



# 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



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

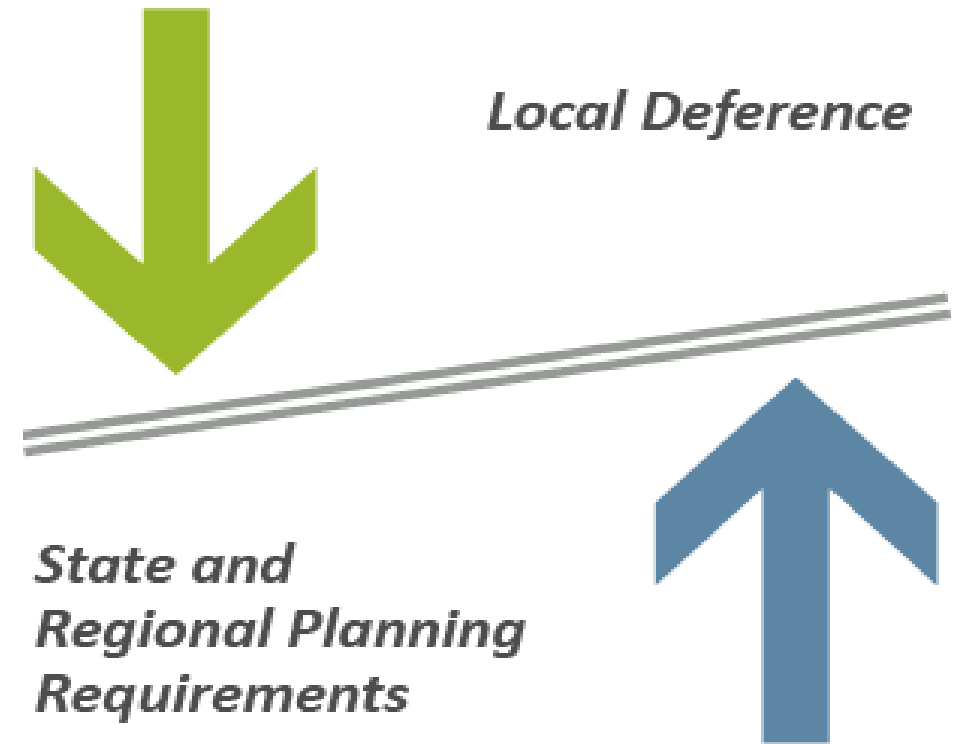


- *Clay White, Principal Planner*



# General Project Overview

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

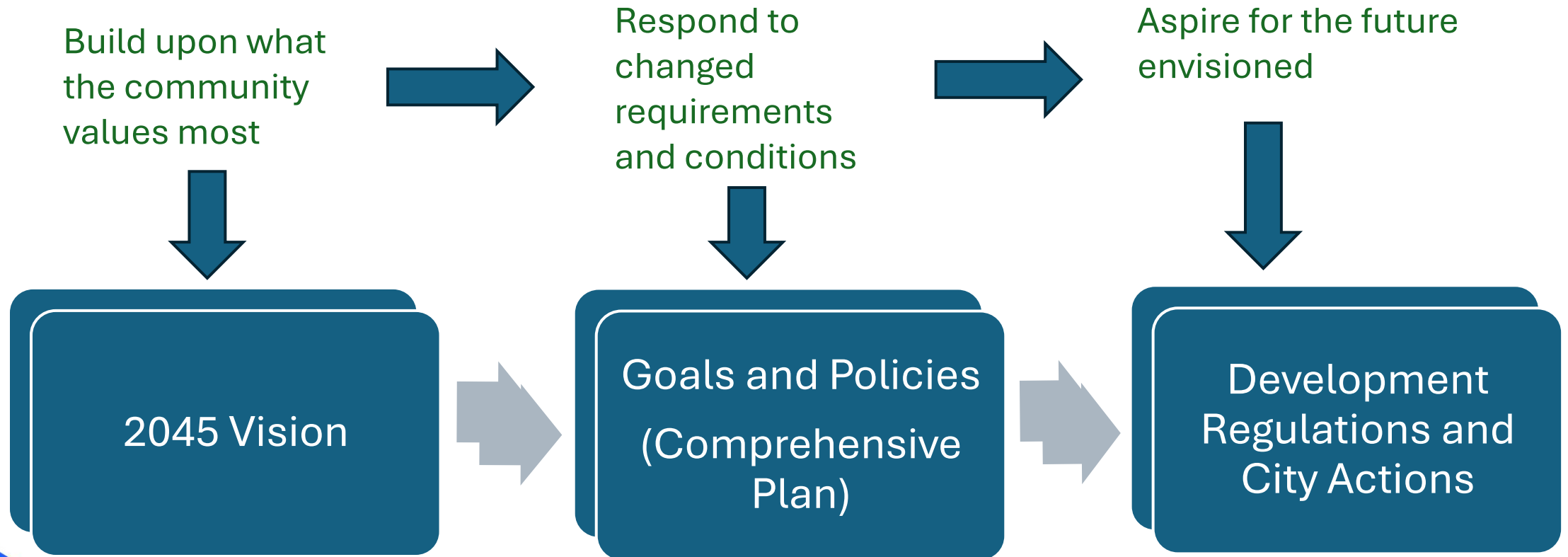


# Comprehensive Planning

- 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](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?