

Regular Meeting of the Planning Commission
May 19, 2026 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:31PM).

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

- Commissioner Joe Franett
- Commissioner Jessica Jasper
- Commissioner Joe Fattizzi
- Commissioner Matthew Desvoigne
- Commissioner Madison Bowman

Commissioners Absent:

- Commissioner Patrick Huggins
- Commissioner Cassandra Sexson

Staff Present:

- Planner Nicole McGowan
- Community Development Director Tom Glover
- Permit Technician Nicole Pfluger

Absent Staff:

- Assistant Planner Ashton Sandoval Oaks

Facet Northwest Consultants Present:

- Senior Planner Donna Keeler
- Environmental Planner Alexandra Plumb

d. Consent Agenda

1. Minutes from March 17, 2026 Planning Commission Meeting

Minutes from March 17, 2026, Planning Commission Meeting approved as written.

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.

General Public Comments opened at (6:34PM).

- No online participants
- No participants were in attendance
- Staff did not receive any written comments

General Public Comments closed at (6:34PM).

f. Public Hearing(s)

None.

g. Unfinished Business

None.

h. New Business

1. Updates to Chapter 17.65 SWMC *Regulations for Critical Areas* - Gap Analysis Discussion

FACET's Senior Planner, Donna Keeler, and Environmental Planner, Alexandra (Alex) Plumb, presented a slideshow summarizing the gap analysis performed for required updates to the City's critical area regulations. The presentation included an overview of the Best Available Science (BAS) review and the key changes to the Critical Areas Ordinance. The BAS technical memorandum used was specific to the City of Sedro-Woolley.

Planning Commissioner, Joe Fattizzi, expressed concerns with Ecology Buffer Option 2, urging sensibility when making these choices, to avoid a one-size fits all approach. He was also very concerned with the potential of creating many new non-conforming structures while going over the Site Potential Tree Height (SPTH) Tool data.

Planning Commissioner, Madison Bowman, shared information about the buffer buy-back option that Mount Vernon has and compared it to the in-lieu of fee program. She also mentioned that Option 1 is unlikely to be feasible for individual property owners.

Following the slide show, the Planning Commissioners asked many clarifying questions to the FACET team and City staff. City Planner, Nicole McGowan, shared that staff supports Ecology Buffer Option 1 and that Option 3 is closest to what we currently have in place.

i. Information/Discussion Items

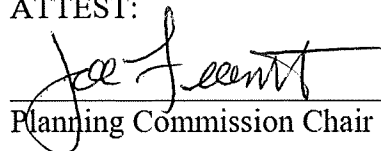
1. Updates to Chapter 2.90 SWMC *Consolidated Planning Procedures* - Coming Soon

City Planner, Nicole McGowan, updated the Planning Commission on the efforts of the Community Development Department in the upcoming proposed changes to Chapter 2.90 SWMC. There has not been an overhaul on Chapter 2.90 SWMC since 2008.

j. Adjournment

Time (8:39PM).

ATTEST:


Planning Commission Chair

APPROVED:


Planning Commission Secretary