IF APPROPRIATE:

None.

ATTACHMENTS:

1. Comp Plan Land Use Element Draft Edits_City Memo_041025
2. Land Use Element Markup_PC Review_Outgoing_04.10.2025

MEMORANDUM

Date:	April 10, 2025
To:	Tom Glover, Director, Community Development Department
Cc:	Nicole McGowan and Ashton Sandoval Oaks
From:	Matt Covert, Donna Keeler
Project Name:	Sedro-Woolley Comprehensive Plan Update
Facet Number:	2401.0458.00

RE: Draft Land Use Element Revisions

This memorandum is part of Sedro-Woolley's Comprehensive Plan Periodic Update project to provide recommendations for updates to the existing Land Use Element chapter. Per RCW 36.70a.070, comprehensive plans must include a land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for housing, commerce, industry, recreation, open spaces and green spaces, urban community forests, and other uses as appropriate. This element must also include a land use map and give special consideration to achieving environmental justice in its goals and policies. Additionally, wherever possible, the land use element should consider utilizing urban approaches that promote physical activity and reduce per capita vehicle miles traveled within the City and take other factors into consideration such as stormwater runoff and mitigating the risk of lives and property posed by wildfires and other hazards.

Attached for your review and discussion on April 15th, 2025, please find initial draft revisions to the Land Use Element. The proposed edits are designed to address state requirements while reflecting input received to date from members of the public, City Staff, Planning Commission and City Council. **Additions are shown as underlined, and deletions are noted in ~~striketrough~~ format.**

Key changes / recommendations to note include the following:

- The introduction has been shortened and background information is proposed to be moved to the Appendix / Volume 2.
- The section describing existing land uses and land capacity has been updated to reflect current data.
- A description of new requirements for housing allocations (based on income levels) has been incorporated.
- There are new policies to address VMT reduction and environmental justice.
- New policies on the TMCO District, including a recommendation to create a new zone.
- A new policy addressing battery storage sites and other hazardous uses.
- A new policy allowing for small-scale manufacturing in designated commercial zones or corridors.

- Removed SMP policies as they are duplicative.

Please note that Facet is developing a new format or “look” that will be provided at a future meeting, along with an updated land use map and additional clean-up. The attachment here is for review of goals and policy changes only. Revisions to the remaining chapters will be made available over the next few weeks.

Please feel free to contact us if you have any questions or concerns. We look forward to discussing the proposed revisions with the Planning Commission next week.

DRAFT

2.122.0 Land Use Element

Introduction

The land use element is central to all other elements. It addresses the general pattern of land use within Sedro-Woolley and provides a framework to guide the City's growth and development over the next twenty years. This element also ensures the mix of land uses in the city supports the vision for the future.

The Washington State Growth Management Act requires cities and towns to show how they will be able to accommodate growth over a twenty-year period through zoning, sufficient buildable land capacity, development regulations, capital facilities, services, and programs. Appendix A in Volume 2 contains the Land Use Element background information with data and analysis that provides the foundation for the Land Use Element goals and policies.

Commented [DK1]: Links to referenced documents will be provided in final draft.

EXISTING LAND USES AND LAND AVAILABILITYCAPACITY

Commented [AP2]: Replaced with updated LCA information.

The City of Sedro-Woolley (and Skagit County within the unincorporated Sedro-Woolley Urban Growth Area) must include areas and densities sufficient to permit the urban growth that is projected to occur in the city for the 20-year planning period. This includes areas sufficient to accommodate the "broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses" (RCW 36.70A.110).

Central to this planning is the completion of a land capacity analysis (LCA) that identifies land within the city with capacity for new housing and employment uses. For the 2025 Comprehensive Plan, Sedro-Woolley completed an LCA based on the methodology of the "buildable land and land capacity analysis report" that was included in the previous comprehensive plan. Some important changes were made to this methodology and are described in Appendix A of this 2025 Plan.

The population and employment growth targets and allocations, along with housing allocations by income bracket, were developed through the Skagit Council of Governments (SCOG) and its Growth Management Steering Committee in early 2024. The final countywide population and employment projections and targets anticipate that Skagit County will grow by 29,580 people to a total population of 160,830 by 2045. This is based on the Washington State Office of Financial Management's medium population projection for the county.

For the City of Sedro-Woolley, the population target in 2045 is 16,596 - an increase of 4,000 people over the 2022 baseline. The unincorporated UGA is expected to grow by another 486 people to 1,986, for a total Sedro-Woolley UGA population of 18,582 in 2045.

<u>UGA</u>	<u>2022</u>	<u>2025</u>	<u>2045</u>	<u>2022-2045 Population Growth</u>	
	<u>Population</u>	<u>Population</u>	<u>Population Targets</u>	<u>Amount</u>	<u>Pct Total Growth</u>
<u>Sedro-Woolley City</u>	<u>12,596</u>	<u>13,236</u>	<u>16,596</u>	<u>4,000</u>	<u>14%</u>
<u>Unincorporated</u>	<u>1,500</u>	<u>1,578</u>	<u>1,986</u>	<u>486</u>	<u>2%</u>
<u>Sedro-Woolley UGA Total</u>	<u>14,096</u>	<u>14,813</u>	<u>18,582</u>	<u>4,486</u>	<u>15%</u>

Source: SCOG, 2024

The employment growth allocation for the entire UGA is an increase of 2,399 jobs over the 2022 baseline of 4,640 jobs for a total 2045 employment target of 7,040 jobs - a compound annual growth rate of 1.8 percent per year over the planning period.

<u>UGA</u>	<u>2022 Employment</u>	<u>2045 Employment Target</u>	<u>2022-2045 Emp Growth</u>	<u>Pct Total Growth</u>	<u>CAGR</u>
<u>Sedro-Woolley UGA</u>	<u>4,640</u>	<u>7,040</u>	<u>2,399</u>	<u>12%</u>	<u>1.8%</u>

Source: SCOG, 2024

The LCA has produced an overall capacity within the city of 2,588 housing units (5,914 new residents) and 3,933 jobs. The latter includes the capacity of the SWIFT Center on the campus of the former Northern State Hospital.

<u>Zone</u>	<u>Vacant</u>	<u>Partially Vacant</u>	<u>Total</u>	<u>Market Factor</u>	<u>Final Housing Units, Inc. Infrastructure</u>	<u>Population</u>
<u>Residential 5 (R5) (large lot)</u>	<u>563</u>	<u>769</u>	<u>1,332</u>	<u>1,094</u>	<u>820</u>	<u>2,297</u>
<u>Residential 5 (R5) (small lot)</u>	<u>87</u>	<u>760</u>	<u>847</u>	<u>378</u>	<u>283</u>	<u>794</u>
<u>Residential 7 (R7) (large lot)</u>	<u>89</u>	<u>166</u>	<u>255</u>	<u>208</u>	<u>156</u>	<u>438</u>
<u>Residential 7 (R7) (small lot)</u>	<u>144</u>	<u>529</u>	<u>673</u>	<u>334</u>	<u>251</u>	<u>701</u>
<u>Residential 15 (R15)</u>	<u>99</u>	<u>38</u>	<u>137</u>	<u>115</u>	<u>86</u>	<u>134</u>
<u>Residential 1 Environmentally Constrained (R1)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Mixed Commercial (MC)</u>	<u>410</u>	<u>331</u>	<u>741</u>	<u>613</u>	<u>460</u>	<u>719</u>
<u>Transitional Mixed Commercial Overlay (TMC0)</u>	<u>40</u>	<u>34</u>	<u>74</u>	<u>61</u>	<u>46</u>	<u>72</u>
<u>Central Business District (CBD)</u>	<u>54</u>	<u>80</u>	<u>134</u>	<u>110</u>	<u>82</u>	<u>129</u>
<u>Urban Village Mixed Use (UVMU)</u>	<u>354</u>	<u>296</u>	<u>650</u>	<u>538</u>	<u>403</u>	<u>630</u>
<u>Total</u>	<u>1,840</u>	<u>3,003</u>	<u>4,843</u>	<u>3,451</u>	<u>2,588</u>	<u>5,914</u>

Source: Facet, 2024

Note: Residential capacity in the commercial zones is calculated using units per building, not dwelling units per acre.

<u>Zone</u>	<u>Vacant Acres</u>	<u>Partially Vacant Acres</u>	<u>Vacant Jobs</u>	<u>Partially Vacant Jobs</u>	<u>Total</u>	<u>Market Factor</u>	<u>Public Land Deduction</u>	<u>Total Jobs</u>
<u>Central Business District (CBD)</u>	<u>3.65</u>	<u>5.42</u>	<u>68</u>	<u>91</u>	<u>159</u>	<u>119</u>	<u>89</u>	<u>89</u>
<u>Industrial (I)</u>	<u>46.77</u>	<u>11.31</u>	<u>287</u>	<u>58</u>	<u>345</u>	<u>259</u>	<u>194</u>	<u>194</u>
<u>Transitional Mixed Commercial Overlay (TMCO)</u>	<u>2.61</u>	<u>2.17</u>	<u>50</u>	<u>42</u>	<u>92</u>	<u>69</u>	<u>52</u>	<u>52</u>
<u>Mixed Commercial (MC)</u>	<u>26.46</u>	<u>21.20</u>	<u>516</u>	<u>400</u>	<u>916</u>	<u>687</u>	<u>515</u>	<u>515</u>
<u>Urban Village Mixed Use Overlay (UVMU)</u>	<u>12.13</u>	<u>8.50</u>	<u>240</u>	<u>165</u>	<u>405</u>	<u>304</u>	<u>228</u>	<u>228</u>
<u>Public (P), SWIFT Center</u>	<u>10.46</u>	<u>81.00</u>	<u>657</u>	<u>2,198</u>	<u>2,855</u>	<u>n/a</u>	<u>n/a</u>	<u>2,855</u>
<u>Total</u>	<u>102.06</u>	<u>129.60</u>	<u>1,818</u>	<u>2,954</u>	<u>4,772</u>	<u>1,438</u>	<u>1,078</u>	<u>3,933</u>

Source: Facet, 2024

Note: Jobs capacity is calculated using assumptions of 6.5 jobs per acre for industrial zones and 20 jobs per acre for commercial zones.

The LCA shows that the City's current land has capacity to accommodate the population and employment targets.

The zoned acreage in city and UGA parcels in 2024 is as follows:

<u>Zone</u>	<u>Acres - City</u>	<u>Acres - UGA</u>
<u>R5</u>	<u>789.4</u>	<u>409.0</u>
<u>R7</u>	<u>567.4</u>	<u>39.5</u>
<u>R15</u>	<u>71.1</u>	<u>0</u>
<u>R1</u>	<u>0</u>	<u>33.2</u>
<u>CBD</u>	<u>78.6</u>	<u>0</u>
<u>I</u>	<u>163.3</u>	<u>10.1</u>
<u>I - TMCO</u>	<u>40.4</u>	<u>0</u>
<u>MC</u>	<u>193.1</u>	<u>5.8</u>
<u>MC - UVMU</u>	<u>34.0</u>	<u>0</u>
<u>OS</u>	<u>25.5</u>	<u>15.0</u>
<u>P</u>	<u>414.4</u>	<u>266.0</u>

Zone	Acres – City	Acres – UGA
Total	2,329.1	778.6

Allocations of housing units that Sedro-Woolley must plan for in its housing element are distinct from the overall population and employment targets described in the land use element. Analysis of housing needs, gaps, and adequate provisions made to address gaps between capacity and allocations by income bracket are discussed in detail in the housing element.

—The following data is provided as a statement of the current status of land availability. The jurisdictions in Skagit County have reviewed the State Office of Financial Management’s (OFM) high, medium and low growth projections for Skagit County. Through a cooperative planning process, which included review by the Skagit Council of Government (SCOG) Growth Management Steering Committee, the jurisdictions determined that a medium-low population growth projection for the next 20 years is the best estimate. The expected population projection through 2036 in Skagit County is 155,452 residents. This is an increase of 35,751 from the estimated 2105 population. Complete data regarding the County’s projected population growth can be found in the Countywide Planning Policies.

—The 2036 population forecast for Sedro Woolley and its unincorporated UGA is 17,069. (The 2025 population forecast for Sedro Woolley, including the unincorporated urban growth area, was 15,000.) The 2015 estimated population of Sedro Woolley is 10,700 residents in the city, and 12,514 in the city and UGA combined. Therefore an increase of 4,555 residents is expected—and must be planned for—in the city and UGA between 2015 and 2036.

2015 OFM Estimated Population

City Limits: 10,700

Unincorporated UGA: 1,814

—The current city limits encompasses 4.1 square miles.

—On behalf of the City of Sedro Woolley, the economic and development consulting firm E. D. Hovee & Company, LLC (EDH) has prepared a buildable land and land capacity analysis report (Report) as part of the City’s Comprehensive Plan update which also involves review of urban growth area boundaries. The analysis is intended to meet requirements of the Skagit County Code (Chapter 14.08 SCC) together with Skagit County Planning Policies and City of Sedro Woolley planning policies.

—The Report is focused on evaluating the relationship of the buildable capacity to projected need for commercial/industrial (employment) and residential uses over the 20 year planning horizon from 2016 to 2036. Based on the allotment of the Skagit County Council of Governments (SCOG), Growth Management Steering Committee, Sedro Woolley’s population is projected to increase to 17,069 by 2036, an increase of 4,555 residents. Employment is forecast to increase by 4,427 for a total of 9,179 jobs. The Report addresses whether, and under what circumstances, land capacity will be adequate to accommodate these projections. The Report and August 25, 2015 addendum are included as Attachment A to the Land Use Element.

—The Report included projected employment growth at the Center of Innovation and Technology (formerly Northern State Hospital Campus) that was annexed into city limits in 2015. A Planned Action Environmental Impact Statement was performed for the 225 acre property in 2015. The Preferred Alternative action of the Final EIS identified a capacity for—and identified mitigation measures for—2,855 jobs at the facility. Those jobs are tied to the campus and not allocated towards the commercial/industrial land inventory outside the campus.

—The Report showed that the UGA did not have adequate land supply to accommodate the projected

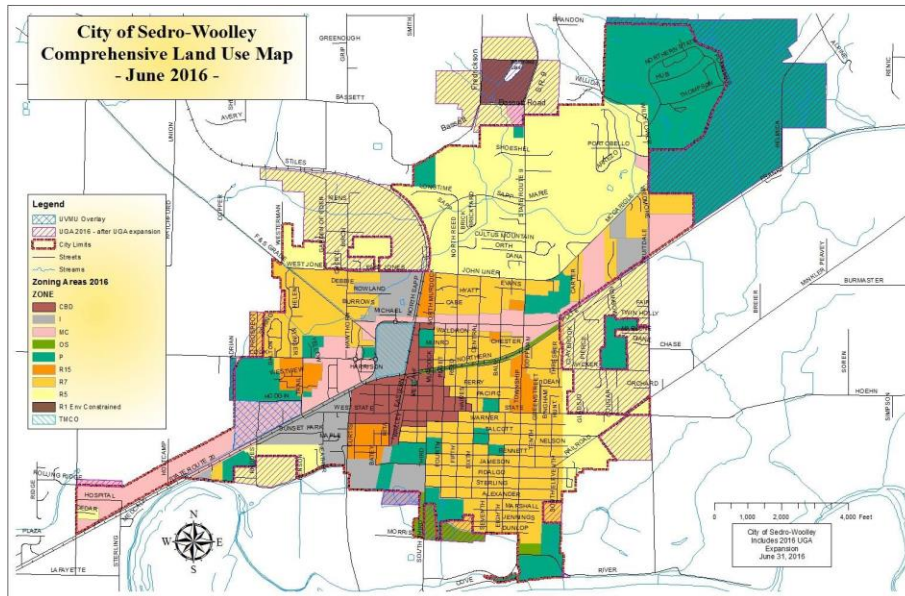
Commented [MC3]: There will likely be additional designation/policy changes needed as a result of housing element work, so this comment is a reminder to revisit the land use element accordingly.

population and employment growth through 2036. To accommodate the projected growth, the UGA boundaries were expanded in 2016 by the Skagit County Board of County Commissioners. As part of the UGA expansion that the Board of County Commissioners approved, two city-owned parcels were also added to the UGA; one zoned Open Space, the other zoned Public. The two city-owned parcels do not affect population and employment land inventory, but add to the amount of recreational and open space land in the city's inventory. The land area within the parcels added to the UGA in 2016 totaled approximately 172 acres. The data in the Report reflect the UGA size and land uses prior to the 2016 UGA expansion. The updated area for each zone is as follows:

Zone	Acres
Residential 1 (R-1)	43
Environmentally Constrained	
Residential 5 (R-5)	1,201

Zone	Acres
Residential 15 (R-15)	82
Central business district (CBD)	76
Mixed commercial (MC)	267
Industrial (I)	199
Public use (P)	836
Open space (OS)	37
Total	3,306

Figure LU-3 Proposed Land Use Plan



Commented [DK4]: To be replaced with an updated map once housing strategies are determined.

LAND USE GOALS AND POLICIES

NEW Goal LU X.XX: Develop and maintain a land use pattern that strengthens the vitality of Sedro-Woolley's neighborhoods and focuses on development activity in the historic downtown district and other mixed-use and neighborhood centers.

NEW Policy LU XX: Direct growth to downtown and other areas designated for compact, mixed-use, and small-scale manufacturing development served by a range of transportation options.

NEW Policy LU XX: Promote a land use pattern integrated with multimodal transportation options.

NEW Policy LU XX: Provide equitable access to parks, safe pedestrian and bicycle routes and other public amenities for all neighborhoods, prioritizing improvements for those areas with fewer public amenities.

NEW Policy LU XX: Prioritize the transition of the TMCO District near the intersection of Cook Road and Highway 9 into an inviting gateway and connection into the central business district. Actively pursue redevelopment opportunities that support a mix of residential, commercial, and small-scale manufacturing uses to jumpstart revitalization of the area.

NEW Goal LU X.XX: Develop and maintain a land use pattern that protects natural systems and retains trees and open space areas.

NEW Policy LU XX: Build upon the city's parks and open space system through acquisition, preservation, and enhancement of parks, open space, and tree canopy throughout the city.

NEW Policy LU XX: Develop a Riverfront Park Master Plan to emphasize the proximity and importance of the Skagit River to the community, including rivershed views, and opportunities for recreation, jobs, tourism, community health, and living compatibly with wildlife and natural systems.

NEW Policy LU XX Prioritize the redevelopment of under-developed land over vacant land, open space, and environmentally sensitive areas.

Commented [AP5]: New policy to address VMT reduction

Commented [DK6]: New policy for TMCO Zone - Gateway site

Goal LU1: To safely accommodate population growth without causing urban sprawl.

Policy LU1.1: Coordinate with the County to establish and maintain an urban growth area (UGA) of sufficient size to accommodate 20-year population and employment projections and to include existing and future urban land uses.

NEW Policy LU-1.X: Periodically review and identify patterns of development and likely future development pressure that needs to be addressed according to RCW 36.70A.130.

Policy LU1.2: Prevent or limit urban development outside the urban growth area (UGA) by working with the County to establish joint planning areas and overlays outside of the UGA.

Policy LU1.3: Allow expansion of Sedro-Woolley through annexations primarily for single-family residential development.

Policy LU1.4: Pursue industrial park development within all industrial designated areas. Prioritize industrial development that utilizes electrification or other methods of decarbonization.

Policy LU1.5: Buffer commercial and industrial land uses when they abut residential development.

Commented [MC7]: Propose removing single-family from this policy to open up flexibility for accommodating housing targets in different income brackets where appropriate.

Commented [AP8]: Addition to address GHG emissions reduction

Policy LU1.6: Provide for limited commercial development catering to auto-oriented customers and tourists along State Route 20, outside the central business district.

NEW Policy LU 1.7. Protect neighborhoods from industrial contamination, fire hazards, and other harmful impacts by restricting hazardous industrial uses – such as electrical generation, battery storage, and similar high-risk facilities – within or near residential areas. ~~for electrical generation and facilities~~

Goal LU2: To coordinate land use decisions within and surrounding the urban growth area with other jurisdictions.

Policy LU2.1: Support inter-jurisdictional efforts to address problems which may arise having regional impacts.

Policy LU2.2: Coordinate with Skagit County and the ~~C~~city of Burlington to limit development and preserve a green belt/open space in the area between the Sedro-Woolley and Burlington UGAs.

Policy LU2.3: The urban growth area is subject to joint planning by the ~~C~~city of Sedro-Woolley and Skagit County. Coordinate review with Skagit County of development proposals within the UGA to ensure consistency with the goals of the Comprehensive Plans. The city shall enter into any necessary Memorandum of Agreements with the county regarding codes and standards to be applied in the UGA.

Policy LU2.4: Encourage UGA growth to the north of city limits.

Goal LU3: To provide concurrent urban services.

Policy LU3.1: Coordinate land use decisions with the transportation, ~~and~~ capital facilities, utilities, housing, parks and recreation, and climate elements of the comprehensive plan.

Policy LU3.2: Establish and maintain transportation and sanitary sewer services as “urban” services requiring concurrency under the Growth Management Act (GMA).

Policy LU3.3: Do not approve developments that cannot be serviced by ~~city transportation and sewer services~~ urban services, such as sewer, transportation, power, and water.

Policy LU3.4: ~~Deny approval to~~ Do not approve developments that would lower streets or sewer lines below established levels of service standards, unless:

1. The city accounts for such deficiency in its capital facilities plan, or
2. The developer provides services which maintain the level of service standard.

Policy LU3.5: Ensure that new development bears its fair share of the cost of associated increases in required capital facilities and services.

Policy LU3.6: Prohibit extension of city sewer services outside of the city limits without annexation, ~~and transformation of governance.~~

Policy LU3.7: Form and maintain partnerships with providers of other urban services (including but not limited to electric power and potable water) to ensure such services are available to meet the needs of new urban development.

Goal LU4: To reduce damages from natural disasters, extreme weather, and other hazards and preserve the characteristics of the natural environment.

Policy LU4.1: Promote open space, recreation, and agriculture as the highest and best uses of land in flood-prone areas.

Policy LU4.2: Implement a community flood-preparedness program to enhance emergency preparedness, response, and recovery efforts.

Policy LU4.3: Require new residential development ~~near designated natural resources lands to include in~~

Commented [AP9]: Addition per the direction of the City

Commented [AP10]: Revised to reflect additional essential utilities

Commented [AP11]: Reworded for clarity

Commented [DK12]: New policy per direction of City staff

Commented [AP13]: Addition to align with Climate Element goals and policies

Commented [AP14]: Addition to align with Climate Element goals and policies

Commented [DK15]: Policy changes per direction of City staff.

~~outlying areas to provide adequate buffers areas to relieve that minimize conflicts with resource-based operations that may be incompatible with residential uses, adjacent operations on natural resource lands that may be incompatible with residential living.~~

Policy LU4.4: Provide effective and timely application of sensitive and critical area land use policies, including SEPA review for all developments involving potentially significant environmental issues.

Policy LU4.5: Coordinate with Skagit County and the other jurisdictions in the county to update and maintain the Skagit County ~~Multi-Jurisdictional Natural Hazards~~ Mitigation Plan.

NEW Policy LU-4.6: Mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to, adoption of portions or all of the wildland urban interface code developed by the International Code Council (ICC) or developing building and maintenance standards consistent with the Firewise USA program or other similar programs.

Goal LU5: To preserve community character.

Policy LU5.1: Focus commercial development in the central business district and discourage strip commercial development.

Policy ~~LU5.2: Resist growth pressures which could have a negative impact on community values. Accommodate anticipated growth in a way that prevents adverse impacts to the community's vision.~~

Policy LU5.3: Seek and support developments that further the community character of Sedro-Woolley.

Policy LU5.4: Preserve and enhance Sedro-Woolley's rural and agricultural ~~character heritage~~ by allowing necessary agricultural support services and facilities.

Policy LU5.5: ~~Prevent incompatible uses within residential areas~~ Encourage compatible uses within residential areas.

Policy LU5.6: Ensure that the community's planning programs reflect basic community values.

Policy LU5.7: Recognize the rights of property owners to freely use and develop private property consistent with city regulations.

Policy LU5.8: Encourage high standards of appearance in all residential areas and in other high visibility areas.

Goal LU6: To provide clear review and approval processes for land use actions.

Policy LU6.1: Adopt a future land-use map as a part of this comprehensive plan as a guide for development of zoning regulations.

Policy LU6.2: The following categories shall be used on the future land use map. Permitted uses will be refined in the development regulations which shall accompany the comprehensive plan.

<u>Land Use Designations</u>	<u>Description</u>
<u>Central Business District (CBD)</u>	<u>Allows all forms of commerce which are geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office uses are allowed on the first floor, and retail compatible uses on the second floor. In addition, multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy is allowed.</u>
<u>Mixed Commercial (MC)</u>	<u>Allows a compatible mix of commercial and residential development with standards intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads.</u>
<u>Industrial (I)</u>	<u>Allows office parks, wholesaling, manufacturing, live/work units, and limited retail and services.</u>

Commented [AP16]: Update to correct document title

Commented [DK17]: Climate Element symbols will be added to relevant policies in final draft.

Commented [DK18]: Re-written to reference vision.

Commented [ET19]: Update zoning classifications as needed to accommodate middle housing during this periodic update. Can we remove the density numbering for residential zones (R-15 = high density; R-7 = middle density; R-5 = low density, etc.) Zones should be regulated on form, rather than density. Additional discussion to come...

Commented [MC20R19]: City has discussed getting rid of maximum densities in light of cottage housing and ADU code changes.

Commented [AP21]: Relocated into a table for clarity

<u>Residential 15 (R-15)</u>	<u>Allows multi-plex developments of up to eight units per building, to a maximum density of fifteen (15) dwelling units per acre.</u>
<u>Residential 7 (R-7)</u>	<u>Allows single-lot developments to a maximum density of seven units per acre, with a minimum lot size of six thousand (6,000) square feet. Allows duplexes on appropriately sized lots (minimum duplex lot size of nine thousand (9,000) square feet). Allows planned residential developments (PRDs) with varying residential densities as a conditional use.</u>
<u>Residential 5 (R-5)</u>	<u>Allows single lot developments to a maximum density of five units per acre, with a minimum lot size of eight thousand four hundred (8,400) square feet. Allows planned residential developments (PRDs) with varying residential densities as conditional uses.</u>
<u>Residential 1 (R-1)</u>	<u>Environmentally Constrained. Allows single lot developments to a maximum density of one unit per acre, to protect unique and environmentally sensitive lands. Allows planned residential developments (PRDs) with varying residential densities as conditional uses.</u>
<u>Public (P)</u>	<u>Allows parks, schools, public infrastructure and other developments intended primarily for public use.</u>
<u>Open Space (OS)</u>	<u>Land which may not be residentially developed. Includes identified sensitive and critical areas. Agriculture and recreational uses shall remain a permitted use in open space areas under the provisions established for sensitive or critical areas.</u>
<u>Special Districts (S)</u>	<u>Special Districts provide an opportunity for land use designations to accomplish specific public policy goals that include overlay zones and other zoning approaches, including:</u> <u>Urban Village Mixed-Use (UVMU) Overlay Zone. An overlay zone, in a specific geographic area, that allows for and encourages higher density residential and commercial development in a mixed-use development. This overlay zone will encourage higher concentration of development, allowing for open space, efficient use of land and a more urbanized environment.</u> <u>Transitional Mixed Commercial Overlay (TMCO). The intent of this overlay is to encourage the conversion of the underlying zone from Industrial to Mixed Commercial Zone. Ultimately, the area in the overlay is intended to become a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors. This area is situated in the center of town and is highly visible from State Route 20 and State Route 9. The area is intended to develop commercially so as to attract more visitors to the core of the city, which includes the adjacent Central Business District. The Transitional Mixed Commercial overlay is intended to allow the continuing use of the property for its historical industrial uses as the commercial transition process proceeds.</u> <u>NEW: Transitional Mixed Commercial Zone. This area is intended to become a compatible mix of residential, commercial, and small-scale manufacturing development. It is also intended to become an inviting and welcoming gateway into the central business district. Standards are intended to avoid displacement and to allow mixed commercial uses along public street frontages to buffer internal uses. Certain small-scale, low impact uses such as art production facilities and high-density residential should be allowed as outright permitted uses.</u>

Commented [DK22]: PC: Is eight units per building still the limit the city would like to draw in R15? A lot of low-rise multifamily would exceed this, and some sites may struggle to reach 15 du/ac with an additional requirement to have separate buildings once you get above 8 units.

Commented [DK23]: For PRDs, there is a clubhouse density bonus. Consider adding a density bonus to code for housing units that are marked for 80% or below AMI recorded in a covenant. Additional policy support may be necessary.

Commented [DK24]: Proposed new Zone to replace overlay. Currently overlay is optional for developers.

~~CBD: Central Business District. Allows all forms of commerce which are geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office uses are allowed on the first floor, and retail compatible uses on the second floor. In addition, multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy is allowed.~~

~~MC: Mixed Commercial. Allows a compatible mix of commercial and residential development with standards intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads.~~

~~I: Industrial. Allows office parks, wholesaling, manufacturing, live/work units, and limited retail and services.~~

~~R 15: Residential (15). Allows multi-plex developments of up to eight units per building, to a maximum density of fifteen (15) dwelling units per acre.~~

~~R 7: Residential (7). Allows single lot developments to a maximum density of seven units per acre, with a minimum lot size of six thousand (6,000) square feet. Allows duplexes on appropriately sized lots (minimum duplex lot size of nine thousand (9,000) square feet). Allows planned residential developments (PRDs) with varying residential densities as a conditional use.~~

~~R 5: Residential (5). Allows single lot developments to a maximum density of five units per acre, with a minimum lot size of eight thousand four hundred (8,400) square feet. Allows planned residential developments (PRDs) with varying residential densities as conditional uses.~~

~~R 1: Residential Environmentally Constrained. Allows single lot developments to a maximum density of one unit per acre, to protect unique and environmentally sensitive lands. Allows planned residential developments (PRDs) with varying residential densities as conditional uses.~~

~~P: Public. Allows parks, schools, public infrastructure and other developments intended primarily for public use.~~

~~OS: Open Space. Land which may not be residentially developed. Includes identified sensitive and critical areas. Agriculture and recreational uses shall remain a permitted use in open space areas under the provisions established for sensitive or critical areas.~~

~~S: Special Districts provide opportunity for land use designations to accomplish specific public policy goals that include overlay zones and other zoning approaches, including:~~

~~Urban Village Mixed Use (UVMU) overlay zone. An overlay zone, in a specific geographic area, that allows for and encourages higher density residential and commercial development in a mixed-use development. This overlay zone will encourage higher concentration of development allowing for open space, efficient use of land and a more urbanized environment.~~

~~Transitional Mixed Commercial Overlay (TMCO). The intent of this overlay is to encourage the conversion of the underlying zone from Industrial to Mixed Commercial Zone. Ultimately, the area in the overlay is intended to become a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors. This area is situated at the center of town and is highly visible from State Route 20 and State Route 9. The area is intended to develop commercially so as to attract more visitors to the core of the city, which includes the adjacent Central Business District. The Transitional Mixed Commercial overlay is intended to allow the continuing use of the property for its historical industrial uses as the commercial transition process proceeds.~~

~~Policy LU6.3: Establish a concurrency review procedure. The developer shall be responsible for providing information on impacts the proposed development will have on public services. The city shall be responsible for determining if adequate public facilities can be provided to the development within the confines of the current Capital Facilities Plan.~~

Policy LU6.4: ~~Develop and implement~~ Review design review standards ~~procedures~~ for all land use zones ~~to remove unnecessary barriers to residential development.~~ ~~Residents and property owners in the affected designation areas shall be involved in this process, to the extent possible.~~

Policy LU6.5: Develop and implement a local historic and cultural preservation procedure.

Policy LU6.6: Encourage community involvement and participation in the land use decision making process, and provide understandable information and notices to affected residents and the press, to enable meaningful involvement and participation.

Goal LU7: To preserve Sedro-Woolley's unique history and small-town character.

Policy LU7.1: Preserve historically significant buildings, trees, and sites within the Sedro-Woolley UGA through the development of historic preservation and urban forestry programs.

Policy LU7.2: Preserve cultural resources ~~culturally significant sites~~ identified within the Sedro-Woolley urban growth area. Do not allow development or encroachment upon sites identified as significant by the Upper Skagit Tribe.

Policy LU7.3: Recognize and support regional ~~retain~~ logging and other timber ~~industry~~ practices as a heritage of this community. Strive to preserve this heritage by providing appropriately designated land for businesses and sectors that participate in sustainable resource production and conservation. ~~while supporting and encouraging the development of modern forest practices industries.~~

Policy LU 7.4: Build on the City's existing strengths and heritage by allowing small-scale / artisan / based manufacturing in designated commercial zones or corridors where they can produce and sell their products in storefronts.

Policy LU7.5: Establish a renewable forest ~~industry~~ and river wildlife theme for public spaces within the UGA.

Policy LU7.6: Create and adopt a neighborhood plan for the central business district (CBD). ~~Adopt design standards to preserve the "small town" character of the retail area.~~ Ensure that design standards support preservation of the "small town" character of the retail area.

Policy LU7.7: Engage with local artists to create public art pieces that reflect Sedro-Woolley's history.

Goal LU8: To maintain a hospitable, welcome environment for new Sedro-Woolley residents.

~~Policy LU8.1: At the neighborhood level, establish citizen resident welcoming committees, responsible for welcoming new Sedro-Woolley residents to the community.~~

Policy LU8.2: ~~Conduct community receptions concurrent with~~ When feasible, City staff should participate in the opening of major apartment developments, mobile home parks or residential subdivisions. These receptions should be sponsored by the city in conjunction with local community organizations and community projects.

Policy LU8.3: In conjunction with the Sedro-Woolley ~~C~~hamber of ~~C~~ommerce, prepare a brochure entitled "Welcome to Sedro-Woolley." This brochure should provide emergency information, local history, information on annual community activities, and a community resource list. It should be distributed to all new Sedro-Woolley residents, and be available in both English and Spanish.

Policy LU8.4: Consider increasing the number of City annual community events, particularly along Riverfront Park.

Goal LU9: To welcome and encourage multi-culturalism.

Policy LU9.1: To not tolerate discrimination based upon sex, race, ethnicity, income, lifestyle, religion, language, or place of origin in any activity occurring within the UGA.

Commented [DK25]: New policy per direction of City staff.

Commented [DK26R25]:

Commented [DK27]: Policy is difficult at a Planning Staff level. May be more appropriate for the Chamber or other organization with support from the City.

Commented [AP28]: Per City's direction, new policy to consider expanding annual number of community events.

Policy LU9.2: Upon request, provide public documents and election materials in languages other than English.

Policy LU9.3: Encourage and promote the development of minority businesses within the UGA.

Policy LU9.4: Recognize and retain Native American culture present within and near the UGA. Improve and enhance relations with the Upper Skagit Tribe. Encourage development of Tribal businesses within the CBD and other locations in the City.

Goal LU10: To create a safe, active environment for youth.

Policy LU10.1: ~~FeDo~~ not tolerate the formation, activity or existence of gangs within the UGA.

Policy LU10.2: Seek to reduce youth violence through intervention and education.

Policy LU10.3: In conjunction with community organizations and the Sedro-Woolley ~~S~~school ~~D~~istrict, provide comprehensive youth activity programming during after-school hours and evenings. Coordinate this programming with recreation activities proposed in the parks and recreation element of the comprehensive plan.

Policy LU10.4: Maintain well-supported and equipped police and fire protection services.

Policy LU 10.5: Support provision of childcare equitably throughout the city by implementing the following strategies:

1. Allow family ~~child-care~~ childcare homes in residences in all single-family land use districts through a discretionary review process, unless otherwise required by state law or regulation.

2. Permit childcare centers in all non-single family land use districts and allow childcare centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.

3. Consider measures to protect childcare centers from air pollution exposure and encourage increased mitigation in such situations.

4. Encourage major employers and the developers of major employment facilities to provide childcare opportunities on site or nearby.

Goal -LU11: To further community values through education.

Policy LU11.1: In conjunction with the Sedro-Woolley ~~S~~school ~~D~~istrict, ~~support ensure that~~ the curriculum within Sedro-Woolley schools ~~that~~ emphasizes community history and reflects community values.

Policy LU11.2: In conjunction with the Sedro-Woolley ~~S~~school ~~D~~istrict, ~~support ensure that~~ the curriculum within Sedro-Woolley schools ~~that~~ emphasizes social, ~~and~~ environmental ~~and civic~~ responsibility.

Policy LU11.3: Establish a joint agreement between the ~~C~~city of Sedro-Woolley and the Sedro-Woolley ~~s~~School ~~d~~District for joint use of city and school facilities as necessary to accomplish the goals of the parks and recreation elements of the comprehensive plan.

~~Policy LU11.4: Coordinate and administer a series of community forums to educate community residents about changes occurring within Sedro-Woolley related to growth. Where possible, these forums should be led by citizens/residents.~~

Goal LU12: To provide local representation and community empowerment.

~~Policy LU12.1: Ensure constitutional representation on the city council.~~

Commented [AP29]: Revised for broader encouragement

Commented [DK30]: Proposed new policy to help address childcare needs.

Commented [MC31]: Changed to reflect internal consistency within the policy and also to reflect that non-citizens can certainly lead a community forum.

~~Policy LU12.2: File application with the state of Washington to be recognized as a code city.~~

Commented [DK32]: Already occurred.

Policy LU12.13: ~~Reactivate the city's ward system.~~ Redelineate wards and/or add new wards to reflect the distribution of population. ~~Extend wards to the limits of the UGA.~~

Policy LU12.24: Within neighborhood wards, encourage residents to organize local improvement districts (LID's) to repair residential streets. Also encourage residents to participate in community awareness programs, such as blockwatch and National Night Out.

Policy LU12.35: Encourage neighborhood residents to resolve local disputes through neighborhood wards.

Policy LU12.46: Commit to honest, equal citizen-public participation in city processes. ~~Encourage, respect and reward citizen activism.~~

Goal LU13: To provide open space buffers within and adjacent to Sedro-Woolley's Urban Growth Area.

Policy LU13.1: Designate floodplain areas for open space, recreational, and agricultural purposes.

Policy LU13.2: The city shall provide input and coordinate the review of development proposals with Skagit County to ensure the integrity of unincorporated open space within Sedro-Woolley's urban growth area.

Goal LU14: To preserve Sedro-Woolley's existing agricultural lands and heritage.

~~Policy LU14.1: Work to adopt an agricultural preservation overlay zone which reduces development pressure and enhances the long-term viability of existing agricultural uses within the urban growth area. This zone would be enacted upon petition by the property owner and not imposed by the city.~~

Commented [AP33]: Per City direction, this policy has been deleted because the County already has very strict agricultural preservation which is immediately to the east and west of S-W UGA.

Policy LU14.12: Recognize and promote the benefits of agricultural land which include maintaining open spaces, establishing rural character, preserving view corridors, enhancing wildlife habitat, and providing employment for the residents of Skagit County.

~~**Goal LU15: To resolve conflict between existing agricultural uses and quickly growing residential areas.**~~

~~Policy LU15.1: Work to develop "Right to Practice Agriculture/Forestry" ordinances which require notification of home buyers adjacent to resource lands or related operations.~~

~~Policy LU15.2: Establish a building setback of fifty (50) feet and a tree planting setback of thirty (30) feet for residential areas along the perimeter of the urban growth area which are adjacent to agricultural areas. Explore the allowance of a density credit for the setback area.~~

Commented [AP34]: Duplicative per the City's direction. Recommend removing.

Goal LU16: To protect, sustain and maintain Sedro-Woolley's critical areas, sensitive areas, and natural resource lands for present and future generations.

Policy LU156.1: Provide necessary funds to identify, inventory, and classify sensitive and critical areas and natural resource lands within the UGA.

Policy LU156.2: Provide the public, staff, and decision-making bodies with information pertaining to the identification, classification, and designation of critical areas.

Policy LU156.3: Require, as appropriate, site-specific delineation of sensitive and critical areas by owners/developers of property as part of the development review process.

Policy LU156.4: Provide incentives to encourage the use of environmentally sensitive designs including the use of LID principles, LID best management practices (BMPs), and other means such as cluster housing, which would provide for adequate open space and protection of critical areas.

Policy LU156.5: Promote land use patterns and methods of development that will protect the value of sensitive

and critical areas, and prevent hazardous conditions.

Policy LU156.6: Develop funding mechanisms to permit the city's acquisition of sensitive/open space areas for the public benefit. Integrate public park and/or trail systems with natural areas where appropriate, but ensure that such uses do not degrade the natural function of these areas.

Policy LU156.7: Coordinate efforts with appropriate Skagit County and ~~State of~~ Washington State agencies to provide maximum protection for critical and natural resource areas.

Policy LU156.8: Encourage ~~de~~Development of a Brickyard Creek restoration and management plan that addresses the creek's habitat functions, passive recreation uses, and stormwater conveyance functions. The plan should address off-site mitigation opportunities in the creek's riparian area in accordance with the regulations for critical areas – Chapter 17.65 SWMC.

Policy LU156.9: Work closely with Skagit County to bring agricultural land in the floodplain adjacent to Riverfront Park into the Urban Growth Area for future annexation for stormwater management and parks and recreation purposes.

Commented [AP35]: Broader to align with Sedro-Woolley's Stormwater Action Plan, which requires water quality improvements within Brickyard Creek Watershed.

Commented [MC36]: Added per discussion at 11/12 meeting - "Top Farm". Ongoing topic.

Goal LU167: To control the impacts of development activities on the quality of surface and ground water.

Policy LU167.1: Establish clearing, grading, and filling restrictions in areas where such activities will impact water resources and associated habitat areas.

Policy LU167.2: Establish storm-water runoff controls including use of the appropriate LID BMPs which prevent erosion, sedimentation, minimize stormwater runoff, and discharge of pollutants into natural drainage systems.

Policy LU167.3: Preserve and enhance vegetation including use of appropriate LID Principals-principles to minimize impervious surfaces, minimize vegetation loss, and treat stormwater runoff as a means of protecting both water quality and wildlife habitat.

Commented [MC37]: Consistent with definitions change.

Policy LU167.4: Develop construction management practices which reduce the potential for erosion and protect -water quality both during and after land development and construction.

Policy LU167.5: Require future developments to use city sewer facilities whenever feasible rather than septic systems.

Policy LU167.6: Allow wetland or stream alteration when such alterations results in restoration or enhancement of functions and values of degraded wetlands and streams.

Policy LU167.7: Maintain or enhance water quality within the Skagit River and its tributaries.

Policy LU167.8: Under no circumstances should hazardous wastes be allowed to contaminate the groundwater, surface water, or sewer systems of the ~~city~~-City of Sedro-Woolley. Dispose of ~~-hazardous wastes~~ only in landfills designated for that purpose in accordance with the Department of Ecology's disposal regulations.

Policy LU167.9: Coordinate basin-wide, surface-wide surface water planning with the Skagit County surface water management department.

Policy LU167.10: Water-courses, wetlands, bodies of water, and their shores should be kept in a natural condition where possible, and protected from development impacts through the use of vegetated buffers and green spaces.

Policy LU167.11: Conduct an inventory of all significant drainage patterns and make this information available to planners and the public.

Policy LU167.12: Preserve natural stream environments along the Skagit River and Hansen Creek. Restrict development within two hundred (200) feet of both streams, in compliance with the Shoreline Management Act (SMA).

Goal LU178: To protect steep slopes and unstable soil areas from the impacts of development, and likewise protect development from hazards posed by the steep slopes and unstable soils.

Policy LU178.1: Prohibit or strictly limit development in steep slope and unstable soil areas which pose seismic and/or erosion hazards.

Policy LU178.2: Require geotechnical analysis for developments with steep slopes and/or unstable soil areas to understand the extent of potential hazards.

Policy LU178.3: Adopt construction standards, zoning requirements, and enforcement procedures to protect life, property, and the environment in geologically hazardous areas.

Policy LU178.4: Prohibit or restrict clearing of vegetation in areas which are susceptible to landslides and erosion.

Policy LU178.5: Encourage hillside stabilization and replanting of disturbed slopes in order to prevent erosion and further degradation of steep slopes and unstable soil areas.

Policy LU178.6: Require the use of vegetative buffers to separate areas of development from critical and steep slope areas.

Goal LU189: To preserve, enhance, and promote a high degree of healthy air quality in Sedro-Woolley.

Policy LU189.1: Encourage the use of alternative ~~fuel vehicles or other~~ modes of transportation, such as, carpooling, public transit, walking, ~~and~~ biking, ~~and rolling, in order to reduce the amount of~~ automobile emissions ~~and increase physical activity~~.

Policy LU189.2: Discourage the use of wood burning as a primary source of household heat and promote alternative heating sources.

Policy LU189.3: ~~E~~nsure that local industries, commercial businesses, and residents comply with state, federal, and local environmental regulations concerning air quality.

Policy LU189.4: Enhance and retain the existing urban tree canopy to provide air quality benefits across the community.

NEW Goal LU 19: Strive towards environmental justice.

Policy LU 19.1: Avoid creating or worsening environmental health disparities.

Policy LU 19.2: Wherever possible, consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled (VMT) within the jurisdiction.

NEW Goal LU 20: Maintain and enhance the high quality of life in Sedro-Woolley's neighborhoods.

NEW Policy LU 20.1: Maintain all neighborhoods as safe, welcoming, and accessible environments for all to enjoy.

NEW Policy LU 20.2: Support the creation of a variety of land uses to fulfill each neighborhood's basic needs, including:

1. A range of housing types at various affordability levels;
2. Access to basic needs such as groceries, pharmacies, child-care, and other essential services;
3. Natural areas and open spaces; and
4. Public places to gather like community centers and parks and private places to gather like churches.

Commented [AP38]: Revised for clarity

Commented [AP39]: Additions to address GHG emission reduction targets

Commented [AP40]: Included to align with Climate Element goals and policies

Commented [AP41]: Should include these as climate related with symbology

NEW Policy LU 20.3: Plan and prepare for the response, recovery, and mitigation of potential disasters and hazards. Factor climate impacts into neighborhood emergency preparedness and enhance local capacity to respond to climate-related hazards.

NEW Policy LU 20.4: Incorporate equitable access to healthy food in all neighborhood areas by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, and community food gardens in proximity to residential uses and transit facilities.

NEW Goal LU 21: Provide management of the Skagit River and its adjacent shorelands consistent with the Washington State Growth Management Act (GMA).

New Policy 21.1: Use the City's Shoreline Master Program (SMP) to provide management of the Skagit River and adjacent shorelands, including all areas within shoreline jurisdiction, within city limits.

Shoreline Management Goals:

~~The Shoreline Management Act recognizes that the shorelines and the waters they encompass are valuable for economically productive industrial and commercial uses, recreation, navigation, residential amenity, scientific research and education. The SMA also recognizes that they are fragile in that they depend upon balanced physical, biological, and chemical systems that may be adversely altered by natural forces (earthquakes, volcanic eruptions, landslides, storms, droughts, floods) and human conduct. Sedro Woolley's Shoreline Goals are intended to acknowledge and balance the conflicting nature of the shoreline uses.~~

~~The SMA identifies eight program elements that must be addressed (if applicable) to effectuate the policies of the Act: Economic Development, Public Access, Recreational, Shoreline Land Use, Conservation, Circulation, Historic / Cultural / Scientific / Educational and Flood Hazard Management (RCW90.58.100(2)). For each of those program elements, the City of Sedro Woolley has identified shoreline goals. These goals establish the basis from which the environmental designations, policies, regulations, and administrative procedures of the Shoreline Master Program are developed. The goal statements are listed below under their corresponding shoreline elements and have been reviewed for consistency with the Goals of the Comprehensive Plan.~~

Specific Shoreline Goals:

~~Shoreline Economic Development Element — Per RCW 90.58.100(2)(a), shoreline master programs shall include “an economic development element for the location and design of industries, projects of statewide significance, transportation facilities, port facilities, tourist facilities, commerce and other developments that are particularly dependent on their location on or use of the shorelines of the state.” The city owns the majority of the land within the SMZ. The Sedro Woolley SMZ does not contain any commercial or industrial development. However, there are a few residential parcels at the edge of the SMZ and a couple industrially zoned parcels that are adjacent to wetlands in the flood plain that may be jurisdictional.~~

Shoreline Economic Development Goals:

~~SED1: Promote tourism through park-oriented recreational opportunities in those shoreline areas that can reasonably tolerate such uses during peak use periods without destroying the integrity and character of the shoreline.~~

~~SED2: Increase economic opportunities in Sedro Woolley by encouraging compatible recreational opportunities within the SMZ as a means to support local businesses.~~

~~SED3: Support the continued use of industrial properties for such purposes.~~

~~Shoreline Public Access Element — Per RCW 90.58.100(2)(b) master programs shall include “a public access element making provision for public access to publicly owned areas.” The majority of the Sedro Woolley SMZ is publicly owned. Public access is a major part of the shoreline plan.~~

Commented [DK42]: Propose removing. Duplicative of SMP.

Shoreline Public Access Goals:

~~SPA1: Increase and enhance public access to publicly owned shoreline areas so the public may enjoy the amenities of the shoreline, consistent with the natural shoreline character, private rights, and public safety.~~

~~SPA2: Integrate public access to shorelines as a part of a public recreational system throughout Sedro-Woolley and Skagit County.~~

~~SPA3: Maintain the existing water access such as the boat launch and develop additional pedestrian only river access.~~

~~Shoreline Recreation Element—Per RCW 90.58.100(2)(c) master programs shall include “a recreational element for the preservation and enlargement of recreational opportunities, including but not limited to parks, tidelands, beaches, and recreational areas.”~~

Shoreline Recreation Goals:

~~SR1: Encourage diverse, water oriented recreational opportunities in those shoreline areas that can reasonably tolerate such uses during peak use periods without destroying the integrity and character of the shoreline.~~

~~SR2: Maintain and improve Riverfront Park and adjacent recreational lands as a regional recreational destination.~~

~~SR3: Create public access to the Skagit River through the park and trail system that will not endanger life or property, nor impair the rights of owners of private property in the SMZ.~~

~~Shoreline Circulation Element—Per RCW 90.58.100(2)(d) master programs shall include “a circulation element consisting of the general location and extent of existing and proposed major thorough fares, transportation routes, terminals, and other public utilities and facilities, all correlated with the shoreline use element.”~~

Shoreline Circulation Goals:

~~SC1: Encourage routes for non motorized transportation to and throughout the city owned shoreline resources.~~

~~SC2: Maintain safe, reasonable, and adequate vehicular, bicycle, and pedestrian circulation systems to shoreline.~~

~~SC3: Maintain the existing circulation system through the SMZ while ensuring that routes accessing the SMZ will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, and, when possible, contribute to the functional and visual enhancement of the shoreline.~~

~~Shoreline Land Use Element—Per RCW 90.58.100(2)(e) master programs shall include “a use element which considers the proposed general distribution and general location and extent of the use on shorelines and adjacent land areas for housing, business, industry, transportation, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of the land.”~~

Shoreline Land Use Goals:

~~SLU1: Promote land and water uses that will honor the existing and ongoing human uses and protect the natural environment as intended by the Shoreline Management Act.~~

~~SLU2: Promote land and water uses consistent with the SMA, the Sedro Woolley Comprehensive Plan, and Sedro Woolley Zoning Code.~~

~~Shoreline Conservation Element—Per RCW 90.58.100(2)(f) master programs shall include “a conservation element for the preservation of natural resources, including but not limited to scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.”~~

Shoreline Conservation Goals:

~~SCO1: Comply with SMA rules regarding restoration of areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.~~

~~SCO2: Protect and preserve the unique and nonrenewable resources and amenities of the shoreline for the use and enjoyment of present and future generations.~~

~~Historic/Cultural/Scientific/Educational Element — Per RCW 90.58.100(2)(g) master programs shall include “an historic, cultural, scientific, and educational element for the protection and restoration of buildings, sites, and areas having historic, cultural, scientific, or educational values.”~~

Shoreline Historical/Cultural/Scientific/Educational Goals:

~~SH1: Identify, protect, preserve, and restore important archaeological, historical, and cultural sites located in the city’s SMZ for their educational and scientific value, as well as for the recreational enjoyment of the general public.~~

~~SH2: Encourage organized educational projects and programs that use the city-owned shoreline resources.~~

~~Flood Hazard Management Element — Per RCW 90.58.100(2)(h) master programs shall include “an element that gives consideration to the statewide interest in the prevention and minimization of flood damages.”~~

Flood Hazard Management Goals:

~~FHM1: Comply with and complement the city’s Flood Damage Prevention regulations found in Chapter 17.66 SWMG.~~

~~FHM2: To safely accommodate compatible uses in the flood plain and flood way while protecting integrity and character of the shoreline.~~