



Regular Meeting of the Planning Commission
October 21, 2025 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:30PM).

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

- Commissioner Joe Franett
- Commissioner Joe Fattizzi
- Commissioner Jessica Jasper
- Commissioner Pat Huggins
- Commissioner Cassandra Sexson
- Commissioner Madison Bowman

Commissioners Absent:

- Commissioner Matthew Desvoigne

Staff Present:

- Planner Nicole McGowan
- Assistant Planner Ashton Sandoval Oaks
- Planning Intern Ian Kastner
- Community Development Director Tom Glover
- Permit Technician Nicole Pfluger

d. Consent Agenda

1. Minutes May 27, 2025

Minutes from May 27th, 2025, Planning Commission Meeting approved as written.

2. Minutes June 17, 2025

Minutes from June 17th, 2025, Planning Commission Meeting approved as written.

3. Minutes July 15, 2025

Minutes from July 15th, 2025, 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 (6:36PM).

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

General Public Comments closed at (6:36PM).

f. Public Hearing(s)

None.

g. Unfinished Business

1. Comprehensive Plan - Chapter 3, Housing Element Strategies

Ian Kastner was introduced to the Planning Commission by Nicole McGown. Ian has been interning with the City of Sedro-Woolley's Planning Department since June 2025 and was a presenter of the evening's slideshow about Housing Target Strategies for the 2025 Comprehensive Plan Periodic Update.

The slideshow consisted of a refresher on the State Mandated Housing Targets by Income Band (AMI) with a table showing the surplus/deficit of each income band and an in-depth overview of each Proposed Housing Policy Strategies.

Following the presentation, Nicole McGowan led a discovery and action dialogue facilitation, presenting the Commissioners with seven questions, one at a time, and then discussing their thoughts and ideas derived from the question.

1. What stands out to you after hearing about these housing strategies?
2. Which strategies do you believe would make the greatest impact on meeting housing needs across income levels in Sedro-Woolley? Why?
3. What barriers or challenges do you foresee in implementing these strategies — politically, financially, or practically?
4. Which strategies align most strongly with Sedro-Woolley's community values and long-term vision?
5. Are there any strategies that seem less appropriate for Sedro-Woolley at this time? Why?
6. Every strategy comes with trade-offs. Which trade-offs feel acceptable to you, and which feel like deal-breakers for Sedro-Woolley?
7. Considering everything we've discussed, which combination of strategies do you feel staff should move forward with for inclusion in the City's Comprehensive Plan and development regulations? Are there strategies you feel must be included together to be effective? Are there strategies you feel strongly should not be included?

In response, Planning Commissioners expressed support for strategies that expand housing variety, reduce regulatory barriers, and create incentives for producing and preserving affordable housing. Commissioners emphasized approaches that produce more immediate results and are predictable, easy to administer, and aligned with Sedro-Woolley's character. They prioritized strategies that leverage existing infrastructure, maintain neighborhood livability, and avoid major sweeping changes or programs with significant long-term staffing burdens.

Commissioners were especially supportive of smaller-scale, "gentle density" solutions — such as cottage clusters, duplexes, allowing minor modifications to nonconforming single family homes and incentivizing reinvestment into older dilapidated housing. Infill development and use of existing infrastructure were also highlighted as preferred approaches, through tools like Multifamily Tax Exemption (MFTE), unit lot subdivision, and shadow platting.

Across the board, Commissioners noted that developers tend to understand what makes projects feasible, and encouraged a collaborative, partnership-driven approach to crafting any new development standards or incentive programs. For developers, the key is to improve financial feasibility and to allow diverse housing forms with flexibility in lot sizes and without strict limits on unit counts, so that creative approaches to housing can be implemented.

The Planning Commission emphasized caution regarding unintended consequences of housing strategies, such as increasing market-rate prices, environmental compliance challenges, and limitations posed by existing transit and transportation infrastructure. Fee reductions or waivers

should be implemented only after evaluating utility and service impacts to ensure city services can be maintained. Preservation of community character and livability was repeatedly noted, particularly as new housing types are introduced. Planning Commissioners did not favor fee-in-lieu requirements, and urged the City to avoid programs that could become long-term code enforcement burdens.

h. New Business

None.

i. Adjournment

Time (9:56PM).

ATTEST:



Planning Commission Chair

APPROVED:



Planning Commission Secretary