



BUILDING & PLANNING DEPARTMENT

**City Council Budget Work Session
May 5, 2021**

DEPARTMENT MISSION

- Promote the general health, safety, and welfare of the citizens of Sedro-Woolley;
- Assist the citizens with code and permit processes;
- Work with developers and contractors to achieve their goals; and
- Work with other City departments to provide a coordinated effort.



BASIC DEPARTMENTAL DUTIES

- Administration of State and Federal land development regulations
- Administration of City Municipal Code as it relates to land use and development
- Customer service:
 - Property owners
 - Developers
- Public notice of proposed development



DEPARTMENTAL PHILOSOPHY

- High quality, professional customer service
 - “friendly planning and building department”
- Get to “yes”
- Development that meets the high standards of the community & council
- Quick turn-around time
- Spend time with customers



STAFF HAS BEEN BUSY ACCOMMODATING S-W GROWTH

○ 2020 Population = 11,890

- 1,190 new residents since 2015
- 1,350 new residents since 2010
- 1,850 new residents since 2005
- 3,232 new residents since 2000



STAFF HAS BEEN BUSY ACCOMMODATING S-W GROWTH

BETWEEN MAY 1, 2020 & MAY 1, 2021 THE CITY RECEIVED PERMIT APPLICATIONS FOR 268 NEW RESIDENTIAL UNITS.

23 HAVE BEEN COMPLETED, 60 UNITS ARE UNDER CONSTRUCTION AND THE REST (185 UNITS) ARE IN PERMITTING STAGE.

BETWEEN SEPT 2019 AND SEPTEMBER 2020, 36 NEW RESIDENTIAL UNITS HAD BEEN COMPLETED AND 35 WERE UNDER CONSTRUCTION.



DEVELOPMENT UNDER CONSTRUCTION

- 85 lot subdivision under construction on McGarigle Rd. Permits for 13 units issued
- 28 lot (31 unit) subdivision under construction on F&S Grade Rd. 4 Model Homes issued
- 7-lot subdivision just approved on Debbie Drive
- Homes being built at Cambridge Commons (Permit issued for 48 of the 66 lots, 29 complete)
- 24 unit multi-family on Curtis St (Issued)
- Completing homes at 18-lot Arbor Glen
- NEW LIBRARY



DEVELOPMENT IN PLANNING

- 178 lot subdivision on east side of SR9
- 65 lot subdivision on F&S Grade Rd/Cook Road
- 95 lot PRD at Golf Course
- Two rezone requests on 2021 Docket
- Eight active short plats, a CUP and a variance
- 20.6 acre annexation north of Fire Station 2. (45 day BRB review over on Friday)
- 60+ acre annexation north of Jones Estates
- 76 unit UVMU permit application
- 67 unit UVMU permit application
- Mixed use development on State St – 4,500 SF of commercial and 17 units



EXPECTED DEVELOPMENT ACTIVITIES

- 24 unit multi-family on Cook Rd
- 28 unit multi-family on Cook Rd
- 20 units per CUP at Jameson/Third
- Sedron facility at SWIFT Center 50,000sf



DEPARTMENT NEEDS

- Comp Plan update due June 2025
 - Land Capacity Analysis begin in 2022 or 2023
 - Housing Element Update at same time
- Attempting to hire a new Building Inspector / Plans Examiner. May require additional pay to attract qualified personnel.
- Continued support of existing staff so we may continue to accommodate growth & ensure quality developments
- Meet reasonable time expectation of developers
- Continue to support Planning Commission
 - Update codes to improve future development
 - Update Comprehensive Plan – GMA Compliance

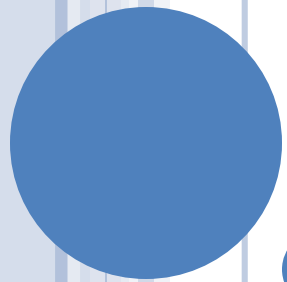


SEDRO-WOOLLEY IS THE PLACE TO BE!

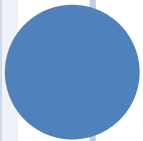
TAKE-AWAYS

- Development community is VERY enthusiastic about working in S-W, especially those that have experience in other communities
- Developed close relationships with developers
- S-W is where experienced, talented builders want to do business
- Planning staff accommodates the needs of the development community and makes sure the growth meets the expectations of long-time residents and business owners





THANK YOU!



Questions?