



PLANNING COMMISSION

May 6, 2025

6:30 PM

Planning Commission

- a. **Call to Order**
- b. **Pledge of Allegiance**
- c. **Roll Call**
- d. **Consent Agenda**
- 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)**

- g. **Unfinished Business**

- 1. Draft Introduction/Vision and Land Use Elements

- h. **New Business**

- 1. Cover memo from FACET regarding DRAFT Comprehensive Plan Elements, and Housing Element.
- 2. Draft Housing Element

- i. **Adjournment**

PLANNING COMMISSIONERS

Pat Huggins
Joe Fattizzi

Matthew Desvoigne
Jessica Jasper

Joe Franett

Danielle Freiberger
Cassandra Sexson

The City of Sedro-Woolley complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, limited English proficiency, age, disability, or sex. The City of Sedro-Woolley doesn't exclude people or treat them differently because of race, color, national origin, limited English proficiency, age, disability, or sex.

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.

Join Zoom Meeting

City of Sedro-Woolley

Planning Commission - May 6, 2025

<https://us06web.zoom.us/j/98042863482?pwd=dnpVeXp4YUJYQVBtdm10VTZ2VVlyZz09>

Meeting ID: 980 4286 3482

Passcode: 070388

One tap mobile

+12532050468,,98042863482#,,,,*070388# US

+12532158782,,98042863482#,,,,*070388# US (Tacoma)

Dial by your location

- +1 253 205 0468 US

- +1 253 215 8782 US (Tacoma)

MEMORANDUM

Date:	May 2, 2025
To:	Tom Glover, Director, Community Development Department
Cc:	Nicole McGowan and Ashton Sandoval
From:	Matt Covert, Donna Keeler
Project Name:	Sedro-Woolley Comprehensive Plan Update
Facet Number:	2401.0458.00

RE: Draft Comprehensive Plan Elements: Introduction/Vision, Land Use and Housing

The purpose of this memo is to bring forward for discussion proposed draft revisions to the following referenced elements:

- Draft Vision Statement and Introduction Element (1st Reading).
- Draft Land Use Element (2nd Reading) – Reflects feedback received from the Planning Commission on April 15, 2023, and City Council on April 23, 2025.
- Draft Housing Element (1st Reading)

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. As a diverse and welcoming community, a high priority for Sedro-Woolley is maintaining its unique small-town identity and high quality of life. This includes maintaining the integrity of its existing neighborhoods while implementing creative strategies to accommodate the City’s share of growth over the next 20 years.

Additions are shown as underlined, and deletions are noted in ~~strike through~~ format.

Draft Vision Statement and Introduction

Draft revisions of note include the following:

- Incorporated the City’s new vision statement on page 1.
- Added a “Plan At A Glance” Page with a brief description of each element.
- Added a page for a new acknowledgement section (coming soon)
- Updated population data
- Removed/replaced outdated information
- Added the GMA Climate Change and Resiliency goals to list of GMA goals

- Element specific vision statements will be kept but moved to different (applicable) elements.

Draft Land Use Element:

Revisions to note from the first draft include:

New Policy LU XX: Building on previous actions, work with the community to develop a downtown activation plan to detail legislative, programmatic and place-making efforts to foster economic development, increase living wage job opportunities, and provide a more vibrant downtown hub for residents, workers and visitors.

LU1.3: Per request of the City Council, “single-family” has been re-inserted. Therefore, there is no proposed change to this policy: *“Allow expansion of Sedro-Woolley through annexations primarily for single-family residential development.”* Although this may limit flexibility for accommodating housing targets in the UGA, there remains flexibility within the higher density residential and commercial zones of the City.

LU 6.2: Land Use Designations (Table): Per concurrence from the PC and the CC, Facet will coordinate with City staff to revise naming nomenclature in residential zones to high, medium and low density (vs. R1, R5, R6, etc.)

LU6.2: (Proposed New) Transitional Mixed Commercial Zone. The City Council did not oppose staff’s recommendation for a proposed new Transitional Mixed Commercial Zone (remove existing TMCO Overlay). Facet will coordinate with staff to incorporate minimum and maximum density limits per PC’s recommendation.

Draft Housing Element

Draft proposed revisions to include:

- Rewrite of data sections with data from housing needs assessment as well as reorganizing sections around housing element guidance provided by the Department of Commerce
- Adoption of a new cottage ordinance (will help meet middle housing needs)
- Adding new policies and actions related to displacement risk and protecting existing naturally occurring affordable housing
- Revision of policies and actions to make them more specific, actionable, and easy to understand

Reasons for changes are noted in markup comments on the draft housing element.

Formatted: Strikethrough

Chapter 1

~~INTRODUCTION AND VISION STATEMENT~~ AND INTRODUCTION

- 1.04 Introduction
- 1.08 ~~Vision Statement~~

Vision Statement

"Sedro-Woolley is a city built on hard work, dreams, and the ingenuity of those who have turned vision into reality. A heritage steeped in rich history has laid a strong foundation for succeeding generations to prosper. This city thrives on resilience and innovation. As the Gateway to the North Cascades, Sedro-Woolley welcomes visitors to experience its thriving downtown, year-round events, and cultural charms. Having gracefully grown, the city offers a high quality of life and sense of community for its residents. Pleasant neighborhoods, accessible parks and trails, competitive schools, and flourishing businesses draw entrepreneurs who bring fresh energy and new opportunities. Home to small-town hospitality, Sedro-Woolley remains a place where history, progress, and community come together."

Formatted: Font: 12 pt

Insert photo/s here

Formatted: Highlight

Formatted: Centered

NEW

Plan at a Glance

Vision and Plan Introduction

This chapter introduces Sedro-Woolley's community vision and provides a brief overview of the planning framework under which this plan was created, and how the plan will be implemented.

Land Use Element

This chapter serves as an "umbrella" to all other elements and describes development patterns that support Sedro-Woolley's vision for the future into 2045. It includes a Future Land Use Map (FLUM). Goals and policies address community priorities, residential and commercial uses, recreation and open space, and others.

Housing Element

This addresses the preservation, improvement and development of housing and identifies land to accommodate different housing types. It also makes provisions for the existing and projected housing needs of all economic segments of the community.

Transportation Element

This element guides the development of the transportation system, including multi-modal transportation, to accommodate existing and future growth described in the Land Use Element.

Parks and Recreation Element

This element provides for the maintenance, preservation and expansion of Sedro-Woolley's park system and helps to ensure a healthy recreational and open space environment.

Capital Facilities Element and Public Safety Sub-Element

These elements guide the maintenance, preservation, and expansion of City-owned or operated facilities and services in Sedro-Woolley including public buildings, streets, parks, water, stormwater and sewer. This includes public safety facilities such as fire and police.

Public Utilities Element

This element establishes an overall strategy for providing adequate water, sewer and other utilities to serve the growth projected in the Land Use Element.

Economic Development Element

This element provides guidance on the types of businesses that are compatible with Sedro-Woolley. It addresses industry, tourism and commercial uses and promotes employment opportunities.

Climate Element and Resilience Sub-Element

This is a new element that goals for reducing greenhouse gas emissions, strategies for adapting to climate change impacts and mechanisms for implementation, monitoring and evaluation. It also includes goals and policies to help reduce the risks of extreme weather events and shifting climate patterns with the aim of protecting people, infrastructure, economic assets and the natural environment.

Acknowledgement Page
(coming soon)

Formatted: Font: Aptos Display, 16 pt

Table of Contents (Coming soon)

Formatted: Font: Aptos Display, 16 pt

Formatted: Font: Aptos Display, 16 pt, Font color: Auto

Formatted: Body Text

INTRODUCTION

This comprehensive plan was prepared by the city of Sedro-Woolley in accordance with Section 36.70A070 of the Growth Management Act (ActGMA) to address growth issues in Sedro-Woolley and its adjacent urban growth area. ~~It represents the community's policy plan for growth over the next twenty (20) years. Sedro-Woolley's Comprehensive Plan is the city's foundational policy document that guides growth and development over the next twenty (20) years after adoption, through 2045.~~

Why the City of Sedro-Woolley is Planning

To Implement the Growth Management Act from the "Bottom Up"

The Growth Management ActGMA was intentionally drafted to give significant decision-making power to local jurisdictions. Although the Act tells jurisdictions that they must identify concerns and goals of the community, prioritize these goals, and plan how these goals will be achieved, it does not dictate the solutions. ~~This "bottom-up" approach is unique to Washington State's growth management legislation, and is the main characteristic which distinguishes it from similar acts in Florida and Oregon.~~

To Maintain Local Decision-Making Control Power

For several years, the population in Sedro-Woolley remained stable after experiencing a slight loss in the mid-1980's after the closure of Skagit Manufacturing. ~~However, Sedro-Woolley's population growth started to accelerate in the 1990's growing from approximately 6,031 people in 1990 to 8,658 in 2000. During this time period, and up to 2005, the City's annual population growth was close to 3%. Between 1990 and 2005, Sedro-Woolley has shown an annual population growth of close to three~~

~~percent. After~~ Since 2005 the growth rate has slowed, likely a result of the housing crisis and economic recession. ~~The City experienced another spike in the early 2020's during the Covid 19 Pandemic increasing to a population of 12,596 in 2022. In 2024, from which the region is still recovering. Sedro-Woolley has a 2024 had an estimated population of 13,098 and is growing at a rate of 1.22% annually. Its population has increased by 5.03% since the most recent census, which recorded a population of 12,465 in 2020.~~ This growth is largely the result of migration northward from the more densely populated areas of the central Puget Sound region. With this growth comes increased demand for public facilities such as streets, sanitary sewer, solid waste collection, and fire and police protection. Provision of these services and the general operation of the city is increasingly influenced by policy decisions made at the federal, state and regional level.

The ~~citizens~~ residents involved in the preparation of Sedro-Woolley's comprehensive plan believe that the most effective way to maintain local control is to become more actively involved in planning. By clearly stating a vision for the future of the community, the city can readily evaluate the implications of its policy decisions, and express community concerns to regional, state, and federal entities. In addition, the Growth Management ActGMA requires that state agencies comply with local comprehensive plans and development regulations. Therefore, the comprehensive plan and the implementing regulations allow the city to assert local control over certain issues with the assurance that state and county agencies will respect their decisions in a manner consistent with the community's desired vision of itself.

To Promote Desired Changes

~~Sedro-Woolley has attempted to diversify its economy, especially after the loss of its major employer (Skagit Manufacturing). However, the loss of this employer had a significant negative impact of the community's value which made it difficult to promote the city to potential new industries. As a result, most new development has occurred in the form of~~

Formatted: Normal

Formatted: Strikethrough

Formatted: Font color: Red

Commented [TG3]: State the 2020 pop first, then 2024.

Commented [DK4R3]: See revisions.

Commented [TG1]: Maybe re-word this or remove it. This could be a triggering point with some of our folks. Also, not sure that Florida is still doing this.

Commented [DK2R1]: Removed.

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

~~single-family subdivisions. While this new housing was needed, concerns were raised that Sedro-Woolley would become primarily a "bedroom" community for the employment centers located along Interstate 5.~~

The comprehensive plan sets forth goals and policies that promote the concept of a balanced community where job retention and attraction is given equal consideration to the provision of new housing projects, developments. Included in the plan is an evaluation of the existing infrastructure capacity with current demand and a projection of capacity supply in order to direct future growth. This information is crucial in order for the city to take a proactive role in attracting the type of development required to meet the needs of its citizens~~people~~, and make the wisest use of land and public resources. The ability to make decisions in response to the growth and changes that are occurring in Sedro-Woolley will allow the city to take advantages of positive opportunities and better assess potential impact on the quality of life.

To Address Changes in Community Needs

The city of Sedro-Woolley is also updating its comprehensive plan to address dramatic changes since the previous plan was adopted in 2016. There has been a steady decline in the size of households, and an increase in the number of elderly individuals living on fixed incomes. The balance between the number of jobs and the number of housing units has shifted as major employers have left the community, and the viability of timber and agriculture industries has waned. Concerns about environmental quality and the impact on personal finances have also created a change in traditional land use patterns as well as a preference for alternatives to the automobile. Finally, the economy has shifted away from land-intensive a traditional industries industrial economy such as steel and lumber milling to light manufacturing, technology and service industries that are more compatible with other land uses.

Purpose of the Comprehensive Plan

This comprehensive plan is the city's foundational policy document. It plays a vital role in preparing for future growth and emerging challenges such as housing availability, traffic congestion, and economic stability. ~~was developed in accordance with Section 36.70A.070 of the Growth Management Act to address growth issues in the city of Sedro-Woolley and its surrounding urban growth area. It represents the community's policy plan for growth over the next twenty (20) years. The city of Sedro-Woolley is not self-sufficient, and relies on many other communities. In such situations many unexpected changes could occur over which Sedro-Woolley has no control. Therefore, the long-term planning for the city needs to be adaptable and responsive to these kinds of circumstances. Rather than being a simple priority list of actions which assume a static environment, it must provide policies to guide decision making in response to the unforeseen. Through the Comprehensive pPlan, the city sets goals and policies to guide future decision making on the following topics: The plan includes the following elements:~~

- * ~~Land-Use~~Designation and use of land to accommodate twenty years of growth and change;
- * Transportation, including improving connectivity and managing congestion on city streets and state highways;
- * Parks and recreation;
- * Capital fFacilities and how the City will invest in facilities needed to serve growth;
- * UtilitiesEnsuring that Sedro-Woolley's homes and businesses will be adequately served with utilities;
- * HousingPlanning for and accommodating housing that is affordable and available to all economic segments of the community;
- * Economic dDevelopment;
- * Climate cChange, including greenhouse gas emissions reduction and resiliency to climate change impacts

County-Wide Planning Policies

The county-wide planning policies provide the framework for Sedro-Woolley's planning process,

Commented [DK5]: Suggest deleting. Information is a bit outdated and focuses on past vs. desired changes for the future.

Commented [DK8]: Repeat of first paragraph of this section.

Formatted: Strikethrough

Commented [TG6]: Housing projects can have a negative connotation.

Commented [DK7R6]: Agreed

Commented [MC9]: Prior versions of this, by and large, were not capitalized. Should decide on this stylistically.

Formatted: Strikethrough

Formatted: Strikethrough

Commented [DK10]: We may want to consider revising this list to more relatable issues. For example, instead of saying "land use" revise to state "where future growth and housing will go". Instead of transportation, say "goals and policies to improve connectivity and manage congestion on city streets and state highways..."

Commented [MC11R10]: Donna, see my suggested edits here!

Formatted: Strikethrough

and a measure for ensuring coordination and consistency between the city and Skagit County. These policies address urban growth areas, [housing allocations](#), and the twenty (20) year population forecast accommodation, means to promote contiguous and orderly development and provision of urban services, siting of county-wide and state-wide public capital facilities, county-wide transportation facilities and strategies, the need for and distribution of affordable housing for all economic segments, joint planning between the cities and county within the urban growth areas, economic development and employment, analysis of fiscal impact, and environmental quality. All of the individual elements in the plan have been integrated along with the county-wide planning policies to ensure consistency.

Goal of 202516 Update

The goal of this update is to achieve greater consistency between the plan and the development regulations [and to comply with new requirements under](#)

[The transportation plan is being updated further in order to develop a zone-based traffic model to assess impact fees.](#)

[A community action planning process in 2000 and 2001 established several priorities for the city:](#)

- Economic Development
- Downtown Revitalization
- Parks and Open Space

[Further directions from the mayor were to:](#)

- Improve the attractiveness of commercial development along Highway 20; and
- Require urban infrastructure in all new development.

[These priorities continue to influence the 2016 Comprehensive Plan updates. Improving consistency and predictability of the development approval process was an additional goal.](#)

Urban Growth Area

[Under the GMA, counties must designate Urban Growth Areas \(UGAs\) where urban development is](#)

[the GMA. The Plan must be updated every 10 years but no more frequently than once a year. The current update is required to be completed by December of 2025.](#)

[The city has been updating portions of the plan since 2009 in order to meet the required deadline to update by June 30, 2016 \(RCW 36.70A.130\).](#)

[The plan must be updated at least every eight years but no more frequently than once a year.](#)

[Capital facilities plans are adopted as part of the comprehensive plan. Capital facilities include transportation, sewer, police, fire, schools, and may include library and municipal facilities. The city reviewed and updated the capital facilities element in 2014-2016 and incorporated the 20-year population and employment data adopted by Skagit County for the 2016 countywide planning policies. encouraged, while areas outside of UGAs are reserved for non-urban uses, protecting rural and resource lands. This ensures that urban services and infrastructure are provided where they are needed. During the comprehensive plan periodic update, counties must review its UGAs to determine whether adjustments to UGA boundaries are needed to accommodate twenty years of growth.](#)

[A UGA may include territory that is located outside of a city only if such territory is already characterized by urban growth or is adjacent to a UGA or is designated as a new fully contained community.](#)

[Sedro-Woolley's UGA includes an unincorporated UGA that is regulated through a collaborative planning process between Skagit County and the City and mutually agreed upon set of development regulations that apply to all UGA's in the County. After the Skagit County government declined to adopt city ordinances requiring urban infrastructure for development in the unincorporated urban growth area \(UGA\), the city filed an appeal before the Western Washington Growth Management Hearings Board.](#)

Formatted: Indent: Left: 0"

Formatted: Indent: Left: 0", First line: 0"

The Board ultimately ruled that adequate provisions for urban services must be provided concurrently with development. Following this ruling, the county and the cities began a collaborative planning process to adopt development regulations that apply to all of the UGAs in the county. The subsequent ordinance adopted by Skagit County and supported by the cities, requires a minimum lot size of five acres for residential development when no urban infrastructure is required, but allows for cities to develop an Urban Reserve Development Permit in portions of the UGA where they expect urban infrastructure to become available relatively soon. A limited amount of commercial and industrial development can also occur in the UGAs without requiring the installation of urban services. The city of Sedro-Woolley may consider developing a program to allow development at higher densities with a mechanism to pay for required infrastructure that does not shift the costs of infrastructure to the taxpayers.

Deficiencies in urban services are a significant problem in much of the Sedro-Woolley UGA. Skagit County Planning and Development Services permitted residential subdivisions and mobile home parks to be developed in the UGA without requiring urban services. Most of the UGA east of city limits stretching eastward to Fruitdale Road are on septic systems. There is no economic or practical incentive for sewer to be extended to this area. In addition, the streets in the developed UGA are not to city standards; the right-of-ways lack curb, gutter, sidewalks and street lighting. A comprehensive stormwater conveyance system is also absent in these areas. In order for further development to occur in the portions of the UGA that already have significant urban densities but no urban services, the city will depend on Skagit County government to provide financial and technical assistance for the provision of urban services to the area.

UGA Size and Expansion

The jurisdictions in Skagit County worked together to adopt growth projections over the next 20 years. Those population and employment growth projects were reviewed and adopted by the Skagit Council of

Governments (SCOG). The city then analyzed the available land inventory to determine if the SCOG projections can be accommodated in the current UGA boundaries.

The city performed a buildable lands inventory and compared the available land to the projected population and employment growth through 2036. The analysis indicated that additional land within the UGA is necessary to accommodate the projected 20 years of growth. As part of the 2016 Comprehensive Plan updates, the city held numerous public meetings, open houses and public hearings in support of necessary modifications to the UGA boundaries.

After the city's extensive public review program was complete, the Planning Commission and City Council recommended a modest UGA boundary expansion to accommodate the County's projected 20 year growth in the Sedro-Woolley UGA. The city forwarded the UGA expansion request to Skagit County; the county's Planning Commission held additional meetings and hearings in accordance with SCC and the Growth Management Act. Ultimately the Skagit County Board of County Commissioners found that the amount of land requested to be added to the UGA was consistent with the need shown by the city's buildable lands inventory and approved a modest UGA boundary expansion.

Design Guidelines

The city's adopted comprehensive plan calls for design guidelines to help maintain the city's small-town atmosphere as it grows. Design guidelines are in place downtown and need to be fully implemented to achieve the desired early 19th-century look. This update proposes permanent design standards and guidelines that provide guidance for the development of new commercial, industrial, residential, multifamily, and planned residential developments. The standards are located in a manual which addresses building and site design and includes illustrations of the requirements.

Impact Fees

Formatted: Highlight

Commented [TG12]: Allows for ...but we don't have this in our code, correct?

Commented [DK13R12]: Yes, Nicole verified its not in the code.

~~—SEPA requires that cumulative impacts be mitigated when identified. New private development must address its impacts upon the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools and school grounds. State legislature has enabled, and the city has elected to implement, the use of impact fees to mitigate the direct impacts that have been specifically identified by the city as a consequence of proposed development, and to make provisions for impacts. The city will continue to seek the cooperation of Skagit County in joint road, sewer and other infrastructure improvement projects in the unincorporated UGA.~~

Plan Implementation and Monitoring

This section outlines the plan implementation and monitoring procedures developed to measure progress in implementing the goals, objectives, and policies in the city of Sedro-Woolley's comprehensive plan. This process also prepares the City for updates in the future. Annual continuous evaluation should ensure that the following items are addressed:

- * Citizen-Public participation in the process;
- * Updating appropriate base-line data and measurable objectives to be accomplished in the first six-year period of the plan, and for the long-term period;
- * Accomplishments in the first five-year period, describing the degree to which the goals, objectives, and policies have been successively reached;
- * Obstacles or problems which resulted in the under-achievement of goals, objectives, and policies; and
- * A means of ensuring a continuous monitoring and evaluation of the plan during the five-year period.

Although adopted by ordinance, a comprehensive plan has traditionally been a policy document with implementation through land development regulations and other ordinances. However, the Growth

Management Act GMA encourages a variety of innovative implementation methods, regulatory and non-regulatory, which should be considered. The City will continue its public participation program following plan adoption in order to inform the entire community about the rationale and goals of the plan, as well as the changes that will take place in the city because of the plan's implementation. Sedro-Woolley believes that broad support for the plan is crucial for effective implementation.

Existing development regulations must be updated to be consistent with the plan. In reviewing regulations for consistency, the city should ensure that the development patterns suggested in the plan are encouraged. In addition to the new development regulations identified in the land use plan, other regulations (i.e. design review guidelines, drainage regulations) will be enacted as necessary to implement the land use plan during the annual review periods.

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. In particular, the plan will be reviewed periodically as required by the Growth Management Act GMA (roughly every ten eight years) to ensure that the city's comprehensive plan, capital facilities planning, transportation planning and land available in the UGA are adequate to accommodate the projected 20 year employment and population growth. The 20-year update process requires that the cities and Skagit County cooperate to ensure that the Countywide Planning Policies and city comprehensive plans are consistent. The 20-year growth projections shall be based on the Office of Financial Management's population estimates. The update will also address any specific concerns, clarify inconsistencies that were identified during the year, and review the adequacy of the adopted level of service standards. If necessary, adjustments will be made to revenues, land use classifications or LOS standards to ensure that probable funding meets the projected needs of the city.

Commented [DK14]: Keep this section?
Commented [TG15R14]: Yes.

The community's vision statement and comprehensive plan goals provide long-range guidance for the city. To maintain consistency and allow sufficient time for decisions to take effect, these general guidelines should not be changed more than every five years. However, as specific objectives or policies are achieved, revision of the plan in each element may be required to continue progress toward the overall goals.

Amendments to the comprehensive plan can be requested by the City Council, Planning Commission, or by any affected citizen-member of the public or property owner. However, the plan may not be amended more than once a year.

Consistency with State Growth Management Goals

The data used to develop this comprehensive plan is to the greatest extent possible the best available data. The City has coordinated its plan with that of adjacent jurisdictions and the County in order to achieve compatibility and external consistency. In addition, the Growth Management Act (GMA) requires consistency and/or compatibility with the planning goals set forth in the Act. The following are the goals from the Act (shown in italics), below which are listed the policies from the Sedro-Woolley Comprehensive Plan that support and/or are consistent with these goals.

Goals and Policies

The goals and policies set forth throughout the comprehensive plan are the result of the "visioning" process held-facilitated by the City of Sedro-Woolley in the early stages of the development of the comprehensive plan. Some modifications have been made as a result of new developments in the planning process of the City and County and as a result of the special study recommendations.

It is envisioned that the adoption of some of these goals and policies will require several years to enact.

The City will actively work to implement these goals and policies within the next eight-ten years until the next required major update-review of the comprehensive plan. These goals and policies will be incorporated into the City's codes as necessary and annually as amendments to the comprehensive plan.

Commented [TG16]: "Five? Or, ten?"

Commented [DK17R16]: 5 years for minor review, 10 years for major review. The 5 years is to ensure major updates don't occur before then..

Growth Management Act Goals

Urban Growth

Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Commented [DK18]: Policies below will be reviewed / edited once all the Elements are in final draft form.

Goal GMA1: Encourage development in areas where adequate public facilities exist.

Policy A1.1: An annexation area must be provided city services within six years, consistent with the provisions of the current Capital Facilities Plan.

Policy LU3.2: Establish transportation as an "urban" service requiring concurrency under the Growth Management Act.

Policy LU3.6: Periodically review the comprehensive plan and adjust revenues, land use classifications, or level-of-service (LOS) standards to ensure that probable funding meets the projected needs of the city.

Policy CF2.2: "Concurrent Development" shall be defined as development which can be provided transportation services by the city of Sedro-Woolley within six years of the date of the development approval. If capital facilities necessary to meet the concurrency requirement are not provided in the six-year Capital Facilities Plan, the developer shall provide the facilities at his/her own expense to meet the concurrency requirement.

Policy CF2.1: The city of Sedro-Woolley shall allow only "concurrent development" to occur within the

urban growth area. Proposed developments shall complete a concurrency review provided by the city planning department.

Reduce Sprawl

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Goal GMA2: Reduce Urban Sprawl

Policy A1.2: Reject annexation requests which are not contiguous to existing city areas, except as permitted under RCW 35.13.180.

Policy A1.3: An annexation area must be provided city services within six years, consistent with the provisions of the current Capital Facilities Plan.

Transportation

Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.

Goal GMA3: Provide safe, efficient transportation services to community residents.

Policy T1.1: Identify and improve substandard roads based upon a priority system which accounts for both traffic demand and surrounding land uses.

Policy T1.4: Improve arterial and collector streets identified as deficient in condition level of service to the adopted design standard, consistent with the capital facilities element of the comprehensive plan.

Policy T2.3: Improve arterial and collector streets identified as deficient in capacity level of service to the design standard, consistent with the capital facilities element of the comprehensive plan.

Policy T3.8: Consider the needs of future transit service when improving principal, secondary and collector arterials.

Policy T4.1: Establish a committee to review alternate transportation options and propose alternatives appropriate to Sedro-Woolley's anticipated population growth and density. Options to evaluate include trails, rail, transit, walking, etc.

Housing

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.

Goal GMA4: Provide adequate, diverse and affordable housing to all community residents.

Policy A4.1: Encourage a variety of housing in Sedro-Woolley and its UGA.

Policy H1.1: Install supporting infrastructure in areas of higher density housing, as a public, private, or private/public effort.

Policy H2.1: Encourage affordable housing for the elderly. As an alternative, the elderly should be accommodated in safe, well-maintained multiple-unit structures.

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 non-traditional households. (Including, but not limited to seasonal workers, single parents, extended families, and group homes.)

Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all with-

in the capacities of the state's natural resources, public services, and public facilities.

Goal GMA5: Encourage community economic development.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

Policy E2.1: Encourage local business development opportunities and utilization by the private and public sector, particularly for small start-up businesses owned by or employing Sedro-Woolley residents. Promote local use of special business financing and management assistance programs.

Policy E3.1: Promote tourism as a means of diversifying the economy and preserving the history of the community.

Property Rights

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Goal GMA6: Preserve property rights

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

Policy H4.3: Encourage the development of residential structures that respect existing views of natural features, and the right of everyone to enjoy them.

Permits

Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Goal GMA7: Ensure fair, predictable and timely permit processes.

Policy H2.6: Maintain easy access to the permitting process.

Policy T5.3: Aggressively enforce RCW 36.70A.106, requiring the Department of Transportation, or any other state agency, to comply with this comprehensive plan.

Policy UI.2: Provide utility permits in a fair, timely and predictable manner.

Natural Resource Industries

Maintain and enhance natural and resource-based industries, including productive timber, agricultural, and fisheries industries.

Goal GMA8: Encourage productive forest, agriculture and natural resource industries.

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

Policy CC1.3: Recognize and retain logging and other timber industry practices as a heritage of this community. Strive to preserve this heritage while supporting and encouraging the development of modern forest-practices industries.

Policy OS2.2: Recognize and promote the benefits of agricultural land which include maintaining open space, establishing rural character, preserving view corridors, enhancing wildlife habitat, and providing employment for the residents of Skagit County.

Policy E3.7: Sedro-Woolley's tourism strategy should also capitalize upon the city's unique location and timber industry heritage. Strive to maintain a balance between logging history and environmental education and preservation.

Open Space and Recreation

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Goal GMA9: Provide open space and recreation opportunities to community residents.

Policy P1.5: Identify zones which generally indicate where it is appropriate for future parks to be located as new development occurs.

Policy P2.3: Develop a mixture of active and passive recreation areas in order to accommodate the desires and lifestyles of Sedro-Woolley's residents.

Policy P3.1: Pursue joint ventures with Skagit County, other jurisdictions and public/private opportunities, in order to obtain access to a greater variety of recreational programs than the city could provide on its own.

Policy OS 1.2: The city shall provide input and coordinate review of development proposals with Skagit County to ensure the integrity of unincorporated open space within Sedro-Woolley's urban growth area.

Environment

Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Goal GMA10: Protect the environment while enhancing community quality of life.

Policy LU16.8: Encourage Development of a Brickyard Creek 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 CSA1.2: Provide the public, staff and decision-making bodies with information pertaining to

the identification, classification, and designation of critical areas.

Policy CSA1.5: Promote land use patterns and methods of development that will protect the value of sensitive and critical areas, and prevent hazardous conditions.

Policy CC5.2: In conjunction with the Sedro-Woolley school district, ensure that curriculum within Sedro-Woolley schools emphasizes social and environmental responsibility.

Policy CSA4.1: Encourage the use of alternative modes of transportation, such as, carpooling, public transit, walking, and biking, in order to reduce the amount of automobile emissions.

Policy U3.2: Promote conservation of water and electricity within the urban growth area. Work with utilities, service agencies and other jurisdictions to promote conservation products and programs.

Citizen Participation and Coordination

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Goal GMA11: Encourage early and continuous citizen participation in the comprehensive planning process.

Policy A11.1: Encourage, respect and reward citizen activism.

Policy A11.2: Hold neighborhood meetings within proposed annexation areas in order to answer questions about the implications of annexation.

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

Policy H3.8: Work to develop multi-family design recommendations based upon a participatory design process with community residents.

Policy CC6.6: Commit to honest, equal citizen participation III city processes.

Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Goal GMA12: Assure capacity for new developments through a capital facilities plan.

Policy CF1.1: Provide capital improvements to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth, according to the six-year capital facilities plan.

Policy CF2.3: Ensure that future development bears a fair share of capital improvement costs necessitated by the development. The city shall reserve the right to collect mitigation impact fees from new development in order to achieve and maintain adopted level of service standards. The city shall be responsible for its fair share of capital improvement costs for existing deficiencies.

Policy CF2.4: Ensure that city plans and development regulations identify and allow for the siting of "essential public facilities," as described in the Growth Management Act. Work cooperatively with Skagit County and neighboring jurisdictions in the siting of public facilities of regional importance.

Policy CF3.1: Update the six-year Capital Facilities Plan (CFP) annually prior to the city budget process. All city departments shall review changes to the CFP and participate in the annual review.

Historic Preservation

Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Goal GMA13: Preserve historically and culturally significant sites and structures.

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

Policy H1.3: Protect historically significant housing sites and structures.

Policy CC1.1: Preserve historically-significant buildings, trees and site within the Sedro-Woolley urban growth area through the development of historic preservation and urban forestry programs.

Policy CC1.2: Preserve culturally-significant sites identified within the Sedro-Woolley urban growth area. Do not allow development or encroachment upon sites identified as significant by tribal nations.

Climate Change and Resiliency

Ensure that comprehensive plans, development regulations, and regional policies, plans and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt and mitigate the effects of a changing climate. Support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

Goal GMA14: Promote climate change and resiliency by ensuring that comprehensive plans adapt to and mitigate the effects of climate change.

[add existing relevant policies]

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Commented [DT19]: Pending from the climate element

Formatted: Font color: Red

Formatted: Don't keep with next

Goal GMA15, Shorelines of the State

For shorelines of the state, the goals and policies of the shoreline management act shall be considered an element of the city's comprehensive plan.

Formatted: Font: Italic

VISION STATEMENT

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

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

Remaining paragraphs below to be edited/moved to applicable chapters.

Growth and Land Use

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

Economic Development

Sedro-Woolley's job base is strong and vital. The city is economically self-sustaining and is not considered a "bedroom community" for larger cities in the region. Residents who live here can also work

here. Sedro-Woolley is home to a diverse collection of larger employers. An occasional slump in one area will not depress the entire economy. The retail and tourism focus of the city is in the central business district and is complemented by larger businesses at commercial nodes in various parts of the city. Professional offices, light industry, and support services are sited at these nodes. Industrial parks in Sedro-Woolley are complete and fully utilized.

Other Commercial Development

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

Housing

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

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

Transportation

The city's transportation system expands to meet demands due to growth. Through-traffic circumvents the downtown area, which reduces discourages congestion but discourages people from viewing and visiting Sedro-Woolley's historic central business

Commented [DK20]: New vision inserted at the beginning of this chapter. statement here.

Commented [DK23]: Move to Land Use element under zoning discussion

Commented [DK24]: Move to Housing and update.

Formatted: Font: Italic, Highlight

Formatted: Font: Italic

Commented [DK21]: Move to LU Element

Commented [DK25]: Move to Transportation Element

Commented [DK22]: Move to Economic Development Element

district. Skagit Transit is accessible from all most areas of the City, and overall connectivity has improved is improving. Safe bicycle and pedestrian transportation is encouraged by the maintenance and addition of bike shoulders on the roads as well as off-road bike paths and trails. Local youth are educated in safe bicycling and traffic laws for bicyclists on the road. Bike racks are placed at key places in town to encourage people to ride their bikes rather than drive.

Central Business District

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

Parks and Open Space

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

Formatted: Font color: Red, Strikethrough
Formatted: Font color: Red, Strikethrough

Commented [DK26]: Move to Land Use Element. This is a bit lengthy. See suggestions to suggestions to condense further.
Commented [DK27R26]:

Commented [DK28]: Consider putting this section into a sidebar box
Commented [DK29]: Move to Parks Element

around Riverfront Park. Bicycle and pedestrian paths connect parks to recreation facilities.

Library

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

Community Vision

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

Commented [DK33]: Updated vision inserted at top of this chapter.

Commented [DK30]: Move to Capital Facilities? Sidebar?

Recreational Facilities

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

Commented [DK31]: Move to Parks and recreation element

Infrastructure

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

Commented [DK32]: Move to Capital Facilities Element

Chapter 35

Commented [MC1]: Likely to be renumbered from 5 to 3 in order to directly follow land use element

HOUSING ELEMENT

- 5.104 ~~Housing Element Requirements Under the Growth Management Act~~
- 5.208 ~~Inventory and Analysis of Housing in Sedro-Woolley and the Urban Growth Area~~ Housing Needs Assessment Summary
- 5.12 ~~Inventory of Lands and Capacity Gap Analysis for Housing Unit Allocations~~
- 5.16 ~~Optional and Affordable Housing~~ Adequate Provisions Made to Plan for Housing for All
- ~~5.18 Racially Disparate Impacts and Displacement Risk Analysis~~
- 5.20 Goals, Policies and Actions

Commented [MC2]: Current plan calls for city to do an assessment of housing need, so proposing to retitle this section accordingly

Commented [MC3]: Retitling this section to be consistent with housing element requirements

Commented [MC4]: New section addressing racially disparate impacts analysis required by revised housing element requirements in GMA.

HOUSING UNDER THE GROWTH MANAGEMENT ACT ELEMENT REQUIREMENTS

For all cities ~~which that fall fully plan~~ under the requirements of the Growth Management Act (GMA), ~~including Sedro-Woolley~~, the provision of adequate and safe housing is one of ~~the thirteen-fifteen major~~ ~~planning goals established in statute~~. The housing goal of the GMA is stated as follows:

Commented [MC5]: There are 15 goals now.

Housing: Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities, and housing types, and encourage preservation of existing housing stock. (RCW 36.70A.020(4))

The housing element must ~~address the ensure that Sedro-Woolley has capacity and policies in place to accommodate the~~ current and projected housing needs of ~~resident households with across the~~ full range of ~~economic and demographic groups through the year 2045 incomes~~. Specifically, the requirements of the housing element are as follows:

Commented [MC6]: Revised this paragraph to be more consistent with statutory requirements for housing element (see below)

~~The A~~ housing element ~~recognizes ensuring~~ the vitality and character of established residential neighborhoods that:

Commented [MC7]: Updated this whole section to include new language in RCW 36.70A.070(2)

- (a) ~~(a)~~ includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
 - i. Units for moderate, low, very low, and extremely low-income households; and
 - ii. Emergency housing, emergency shelters, and permanent supportive housing;
- (b) ~~(b)~~ includes a statement of goals, policies and objectives for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
- (c) ~~(c)~~ identifies sufficient capacity of land for housing, including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income families households, manufactured housing, multifamily housing, and group homes and foster care facilities, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area, consideration of duplexes, triplexes, and townhomes; and ~~(d)~~
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community, including:
 - i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - iii. Consideration of housing locations in relation to employment

- location; and
- iv. Consideration of the role of accessory dwelling units in meeting housing needs;
- (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
- i. Zoning that may have a discriminatory effect;
 - ii. Disinvestment; and
 - iii. Infrastructure availability;:
- (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- (g) Identifies areas that may be at a higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. [...] (RCW 36.70A.070(2))

In addition, the GMA requires the cities within a county to jointly develop county-wide housing policies which that consider the county-wide need for housing affordable to all economic segments of the population and how the housing will be distributed. The Skagit Countywide Planning Policies were last amended in January 2021. The housing allocations on which this element is based were adopted through a collaborative process with Skagit County and the other cities through the Skagit Council of Governments.

This housing element for the city of Sedro-Woolley will present a discussion of the GMA requirements and the innovative ways in which Sedro-Woolley will accomplish its housing tasks plan for housing in a manner complimentary to the overall community's vision for 2045 and consistent with the remainder of the comprehensive plan. As set forth, this element will demonstrate Sedro-Woolley's commitment to all types of housing over a broad economic strata the full range of economic segments, but most especially to affordable housing.

The housing element is outlined as follows:

- Housing Needs Assessment summary
- Summary of adequate provisions (including outline of policy changes)
- Racially Disparate Impacts and Displacement Risk Analysis
- Goals and policies to accomplish the aims of the community's vision and the GMA

First, an inventory and analysis of existing and projected housing will be presented. Second, a summary of an inventory of sufficient land for housing, including but not limited to government-assisted housing, multi-family housing, group homes and foster care facilities will be presented, which includes adequate provision for existing and projected needs of all economic segments of the community. Third, a

Commented [MC8]: Added to reflect how housing and population allocations/targets were arrived at through a countywide process.

Commented [MC9]: Delete - duplicative of this section

Commented [MC10]: More consistent with GMA language

Commented [MC11]: Rewrote to emphasize community visioning process as well as requirements for consistency with other elements required under GMA

Commented [MC12]: More consistent with GMA requirements

Commented [MC13]: Proposed shortened material to replace the paragraph below.

~~discussion will be presented as to how Sedro-Woolley's land use classifications and zoning will create the opportunity for the development of a variety of housing types for residents of various economic strata. Finally, a statement of the city's goals, policies and objectives for the preservation, improvement, and development of housing will be documented.~~

Commented [MC14]: This is probably not needed given that the element has the outline on the chapter title page.

Commented [MC15R14]: Propose to replace with bullets above.

INVENTORY AND ANALYSIS OF HOUSING IN SEDRO WOOLLEY AND THE URBAN GROWTH AREA HOUSING NEEDS ASSESSMENT SUMMARY

~~In 1999, the city of Sedro-Woolley Housing Needs Assessment Report was conducted. That assessment has been summarized in this subsection and the data has been updated for the 2016 Comprehensive Plan update. The following is a summary of the results of a comprehensive review of demographic, housing, economic, and land use data for the city of Sedro-Woolley. As part of the 2025 comprehensive plan periodic update, Sedro-Woolley has prepared an updated housing needs assessment, gap analysis, adequate provisions documentation, and racially disparate impacts analysis. The assessment was intended to be a tool to. These analyses serve as a guide for help local officials, planners, and citizens-members of the public to formulate policies and appropriate local approaches to address the housing goals of the GMA, including "making adequate provisions for the existing and projected needs of all economic segments of the community."~~

~~The full Housing Inventory and Analysis is available in Appendix B. A high-level summary of the information in the analysis is presented here.~~

Commented [MC16]: Rewrote this section to follow the revised outline for the element.

POPULATION AND HOUSING CHARACTERISTICS

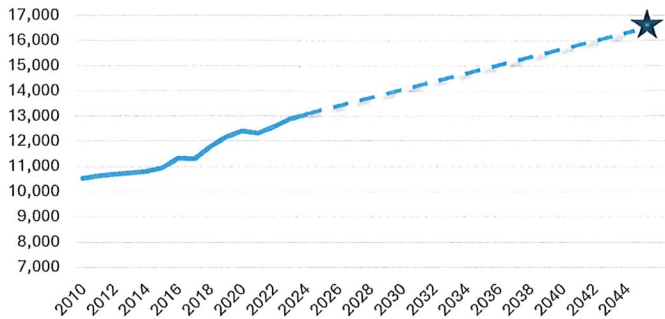
Population Demographics

The size and composition of the population is an important factor in the determinant of housing demand. The size of the housing units needed, location design desired and required by residents, and population rate of increase all influence what the housing market should supply.

~~According to the 2010 Census data, the population of Skagit County increased from 102,979 persons in 1990 to 111,901 persons in 2010, an increase of 13.52 percent. The April 1, 2013 Washington State Office of Financial Management (OFM) figures show the county population at 118,600, representing an increase of 15.17 percent since 2000. The 2010 Census showed that the population of Sedro-Woolley increased from 8,658 persons to 10,540 persons, an increase of 21.74 percent from 2000 to 2010. The April 1, 2013 OFM update shows this figure as 10,610. This represents an increase in population of 22.55 percent from 2000 to 2013. The Washington State Office of Financial Management (OFM) estimates that Sedro-Woolley's population was 13,080 as of April 1, 2024. Sedro-Woolley grew an average of 1.9 percent per year between 2014 and 2024. With a 2045 population target of 16,596, the City would grow an average of 1.3 percent per year over the next 21 years.~~

Commented [MC17]: Updated and consolidated info to current data.

Sedro-Woolley Population Estimates and Target, 2010-2045



The 2010 Census figures indicate Sedro-Woolley has nine percent of the population distribution of Skagit County by jurisdiction (both cities and unincorporated area). This is up from 8 percent in 2000. In 2005, based on OFM projections, Skagit County adopted a projected population growth figure of 149,080 by the year 2025. Of this figure, Skagit County has designated an additional population of 5,260 to the Sedro-Woolley UGA over a period of twenty (20) years for a total population of approximately fifteen thousand (15,000) residents (in the existing city limits and presently unincorporated Urban Growth Area).

Roughly 93 percent of Sedro-Woolley’s population identifies as being one race. Of those, 95 percent identify as white alone. The share of the population that is Hispanic or Latino has grown significantly from 8 percent in 2010 to 26 percent in 2022. Roughly 19 percent of the City’s population speaks a language other than English, a proportion that has grown significantly since 2016.

According to the 2010 census, the average household size in Sedro-Woolley is 2.589 persons per household; slightly more than the Skagit County rate of 2.53 persons per household. The largest age group in Skagit County is between 50 to 54 years of age. Two-person households account for 30 percent of the total households in the City, with 4-or-more person households accounting for an additional 29.3 percent.

Roughly 59 percent of households in the city own their housing unit, while 41 percent rent. Approximately 72 percent of households are family households, and 28 percent are nonfamily households, which includes 1-person households.

Commented [MC18]: Updated and streamlined with current info.

The 2010 census ranks Skagit County as eleventh out of 39 Washington counties in total population. With a total population of 10,610 in 2010, Sedro-Woolley is ranked 77th out of 281 Washington cities.

Commented [MC19]: Out of date, and also these data aren’t really necessary and don’t tell us anything interesting.

Housing Stock

In 2000, 42,681 housing units in Skagit County, comprised of 30,731 single-family units, 5,655 multifamily units and 5,022 mobile home units. In 2010 there were 51,473 total housing units in Skagit County; 37,115 single-family units, 7,913 multi-family units and 6,445 mobile homes. Between 1990 and 2000, 11,004 new housing units were constructed in Skagit County. Another 8,792 units were constructed in Skagit County between 2000 and 2010. Sedro-Woolley is home to an estimated 5,125 housing units as of 2024. Roughly 63 percent of these are one-unit housing units (single-family detached homes), 27 percent are multi-family units (2 or more units in a structure), and roughly 10 percent are mobile homes or other dwelling types.

1,033 new units were constructed in Sedro-Woolley between 2000 and 2010. As of 2000, there were 3,270 residential units in Sedro-Woolley, of which 2,257 units were single-family, 660 were multi-family and 353 were mobile-home units. In 2010 there were 4,303 total housing units: 2,874 single-family units, 1,025 multi-family units and 404 mobile homes. Since 2020, Sedro-Woolley has permitted the construction or placement of 177 new single-family homes and 174 multifamily units, as well as 15 manufactured homes.

	2020	2021	2022	2023	2024
Estimate of Total Housing Units	4,759	4,814	4,897	5,052	5,125
One Unit Housing Units	3,074	3,116	3,186	3,220	3,251
Two or More Unit Housing Units	1,212	1,222	1,230	1,345	1,386
Mobile Homes and Specials	473	476	481	487	488

Source: OFM - Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2024

Commented [MC20]: Updated with new data on housing stock from HNA

Per the 2010 Census, Sedro-Woolley has 8.35 percent of the total housing stock in Skagit County. As a percentage of the various types of housing units in the county, Sedro-Woolley has 7.74 percent of the single-family units, 12.95 percent of the multi-family units and 6.23 percent of the mobile-home units.

Commented [MC21]: Deleting old data.

Housing Quality

The 1999 Housing Needs Assessment Report found that in six of the eight Skagit County cities, ten (10) percent or more of the single-family housing stock were ranked as low-quality construction or below, with 286 (or 13 percent) of Sedro-Woolley's housing ranked in this category. Of the remainder of the single-family residential units, under the category of construction quality, 965 (46 percent) of the units were ranked fair, 814 (38 percent) of the units were ranked average, and 54 (three percent) of the units were ranked good, very good, special or excellent. Within Sedro-Woolley, 68 percent of the housing units were built prior to 1980.

The adequacy of housing can also be gauged by types of facilities in residential units and the extent of overcrowding. Between 1980 and 1990, Skagit County experienced a decline in the number of units which lacked complete plumbing facilities, from six hundred fifty-seven (657) units to six hundred ten (610) units. Overcrowded units, defined as more than one person per room, has increased, however, by thirty-nine (39) percent from seven hundred twenty-three (723) units to one thousand four (1,004) units. Current data is not available for this metric. Overcrowding increases when households are having difficulty affording or finding housing.

Types of Housing Units in Sedro-Woolley

	Total	1-Unit	2+ Units	Mh/Tr
1990	2,530	2,019	384	104
2000	3,270	2,257	660	353
2010	4,303	2,874	1,025	404

OCCUPANT CHARACTERISTICS HOUSING UNIT VALUES AND RENTS

Ownership Characteristics

According to the US Census's 2007-2011 American Community Survey 5-Year Estimates, there were 2,566 owner-occupied units in Sedro-Woolley. The median value of those units was \$219,800. For the 59

percent of households who own their housing unit (2,685 households as of 2022), the median home value in that year in Sedro-Woolley was \$460,219. This represents a 26 percent increase since 2020.

Information from the Economic Development Association of Skagit County shows the number of homes sold in 2004, the average price, and the number of days the homes were listed for sale. Homes in Sedro-Woolley were the fastest selling homes and sold for, on average, 79 percent of the overall Skagit County average home price. 2013 housing sales data and rental data were not accessible. House value estimates from the research arm of the real estate listing company Zillow indicate that the mid-range detached single-family home in Sedro-Woolley is worth \$480,839 as of July 1, 2024.

Home sales data from the Washington Center for Real Estate Research (WCRER) show that from early 2021 through mid-2024, the median home price in Sedro-Woolley rose from \$410,000 to \$523,750, a growth of 27.7 percent over that span. The median price for 2-bedroom homes in mid-2024 was listed at \$418,000. Three-bedroom homes had a median price of \$530,000, and 4-plus-bedroom homes had a median price of \$650,000.

Commented [MC22]: Updated with current info.

Quarter	Total sales	Median price	Sales by number of bedrooms				Median price by number of bedrooms			
			0 or 1	2	3	4 plus	0 or 1	2	3	4 plus
2021Q1	95	\$410,000	7	20	53	15	\$337,000	\$330,650	\$410,000	\$528,000
2021Q2	128	\$453,500	6	24	72	26	\$345,500	\$364,268	\$450,250	\$563,866
2021Q3	139	\$440,000	6	27	83	23	\$380,000	\$360,000	\$440,000	\$585,000
2021Q4	139	\$435,000	8	29	79	23	\$427,524	\$360,000	\$425,000	\$565,000
2022Q1	118	\$512,500	10	20	60	28	\$360,250	\$435,625	\$522,475	\$561,989
2022Q2	127	\$505,000	11	23	80	13	\$425,000	\$410,000	\$525,000	\$600,000
2022Q3	122	\$499,950	6	18	76	22	\$310,000	\$382,250	\$500,000	\$542,500
2022Q4	87	\$450,000	4	18	52	13	\$374,500	\$385,000	\$449,100	\$525,000
2023Q1	66	\$469,500	3	15	39	9	\$300,000	\$355,000	\$484,900	\$462,400
2023Q2	85	\$478,000		21	54	10		\$450,000	\$484,500	\$494,397
2023Q3	87	\$495,375	3	18	52	14	\$340,000	\$406,475	\$508,500	\$613,750
2023Q4	59	\$520,000	1	12	35	11	\$536,979	\$365,000	\$520,000	\$690,000
2024Q1	65	\$483,000	4	15	39	7	\$533,750	\$410,000	\$485,000	\$565,000
2024Q2	88	\$523,750	4	20	52	12	\$547,809	\$418,000	\$530,000	\$650,000

2004 Housing Sales Data—Skagit County (data from EDASC)

Area	Houses & Condos Sold	Average Price	Days on Market
Anacortes	535	\$320,806	88
Burlington	284	\$218,558	74
Concrete & East	78	\$140,482	112
La Conner	105	\$304,811	91
Lyman/Hamilton	14	\$171,596	112
Mount Vernon	718	\$215,272	86
Sedro-Woolley	410	\$174,085	69

Total Sales	2,144	\$220,080	90
-------------	-------	-----------	----

A median home sale price of \$523,750 corresponds to a monthly house payment of around \$2,979 assuming an interest rate of 6.5 percent and a 10 percent down payment. A Sedro-Woolley household would need to make more than \$119,000 per year for this median home to be considered affordable.

When comparing the cost burden facing Sedro-Woolley households to housing costs for owner-occupied housing units (i.e., households that own their housing units), 390 households that own their homes making above 80 percent of the area median are cost burdened, meaning they pay more than 30 percent of their income toward their housing. An additional 160 households who own their units and make between 50 and 80 percent of the area median income are cost burdened. Overall, roughly 26 percent of households who own their units are cost burdened.

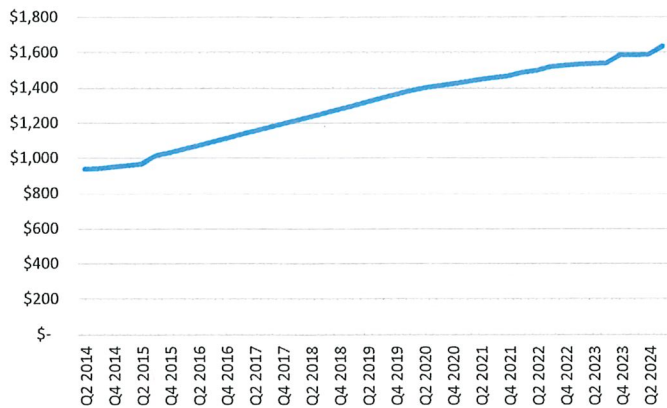
COST BURDEN	Renter Households		Owner Households		Total Households	
	>30%	>50%	>30%	>50%	>30%	>50%
Household Income <= 30% HAMFI	150	80	40	40	190	120
Household Income >30% to <=50% HAMFI	175	75	70	30	245	105
Household Income >50% to <=80% HAMFI	175	85	160	0	335	85
Household Income >80% to <= 100% HAMFI	40	0	275	0	315	0
Household Income >100% HAMFI	4	0	115	0	119	0
Total	544	240	660	70	1,204	310

Source: HUD-CHAS Tabulations of 2016-2020 ACS 5-Year Estimates

Rental Unit Characteristics

As previously described, 41 percent of households in the City rent their housing units.

The WCRER reports that from mid-2014 through mid-2024, a span of 10 years, average rents for market rate or affordable apartments in developments with at least five units rose from \$941 per month to 1,639 per month, an increase of 74 percent over that time.



Source: WCRER City and County Rental Data, Q3 2024.

When differentiating units by size (one-bedroom versus two-bedroom), the WCRER reports (at the county level) that the average rent for a one-bedroom unit in Skagit County as of mid-2024 is \$1,381 per month, versus \$1,468 per month for a two-bedroom unit.

Commented [MC23]: Added updated rent data from HNA

	Number of Units	Average SF	Average Rent	Rent per SF	Rent Growth/Year	Vacancy Units	Vacancy Percent	Vacancy Growth/Year
All types	2,567	850	\$1,482	\$1.75	5.8%	78	3.0%	-0.3%
One-BR Units	766	628	\$1,381	\$2.25	8.0%	23	3.0%	-0.7%
Two-BR Units	1,128	891	\$1,468	\$1.65	6.3%	39	3.5%	0.0%

According to information available from the Economic Development Association of Skagit County, the typical price range for rental property in Skagit County is as follows:

2004 Average Housing Rentals

0-1 Bedroom	\$400.00-600.00
2-Bedroom	\$600.00-850.00
3-Bedroom	\$850.00-1100.00
4+ Bedroom	\$900.00-1200.00

2004 Average Apartment Rental

0-Studio	\$350.00-500.00
1-Bedroom	\$450.00-600.00
2-Bedroom	\$600.00-800.00
3-Bedroom	\$750.00-1200.00

~~Sedro-Woolley rents are usually lower than Mount Vernon and Burlington, but are catching up because of increased consumer desire to live in the Sedro-Woolley area. Some single family rentals are changing to owner-occupied units.~~

Commented [MC24]: Deleted outdated information.

Characteristics of Housing Subsidies

Subsidized rental housing is provided through permanent housing complexes which are either privately or publicly-owned and through the Section 8 Certificate/Voucher Program. Future funding for such housing appears limited with funding for new projects favoring other counties. Under the classification of publicly-owned housing, Sedro-Woolley has one of three public housing authorities in Skagit County. The Sedro-Woolley Housing Authority provides 80 apartments for some of the community's most vulnerable residents.

Commented [MC25]: Added from HNA.

Households with incomes below fifty (50) percent of the county median income are eligible for certificates and/or vouchers to subsidize the cost of renting privately-owned units. The majority of households on the list are families, followed by disabled households and elderly households. Statistically, elderly households are better served by subsidized housing than families, which are the least well served.

Special Needs Populations

~~The special housing needs of the homeless, persons with disabilities, victims of domestic violence, youth, the aged and farmworkers has increased within Skagit County. In early 1997, a forty-two (42) room special needs facility opened within the city. It is anticipated that Sedro-Woolley will absorb a percentage of these special needs populations, including farmworkers, seniors, people with disabilities, people experiencing homelessness, and victims of domestic violence.~~ However, more likely, these populations will tend to locate in higher population areas with better transportation capabilities or closer to the larger farms (in the case of farmworkers). Sedro-Woolley can, however, make itself more amenable to the special needs populations through the development of regulations which encourage the use-development of special-needs projects housing targeted at these groups, including, group homes, accessory housing, permanent supportive housing, and emergency housing and emergency shelters and in the encouragement of developer participation in the construction of units which meet the requirements of the Americans with Disabilities Act.

Commented [MC26]: Rewrote for clarity.

Commented [MC27]: Added references to PSH and emergency housing per changes to GMA.

HOUSEHOLD INCOME

Household Income

According to the US Census's ~~2007-2011~~ 2018-2022 American Community Survey 5-Year Estimates, the median household income ~~in Sedro-Woolley is was~~ \$52,228 in Sedro-Woolley and \$55,555 in Skagit County. ~~Within Skagit County, 12.0 percent of families are classified as below the poverty level. The same figure for Sedro-Woolley is 10.1 percent.~~

Relationship of Types of Employment to Housing Costs

~~As the data will indicate, The Housing Needs Assessment shows that a large number of Skagit County and Sedro-Woolley residents already experience difficulty finding an affordable home/rental problem. A question related to projections of future housing affordability is whether the type of job growth is going to contribute to higher incomes and improved housing affordability or lower incomes and lower affordability. If employment trends hold steady, much of the job growth will occur in service sector and in food service occupations which generally have lower paying jobs. Many of these households will not be able to afford home ownership or market rate rental housing. Much of how employment will relate to housing cost depends on the strength of major local employers as well as broader economic development efforts citywide and in Skagit County more broadly.~~

HOUSING AFFORDABILITY

Housing Cost as a Percentage of Income Cost Burden

~~According to the US Census's 2007-2011 American Community Survey 5-Year Estimates, the 2013 ACS estimates, 39.4 percent of property owners with a mortgage (estimated 2,232,755 households) in Sedro-Woolley paid more than 30 percent of their income on housing. In Skagit County 46.8 percent of property owners with a mortgage (estimated 9,800 households) paid more than 30 percent of their income on housing.~~

~~Within Sedro-Woolley, 39.1 percent of all renters paid more than 30 percent of their incomes for gross rent (estimated 571 households). Within Skagit County, 51.0 percent of renters paid more than 30 percent of their incomes for gross rent (estimated 6,812 households). Data identifying the number of households earning less than eighty (80) percent of the median income and paying more than thirty (30) percent of income for household costs has not yet been identified, however, it can be presumed that many household paying more than thirty (30) percent of their income for housing are likely to be identified as households in need of housing assistance.~~

~~In Skagit County, resources are available to assist first-time homebuyers with home purchase and to assist existing homeowners with the cost of weatherization and home repair. Funding for all three types of assistance is severely limited and demand is high. The US Department of Agriculture Rural Development provides loan and grant assistance to income eligible households.~~

Commented [MC28]: Believe this section is still accurate.

Single-Family Market

~~Regarding new construction of single family housing, developers are currently building for two housing markets—the “starter”/“step-up” buyers and the “custom” buyer. Sedro-Woolley is one of the most affordable markets for “starter” homes. These homes are marketed to families already owning a home and looking to transfer their equity to a new home and to step up in the market place. The home is also marketed to “commuter” households.~~

Multi-family Market

~~There are no significant multi-family development opportunities in East Skagit County due to the lack of infrastructure, especially sewer. Historically, the strongest markets for such housing are in Mount Vernon and Burlington. Land costs for multi-family development vary throughout the county, with the price of the land dependent on the availability of services, zoning, existing permits and the cost of the impact fees. If sufficient land is available and developable, and if financing is available at acceptable terms, existing private developers have the capacity to provide market rate rental and ownership development in amounts sufficient to meet expected demand.~~

Commented [MC29]: Propose to delete, out of date.

SUMMARY OF THE ANALYSIS AND INVENTORY

~~The analysis and inventory performed in the Skagit County Housing Needs Assessment illustrates that while the housing needs and availability, especially those of affordable housing, may not be as critical as~~

other areas of the county, housing concerns still exist within the Sedro-Woolley urban growth area. Housing Needs Assessment for Sedro-Woolley shows an acute need for diverse housing options in the city area.

The ability to address these needs is vital to the social and economic vitality of the community. Shortages in the amount of housing may cause a potential employer not to locate to the community. Shortages of quality, affordable housing affordable across the whole range of households in the community causes distress to the individual and ultimately to the community.

Commented [MC30]: Now that there is a Housing Needs Assessment done as part of this plan update, we don't need to reference a Skagit County analysis. I think the rest of the summary is still valid.

5.12

INVENTORY OF LANDS

The projected population of Sedro-Woolley inside the city limits and within the UGA by the year 2025 is fifteen thousand (15,000).

There are roughly 1,90995 acres of residentially zoned land (not excluding rights-of-ways) in the city and its urban growth area. The approximate acreage in each of the three-four residential zones – Residential 15 (R15), Residential 7 (R7), and Residential 5 (R5), and Residential 1 (R1, Environmentally Constrained) – is as follows:

R15	R7	R5	R1
7190	607745	1,19860	33

(Sedro-Woolley also has an Residential 1 (R-1) zone, which is applied to areas with existing development in close proximity to unique environmentally sensitive areas. By definition, the R-1 zone does not have capacity for additional development, although it does have acreage as noted above.)

Commented [MC31]: Rewrote this section to focus on just zones that allow residential development and the capacity within those zones.

Additionally, the City's commercial zones allow residential units at varying degrees of intensity.

The land use and zoning designations are described in more detail in the Land Use Element.

The following densities are allowed in these zones:

- R5: minimum lot size of 8,400 square feet—roughly 5 dwelling units per acre
- R7: minimum lot size of 6,000 square feet for single family residences, 9,000 square feet for duplexes—roughly 7 dwelling units per acre
- R15: maximum 15 dwelling units per acre

Sufficient acreage has been set aside for residential development even with the discounting of developed property and minus infrastructure and critical area allowances. The city should continue to update the land use data in order to more accurately track and record land availability data for housing development. This data should be incorporated into the comprehensive plan during annual amendments. The following represents housing unit capacity within the city's zones under current development regulations:

Zone	R1	R5	R7	R15	MC	TMCO	CBD	UVMU	Total
Housing Unit Capacity	0	1,103	407	86	460	46	82	403	2,587

The Adequate Provisions Analysis portion of the Housing Element details where the city's housing capacity varies from its housing allocations by income bracket.

OPTIONAL AND AFFORDABLE HOUSING ADEQUATE PROVISIONS MADE TO ACCOMMODATE HOUSING FOR ALL

Through its housing element goals, and policies, and actions, the city of Sedro-Woolley hopes to address both the provision of optional housing and affordable housing must demonstrate that it has made adequate provisions to remove barriers to housing capacity sufficient to accommodate the projected housing need by income bracket. This section of the Housing Element summarizes the adequate provisions analysis presented in Appendix XX. Optional housing allows for a wide variety of housing types which are affordable to individuals in the community. Affordable housing is housing that is affordable to individuals in all economic sectors of the community.

Commented [MC32]: Rewrote intro to this section to reflect changes in guidance from Commerce.

Optional Housing Barriers to Housing Production by Unit Type and Affordability Level

Commented [MC33]: Titles changed to sections throughout to match up with housing element guidance from Department of Commerce

The housing element recognizes that different households prefer various types of housing. While the majority of property owners prefer direct ownership of a single-family dwelling on a parcel of property, some households prefer housing which requires little upkeep or maintenance. In addition, some households prefer, or due to economic necessity, must rent a dwelling unit as opposed to outright ownership. Appendix XX demonstrates that while production of low- and moderate-density housing has occurred at a rate sufficient to account for the housing need over the planning period, construction of low- and mid-rise multifamily units (the housing type most likely to be affordable to low-income households) has not been sufficient to account for the large need over the planning period, even with the land use changes and realized projects that occurred since the last periodic update. Therefore, the Sedro-Woolley housing element encourages development regulations that support the following housing policies: housing types:

Commented [MC34]: Rewrote to summarize what is in the revised Housing Element as described throughout.

1. Parcels of property Zoning which that supports single-family homes (permitted uses in the R5, R7 and R15 zones, conditional uses in other zones).
2. Zoning which that supports development for townhouses and condominiums, include cottage housing and unit lot subdivisions.
- 2.3. Zoning that allows Accessory Dwelling Units where single-family homes are allowed in accordance with GMA requirements.
- 3.4. Zoning which that allows for the conversion of second floors in the CBD zone into residential dwellings or allows new mixed-use buildings with commercial on the first floor.
- 4.5. Zoning which that allows for a variety of multi-family housing which can be blended into the community (duplex units as a permitted use in the R7 zone on lots over nine thousand (9,000) square feet, planned residential developments, mixed commercial zoning which allows limited residential development, and live/work units in the industrial zone).

Commented [MC35]: Added this to reflect successful adoption of cottage housing code - city to confirm.

Commented [MC36]: Added to account for requirements of HB 1337.

Affordable Housing

As indicated earlier in the housing element, the provision of affordable housing across all of the economic sectors may be difficult especially for the lower income economic sectors of the population. Therefore, the Sedro-Woolley housing element encourages the following housing practices has the following high-level objectives:

Commented [MC37]: These seem more like "objectives" than "practices".

1. Lot sizes which that support various types of single-family housing (minimum six thousand (6,000) square foot lots in the R7 zone, minimum eight thousand four hundred (8,400) square foot lots in the R5 zone, plus allowance for Accessory Dwelling Units as required under the GMA).
2. Zoning which that allows for a variety of multi-family housing, including middle housing

Commented [MC38]: Added to account for RCW changes in HB 1337 re: ADUs

~~types in residential zones through use of Planned Residential Developments (PRDs). ~~duplex units as a permitted use in the R7 zone on lots over nine thousand (9,000) square feet.~~~~

~~3. Work to achieve the city's ~~allocation of the countywide need for fair share of affordable low-income housing affordable to households making under 80 percent of the area median income within Skagit County.~~~~

~~4. Support of programs ~~thatwhich~~ provide low-income and special needs housing.~~

~~5. Support of programs ~~thatwhich~~ encourage rental and owner rehabilitation and weatherization of existing dwelling units.~~

~~6. On-going reevaluation of development regulations and impact fee alternatives which support ~~and encourage~~ the construction of affordable housing ~~where appropriate.~~~~

~~6.7. ~~Protect existing, naturally occurring affordable housing to protect against potential displacement that would result in racially disparate impacts.~~~~

Commented [MC39]: This is already the case under existing PRD regulations, so this change is simply to acknowledge the role of the PRD in providing moderate/middle housing options.

Commented [MC40]: Rewritten to align with updated RCW on housing element requirements.

Commented [MC41]: This overall objective already supports the proposed density bonus for affordability and other measures the City may consider.

Commented [MC42]: More flexibility plus the word "encourage" to align with potential density incentive.

Commented [MC43]: Adding this as a high-level objective based on the racially disparate impacts and displacement risks analysis.

Adequate Provisions Made to Address Housing Gaps

PLACEHOLDER

Commented [MC44]: Will summarize results of this section of the housing analysis here.

5.18

RACIALLY DISPARATE IMPACTS, DISPLACEMENT, AND DISPLACEMENT RISK

New GMA provisions require that the City's housing element analyze racially disparate impacts, document historical displacement in housing, and assess displacement risk for Sedro-Woolley's residents. The Housing Needs Assessment located in Appendix XX contains analyses of data for racially disparate impacts, displacement, and displacement risk that are summarized here.

Racially Disparate Impacts

PLACEHOLDER

Commented [MC45]: Will summarize results of this portion of the housing analysis.

GOALS, POLICIES AND ACTIONS

The goals, policies, and strategies of this housing element describe how Sedro-Woolley proposes to address the identified needs for future housing development. These goals, policies, and strategies-articulate the city’s priorities for allocation of resources, production of specific housing types, housing affordability, and the preservation of existing housing stock.

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

Policy H1.1: Install supporting infrastructure in areas of higher density housing as a public, private, or public/private driven effort.

Policy H1.2: Pursue federal and/or state funds to provide housing to low-income households, people experiencing or at risk of homelessness, and special needs populations. (Including, but not limited to: disabled, low-income, homeless.)

Policy H1.3: Establish/maintain a program to protect historically significant housing sites and structures.

Policy H1.4: Establish joint home conservation programs and campaigns with Puget Power. Provide support for weatherization and home repair programs.

Policy H1.5: Work to develop an incentive-based city-wide home improvement program.

Policy H1.6: Encourage sustainable housing practices to provide energy efficiency and environmentally responsive design.

Goal H2: To provide affordable housing that is affordable to for all current and future Sedro-Woolley residents.

Policy H2.1: Encourage affordable housing for older adults/the elderly. As an alternative, the elderly/older adults should be accommodated in safe, well-maintained multiple-unit structures, accessory dwelling units, or other suitable units.

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 H2.4: Encourage affordable housing types-units and revitalization of unused residential spaces above the retail buildings in the historic downtown area/central business district.

Policy H2.5: Together with appropriate agencies, encourage the development of housing for low-income households 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 H2.6: Evaluate local development regulations for effects on housing costs. Change development regulations that unnecessarily add to housing costs.

Policy H2.7: Maintain easy access to the permitting process.

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

Policy H2.9: Establish and maintain density incentives for housing affordable to households making under 80 percent of the area median income where appropriate.

Commented [MC46]: Propose to change the wording to emphasize that affordability can be a challenge for any household regardless of income if units that meet their needs, whatever they are, are scarce. “Affordable housing” has connotations that for many mean “only low-income households.” The proposed change would be more inclusive.

Commented [MC47]: Since allowing people to age in place is a primary purpose of ADUs I suggest adding this to existing policy.

Commented [MC48]: CBD is the more accurate term from a planning/zoning point of view.

Commented [MC49]: This one may be duplicative of other policies and requirements of the housing element, consider deleting.

~~Policy H2.10: Explore a targeted inclusionary zoning program and associated development regulations for the mixed-use and multifamily zones aimed at very low-income households.~~

~~Policy H2.11: Collect data on achieved density and observed rents and home prices in developments as feasible to determine whether density incentives and other housing tools are achieving the unit types and affordability levels needed to meet housing element requirements leading up to the comprehensive plan 5-year check-in in 2030.~~

~~Policy H2.12: Manufactured housing which meets the State Labor and Industries Code shall be permitted in any zoning districts in the city where single-family dwellings are allowed.~~

Commented [MC50]: Added 2 policies to support density incentive and exploring the idea of an inclusionary zoning program.

Commented [MC51]: Moved from actions, this is more a policy-level statement. Already done in code but important to maintain policy language on this subject.

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 ~~where feasible.~~

~~Policy H3.2: Require semi-public indoor space accessible to community groups as part of multi-family residential developments.~~

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

Policy H3.4: Coordinate common areas of linked open space between multi-family developments. Maintain these spaces through a public-private partnership.

Policy H3.5: Require clearly marked ~~ed~~ access for fire protection, parking, and solid waste collection. Use a universal design for these markings.

Policy H3.6: Encourage “cluster” single-family residential development within the R7 and R5 land use designations. Cluster developments are characterized by areas of common open space shared and maintained by residents of the development.

Policy H3.7: Allow planned residential developments (PRD’s) within the ~~R15, R7, and R5 zones land-use designation~~ as a conditional use. PRD developments are characterized by a variety of housing products and provide indoor and outdoor common space for residents.

~~Policy H3.8: Work to develop multi-family and single-family residential design recommendations based on a participatory design process with community residents.~~

Policy H3.9: Encourage the development of housing which meets certification standards such as Leadership in Energy and Environmental Design (LEED) or Green Builders Association.

Policy H3.10: Encourage the use of sustainable, alternative housing designs within the city.

Policy H3.11: Promote and encourage community gardens in residential developments.

Policy H3.12: Prioritize the development of new community garden sites in low-income and ~~under-served~~ neighborhoods.

Commented [MC52]: Requiring outdoor recreation space in small infill projects can reduce the actual capacity of a site without meaningfully adding real outdoor recreation space. In rare cases, it can make a project nonviable. My added language gives you flexibility, but there should be some thinking given to not requiring under a certain unit count, or not in short plats, or waived if within safe walking distance of a public park.

Commented [MC53]: Propose deleting this policy. This works at cross-purposes with the goals of providing enough multifamily and middle housing to meet the community’s needs within the planning period.

Commented [MC54]: Propose to delete this sentence. Not clear what “over-allocate” means from a development regulations point of view. Doesn’t seem very enforceable.

Commented [MC55]: Overlap with H5.1. Adding participatory design process language to that policy.

Commented [MC56]: It seems this covers the city’s new cottage housing regulations and that no new policies are needed as a result.

Commented [MC57]: Is there a definition for under-served? If not, consider adding a definition or removing.

Goal H4: To conserve the social characteristics of existing residential development and maintain a natural balance with the environment.

Policy H4.1: Develop a mix of multi-family residential units and single-family units throughout the community.

Policy H4.2: Encourage retail-compatible mixed uses (including residences) on the ~~upper second~~ floors in the central business district.

Policy H4.3: Encourage the development of residential structures that respect existing view of the natural features, and the right of everyone to enjoy them.

Policy H4.4: Explore the adoption of a city-wide incentive program for residential maintenance.

Commented [MC58]: Modified this to reflect that while adding additional floors to existing buildings is unlikely, there is a bit of vacant or underutilized land in the CBD zone where floors higher than 2 would be possible under code.

~~Policy H4.5: Establish zoning and other development regulations that protect naturally occurring affordable housing to mitigate displacement risk.~~

Commented [MC59]: Added (new) policy H4.5 to address displacement risk coming out of the HNA analysis.

~~Policy H4.5: Require that developed and designed residential structures comply with the critical areas ordinances such as wetlands, frequently flooded areas, drainage, steep slopes, aquifer recharge areas, migratory routes and natural wildlife habitat.~~

Commented [MC60]: Requiring that residential structures comply with the CAO is not necessary. This is the case for all development, and this policy doesn't really tell the city to do anything it isn't already required to do, baked into the GMA and the requirements of the CAO.

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

Policy H5.1: Explore an ~~an administrative~~ design review process in the residential land use designations ~~through a participatory design process with community residents.~~

Commented [MC61]: Once the city is large enough to have to comply with HB 1110 (middle housing), design review for those units must be administrative. This policy direction encourages the city to explore that route rather than establishing a design review board to pre-position for when this section of the GMA kicks in. This will not be within this planning period, but it is still recommended so you don't have to walk back a design review board program later.

Policy H5.2: Allow permits for home businesses that have little impact on surrounding developments.

Policy H5.3: Create non-discriminatory zoning regulations for group homes, consistent with the Federal Fair Housing Act.

Policy H5.4: Establish standards for factory-built homes within single-family land use areas, consistent with WAC 296-150B. (Design standards and inspection procedures for mobile homes.)

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

Objectives/Actions

~~As part of the ongoing process to update the comprehensive plan During periodic updates and the five-year check-in for the comprehensive plan, the city will conduct an Affordable Housing Assessment should update the data and analysis in the Housing Needs Assessment to thoroughly evaluate the affordability of housing in the city.~~

Commented [MC62]: One broad suggestion I have for this section would be that each action show which policy or policies it helps implement. That should wait until the Council has provided direction on which changes it would like to see to policies. Nevertheless, I've made edits below to existing actions and proposed some new actions as well.

~~To promote a wide variety of residential densities and housing types to create an adequate choice of attractive living accommodations for persons desiring to reside in Sedro-Woolley.~~

Commented [MC63]: Tried to make this more specific and actionable and links to the housing needs assessment as a basis for ongoing analysis.

~~To promote fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income, or disability.~~

~~To promote strong residential neighborhoods through public investments in physical improvements intended to enhance neighborhood identity and through public policy decisions intended to protect and preserve existing neighborhoods.~~

~~To encourage the availability of affordable housing to all economic segments of the population of the city.~~

~~To encourage the maintenance and creation of healthy residential neighborhoods as well as the revitalization of those that are declining.~~

Commented [MC64]: These seem like re-statement of goals and are not specific enough to be considered actions. Consider removing as these topics are already covered elsewhere.

Encourage small-scale multifamily (four units or less) within existing single-family neighborhoods. Such structures should be designed to ~~complement~~ **complement** existing neighborhoods.

Commented [MC65]: Word choice

Encourage a high level of design and architectural amenities in all housing designs ~~by developing and administering a clear and easy to understand administrative design review process.~~ **The objective of design review should be to result in subdivision, site, and building design that fits into the context and is compatible in form, scale, and general architectural style with surrounding development to the greatest degree feasible.**

Commented [MC66]: Made more specific by encouraging the City to develop an admin design review process.

~~Provide for a range of densities to ensure maximum choice in housing options for persons desiring to live in Sedro-Woolley.~~

Commented [MC67]: Moved an existing action in here from below.

~~Promote single-family and multiple-family housing design, including subdivision, site and building design, which enhances the community image and ensures compatibility with surrounding development.~~

Commented [MC68]: Too vague to be considered an action, and there is already policy language that covers this.

Promote residential development in commercial areas where combining such uses would promote the vitality and economic viability of the area.

Commented [MC69]: Incorporated this language into another action above since it seems duplicative.

~~Reduce setbacks in commercial zones where proposed residential uses in those zones would abut existing residential~~

~~areas consistent with setbacks for comparable residential zones.~~

Promote the development of live/work units in industrial areas where such uses would act as a transition with single-family uses and where the degree of industrial activity will not significantly impact the residents. ~~including in the area currently in the Transitional Mixed Commercial Overlay as the City revisits that designation.~~

Commented [MC70]: Added based on staff feedback and discussion with the Planning Commission on ways to encourage residential uses where allowed in commercial zones.

Schedule regular infrastructure maintenance in residential areas to preserve the ~~character infrastructure and built form~~ and ensure the continued vitality of existing neighborhoods.

Commented [MC71]: Added to more tightly link housing element to land use element.

Through the subarea planning process, consult with neighborhoods regarding desired improvements to enhance the identity of their area. Such improvements may include, but are not limited to: park facilities, transportation system improvements, special neighborhood signage, special lighting, and street furniture such as benches and information kiosks.

Commented [MC72]: Replaced "character" with something more specific and useful from a capital facilities and development regulations point of view.

Assist non-profit agencies and groups to plan and develop low- and moderate-income housing and support services ~~by assisting with grant applications, offering low-cost leases on city-owned land where feasible, and developing process improvements like permit fast-tracking or reduced system development charges for such projects.~~

Commented [MC73]: Added some specific suggestions that will give the city guidance on implementing related policies.

Explore the amendment of the zoning ordinance to provide density bonuses to those who will agree to build affordable housing ~~and ensure through covenants that those units will be affordable for a minimum length of time as the Planning Commission and Council deem appropriate.~~

Commented [MC74]: Described a specific mechanism by which this could occur to make this action more easily implemented and understood by decision makers.

~~Identify future areas for high density housing in developed zones of the city consistent with the general neighborhood's land use characteristics.~~

Commented [MC75]: This is basically what the comprehensive plan entails from a land use perspective; including this as an action isn't all that helpful.

Explore the amendment of the zoning ordinance to prohibit construction of housing units that would prohibit children unless the project is for defined target populations (e.g. the elderly).

Coordinate with the Sedro-Woolley Housing Authority, Skagit County planning department, human services agencies, and other appropriate agencies to determine an equitable distribution of affordable housing and housing for special populations.

Explore ~~other~~ strategies to promote the development of non-assisted affordable housing in the private sector. Such strategies may include, but are not limited to the following:

- Requiring a certain percentage of dwelling units in a development to meet affordability ~~criteria (i.e., inclusionary zoning).~~
- ~~Providing density incentives within a development if a certain percentage of affordable units are constructed.~~
- Rezoning land to allow higher densities;
- ~~Eliminating any current occupancy restrictions on accessory dwelling units; Enacting and maintaining regulations on accessory dwelling units that comply with GMA requirements.~~
- ~~Allowing residential uses in commercial and industrial zones.~~
- Providing for more flexible dimensional standards (such as street widths, setbacks, and lot coverage).

Commented [MC76]: Added this term to make it more clear what is being discussed

Commented [MC77]: This one's already covered above.

Commented [MC78]: Rewrote this one to broaden the ADU regulation changes needed beyond just occupancy.

Commented [MC79]: This one's already covered above as well.

Support development of government-assisted housing providing that it is dispersed throughout the community rather than concentrated, and ~~that~~ adheres to high design standards within funding constraints.

~~Develop, advertise, and periodically review pre-approved plans for accessory dwelling units in order to reduce costs and development timelines for ADU applicants.~~

Commented [MC80]: Added because of Planning Commission feedback that was highly supportive of this idea.

Undertake efforts to support maintenance and revitalization of older housing in the city in an effort to reduce long-term decline in Sedro-Woolley's older neighborhoods.

~~Manufactured housing which meets the State Labor and Industries Code shall be permitted in any zoning districts in the~~

~~city where single-family dwellings are allowed.~~

In compliance with state regulations, group homes and foster care facilities should be permitted in any zoning districts in the city which allows residential development, subject to conditions to ensure compatibility with surrounding development in terms of bulk and scale of buildings and operational aspects such as parking, noise, and light and glare generation.

~~The city will explore~~Explore development of site selection criteria for the location of housing for ~~the elderly~~older adults. In so doing, the city will encourage the provision of smaller units (with one or two bedrooms) and more compact housing types (cluster, town house, apartment, or condominiums). In siting development for ~~older adults~~the elderly, the city will also review the proximity to shopping, hospitals, public transportation routes, retail and service centers, and parks.

Commented [MC81]: Replaced with "older adults" as "the elderly" has fallen out of fashion in planning terminology; just a suggestion

~~Continue to conserve existing. The city will continue its primary role in the conservation of~~housing through public investment in the infrastructure servicing the area (storm drainage, sewer, street paving, recreation) and zoning to prevent incompatible land uses and depreciation of property value.

Commented [MC82]: Minor text suggestions to improve implementation

~~The city will continue to implement its~~Continue to implement and periodically evaluate the code enforcement program and ~~will attempt~~ to motivate ~~property~~ owners to repair and improve maintenance of their structures.

Commented [MC83]: Syntax suggestions to improve implementability of this action.

~~Explore the development of a zone or zoning overlay for the city's existing manufactured home parks and any that may become a part of the city in the future as a result of annexation.~~

~~Consider a program that would partner with providers of affordable housing to offer residents of affordable units displaced by new development right of first refusal for nearby existing units.~~A

Commented [MC84]: Added two actions related to preventing displacement (new policy H4.5).