



Regular Meeting of the Planning Commission
March 18, 2025 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:33PM).

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

- Commissioner Joe Franett
- Commissioner Joe Fattizzi
- Commissioner Jessica Jasper
- Commissioner Danielle Freiburger
- Commissioner Matthew Desvoigne
- Commissioner Cassandra Sexson (Online)

Commissioners Absent:

- Commissioner Pat Huggins

Staff Present:

- Community Development Director Tom Glover
- Assistant Planner Ashton Sandoval Oaks (Online)

Consultant Presenter:

- Facet Project Manager Matt Covert

d. Consent Agenda

1. Minutes from Feb. 18, 2025 Planning Commission Meeting

Minutes from February 18th, 2025 approved with edits.

2. Minutes from Feb. 25, 2025 Planning Commission Meeting

Minutes from February 25th, 2025 approved with edits.

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.

Tina Tate, Chief Executive Officer of Skagit Habitat for Humanity tuned in online to express interest in the topic of housing policies and strategies, particularly as they support the creation/addition of affordable housing options.

f. Public Hearing(s)

g. Unfinished Business

1. Review Land Capacity Analysis to include an overview of assumptions and densities, accounting for critical areas and other factors.
 - Slide presentation: Review of the Land Capacity Analysis (LCA), purpose, target is 20 years out (2045), housing allocations by income level. Critical Areas Deductions: floodway, steep slopes, streams & buffers, utility easements, wetlands, and 100-year floodplain. LCA v. Housing allocations (current projections out 20 years): deficit of 851 units for annual income \$0 - \$81,559 (0 - 80% AMI). Surplus of 959 for annual income \$81,600+ (>80% AMI).
 - Comments/Input received from Commission members. No action taken, will review updated analysis at the Planning Commission's next meeting April 15th, 2025.

h. New Business

1. Comprehensive Plan Update: Review housing strategies and options to meet the 20-year housing targets.
 - Slide presentation: Housing Options/Strategies. Infill development, density bonuses (more units per acre for affordable housing), middle housing strategies (some already implemented or in the works), inclusionary zoning, zoning

reform/code changes, other strategies.

- o Comments/Input received from Commission members. No action taken, will continue this discussion at the Planning Commission's next meeting on April 15th, 2025.

i. Adjournment

(Time 8:49PM)

ATTEST:



Planning Commission Chair

APPROVED:



Planning Commission Secretary