

Comprehensive Plan 2025 Periodic Update Community Open House



Agenda

- Meet the Project Team
- Project Overview
 - Purpose of Comprehensive Plans
 - State Requirements
 - New legislation
 - Public Engagement
 - Adoption Schedule
- Questions?
- Break-out:
 - *Housing and Land Use*
 - *Climate Change*
 - *Parks and Recreation*
 - *Economic Development*
 - *Transportation, Capital Facilities, Utilities*

presenters

Matt Covert



Project
Manager

Donna
Keeler



Senior Planner

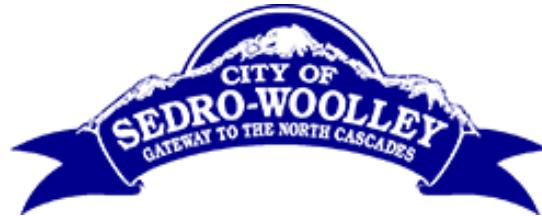
Alexandra
Plumb



Environmental
Planner

Meet the Project Team

City



- *Julia Johnson, Mayor*
- *Charlie Bush, City Administrator*
- *Tom Glover, Planning Director*
- *Bill Bullock, Public Works Director*
- *Nicole McGowan, Planner*
- *Ashton Sandoval Oaks, Assistant Planner*

Consultants



FACET

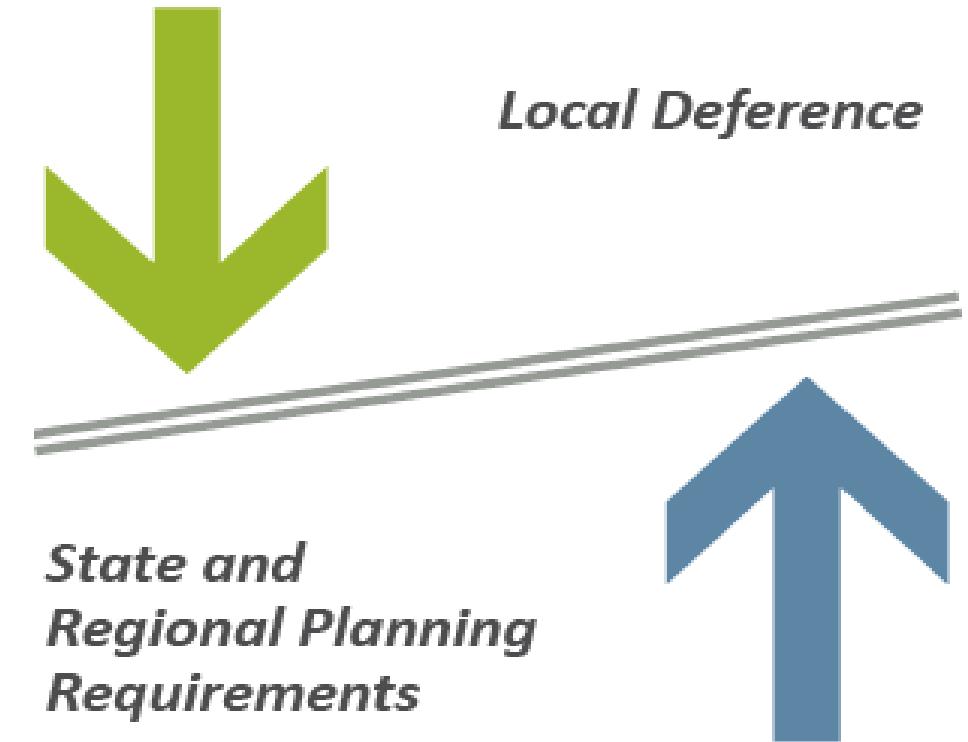
- *Matt Covert, Project Manager*
- *Dan Nickel, Principal*
- *Donna Keeler, Senior Planner*
- *Alexandra Plumb, Environmental Planner*

Kimley»Horn

- *Clay White, Principal Planner*

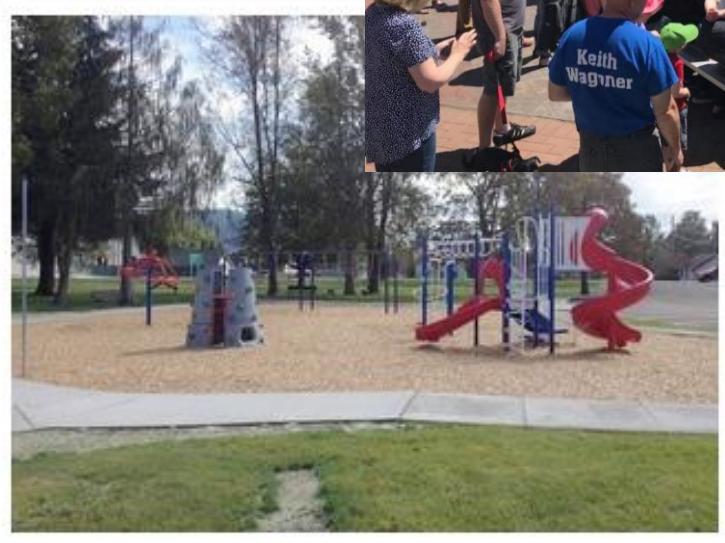
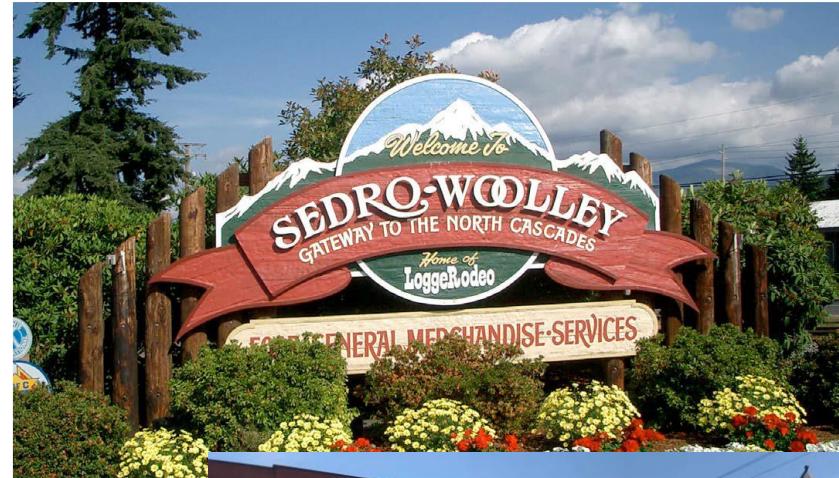
General Project Overview

- Top-down requirements from the state
- Bottom-up community vision for the future and implementation of that vision

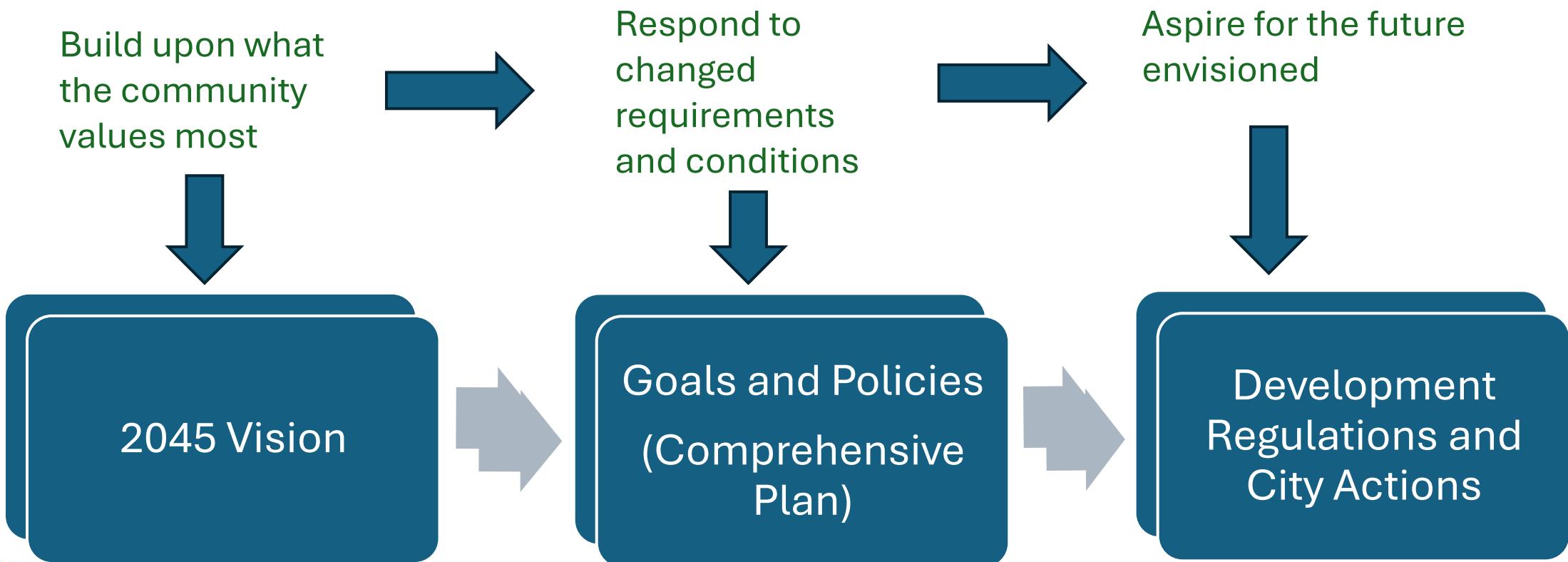


Comprehensive Planning

- Long-range plan: Planning for a 20-year horizon
- Policies establish framework for future actions and regulations
- Required by the 1990 Washington State Growth Management Act (GMA)
- Anticipate, plan for, and accommodate growth, protect critical environmental areas, and conserve natural resource lands, such as farms and forests.
- *Communities need to review and revise their plans on a periodic basis to remain up to date on new state regulations.*



Scope and Outcome



Sedro-Woolley's Comprehensive Plan

- Carefully manages how the City will grow
- Includes a statement of vision, values, and priorities
- Guides decision making, regulations, and investments in the community
- Strives to ensure the health, safety, and well-being of all people living in our community

Starting with the Vision...

Foundation of the Comprehensive Plan

- *Describes values and priorities establishing what Sedro-Woolley wants to look like in 20 years*
- *Ties directly to each of the plan elements (chapters) that provide long range policy direction*

Your input on the vision is Important! Please consider filling out a 2-minute survey:

Available in paper format or by visiting the City's project webpage at:

https://www.sedro-woolley.gov/departments/planning/2025_comprehensive_plan.php

Comprehensive Plan Elements (Chapters)

- Land Use
- Housing
- Transportation
- Parks and Recreation (*Optional*)
- Economic Development (*Optional*)
- Capital Facilities Plan
- Utilities
- Climate Change and Resiliency (**NEW!**)

Sub-Area Plans*

- SWIFT Center (Center for Innovation and Technology)
- Urban Village Mixed Overlay (UVMU)

**Will not be updated during the Periodic Update*

New Housing Requirements

- **HB 1220:**

- Planning for housing by income band
- Provide for emergency housing, emergency shelters, permanent supportive housing
- Policies/regulations to address racial disparities, displacement and exclusion in housing

- **HB 1337:**

- Allows at least 2 ADUs per lot in zones that allow for single-family homes

- **HB 1110: (Middle Housing - Optional for small jurisdictions)**

- *Homes compatible in scale, form, and character with single-family housing and contain 2 or more attached units, such as duplexes, triplexes, townhouses and cottage housing.*



Determining Housing Needs in Sedro-Woolley

Housing Needs Assessment and Gap Analysis

- Based on forecasted growth
 - 31.8% above 2022 population by 2045 based on new growth targets
- Provides data and insights about how to most appropriately meet the City's share of differing housing needs (families, workers, seniors, low income, other)
- Answers questions such as:
 - *Are some neighborhoods at risk of displacement, such as mobile home parks?*

New Climate Element

- HB 1181
 - Requires integration of a new Climate Change Element and Resiliency sub-element
 - Following elements must be updated to include or build on climate change topics:
 - Land Use
 - Capital facilities
 - Parks, Recreation and Open Space
 - Capital Facilities and Utilities
 - Transportation





Other Comprehensive Plan Topics of Note

Change in the Housing Element will drive changes to the Land Use Element and potentially other elements:

- Economic Development
- Parks and Recreation
- Transportation Element
- Capital Facilities and Utilities Elements

Engaging the Sedro-Woolley Community

Establish Goals (Public Participation Plan)

- **Varied Opportunities for Engagement**
 - Survey, public meetings, flyers, open house, workshops, news media, internet, other
 - Regular meetings with Planning Commission
- **Stakeholder Outreach**
 - Targeted outreach
 - Collaboration with local, state agencies and tribal entities
 - Community groups
- **Reasonable Timeline**
 - Ongoing commenting opportunities through adoption



Thank you!

Questions?