
1. CALL TO ORDER

Chairperson Matt Rasmussen called the regular meeting to order at 6:02 PM.

a. Roll Call

Members present: Commissioners Matt Rasmussen, Ryane Olin, Richard Skreen, David VanCamp, Robert Frazier, Boyd Owen, and Frank Lovejoy

Staff present: Contracted Planner Rachel Granrath, Secretary Karlene Akesson

2. CITIZEN COMMENTS

3. REPORTS

4. CONSENT AGENDA

a. Approval of Minutes — October 21, 2025 Planning Commission Regular Meeting & Continued Public Hearings

Commissioner Richard Skreen motioned, seconded by Commissioner Ryane Olin, to approve the October 21, 2025, Planning Commission Regular Meeting & Continued Public Hearings minutes. Motion carried by roll call vote. Commissioners Matt Rasmussen, Ryane Olin, Richard Skreen, David VanCamp, Robert Frazier, Boyd Owen, and Frank Lovejoy voted 'Aye'.

5. OLD BUSINESS

a. Critical Areas Ordinance (CAO) - Key Changes Discussion

Planner Rachel Granrath presented.

Commissioner Frank Lovejoy asked for clarification on the Wetland Buffer Tables comparison. Commissioner Frank Lovejoy and Planner Rachel Granrath provided comment. There were no proposed changes to the Wetland Buffer Tables suggested at this time. Planner Rachel Granrath stated the WDFW (Washington Department of Fish and Wildlife) is strongly suggesting a Site Potential Tree Height Methodology for the riparian buffers. Commissioner Matt Rasmussen requested additional information regarding the process of Site Potential Tree Height Methodology. Planner Rachel Granrath provided an example scenario. Planner Rachel Granrath provided comments regarding the Functional Isolation Method and the Buffer Averaging and Reduction table provided in the Ecological Land Services (ELS) report (pages 33 and 34 of the packet). Planner Rachel Granrath stated she may be able to find a way to demonstrate what these tables would look like in a development scenario. The hope is to address these types of situations before we adopt the new code. Planner Granrath stated looking at a couple of case studies may be helpful. Commissioner Ryane Olin provided comment on the Buffer Averaging Method and how complicated the process appears to be. Planner Granrath provided additional comment regarding Buffer Averaging and how rarely it is used. Commissioner Ryane Olin and Planner Rachel Granrath provided additional comments. Planner Rachel Granrath stated ELS may be able to establish what the best available science could be for Castle Rock as it relates to this. Commissioner Ryane Olin and Planner Rachel Granrath provided additional comment regarding how other communities in the area are addressing these issues. Commissioner Ryane Olin provided additional comment, followed by comments from Commissioner David VanCamp and Matt Rasmussen. Planner Rachel Granrath provided comment.

Commissioner Ryane Olin provided comment. Commissioner Matt Rasmussen requested clarification on how often the WDFW's standard changes or if it is a case by case standard. Planner Rachel Granrath provided comments. Commissioner Ryane Olin asked how other jurisdictions were addressing this and whether they had adopted different codes. Planner Rachel Granrath provided comment. Commissioner Matt Rasmussen provided comment. Planner Rachel Granrath provided comment. Commissioner Ryane Olin requested more information on the options for adopting the recommended best available science. Planner Rachel Granrath provided comment. Commissioner Frank Lovejoy and Planner Rachel Granrath provided comments. Commissioners Matt Rasmussen and Robert Frasier and Planner Rachel Granrath provided comments. Commissioner Matt Rasmussen inquired about the comparisons found at the end of the packet. Planner Rachel Granrath provided comments regarding the comparison information found on pages 37 and 38 of the packet. Commissioners Frank Lovejoy and Ryane Olin, provided comments. Commissioner Ryane Olin inquired about WDFW's comments. Planner Rachel Granrath provided comment. Commissioners Ryane Olin, Robert Frazier, and Matt Rasmussen provided comment. Planner Rachel Granrath stated she would check into what Cowlitz County has. Commissioner Ryane Olin and planner Rachel Granrath provided comment. Planner Rachel Granrath stated they could maybe mirror Chehalis and show a map of impact, then asked the Commissioners if that sounded like a good path forward. The Commissioners expressed agreement with that path forward. Commissioner Matt Rasmussen asked if they could see a mock-up development. Planner Rachel Granrath asked if that would be helpful. Commissioner Matt Rasmussen stated it would be. Commissioner Matt Rasmussen and Planner Rachael Granrath provided comment.

6. NEW BUSINESS

7. ADJOURNMENT

Commissioner Ryane Olin motioned, seconded by Commissioner David VanCamp, to adjourn the regular meeting. All were in favor.

There being no further business, Chairperson Matt Rasmussen adjourned the regular meeting at 6:45 PM.

Karlene Akesson, Secretary