

## **1. CALL TO ORDER**

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Chairperson Rick Sullivan called the regular meeting to order at 6:00 pm.

### **a. Roll Call**

Members present: Chairperson Rick Sullivan, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier

Staff present: Contracted Planner Kirsten Peterson, Mayor Paul Helenberg, and Secretary Karlene Akesson

## **2. INTRODUCTIONS**

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### **a. Introduce Incoming Planning Commissioner Robert Frazier**

Commissioner Robert Frazier introduced himself.

### **b. Introduce Planner Kirsten Peterson**

Contracted City Planner Kirsten Peterson introduced herself.

## **3. APPROVAL OF MINUTES**

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### **a. October 15, 2024 Planning Commission Regular Meeting**

Commissioner Matt Rasmussen motioned, seconded by Commissioner David VanCamp, to approve the October 15, 2024 Planning Commission Regular Meeting minutes as presented. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

### **b. November 19, 2024 Planning Commission Regular Meeting and Public Hearing Minutes**

Commissioner Matt Rasmussen motioned, seconded by Commissioner Richard Skreen, to approve the November 19, 2024 Planning Commission Regular Meeting and Public Hearing minutes as presented. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

## **4. CITIZEN COMMENTS**

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## **5. REPORTS**

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## **6. CONTINUED PUBLIC HEARING - CRITICAL AREAS ORDINANCE (CAO)**

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### **a. Reopen the Public Hearing on the Draft CAO and the Draft CAO Manual**

Chairperson Rick Sullivan closed the Planning Commission Regular Meeting at 6:04 pm and reopened the Public Hearing for the Critical Areas Ordinance (CAO) at 6:04 pm.

### **b. Agenda Report**

Contracted City Planner Kirsten Peterson presented.

c. Public Comment

Ingrid Friedberg of Tapani provided comment.

Chairperson Rick Sullivan closed the Critical Areas Ordinance (CAO) Public Hearing at 6:16 pm and reopened the Planning Commission Regular Meeting at 6:17 pm.

## **7. OLD BUSINESS**

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a. Discuss the Draft CAO and the Draft CAO Manual

Commissioner Richard Skreen requested the definition of what a density transfer process entails. Planner Kirsten Peterson provided a generalized example of a density transfer and offered to look up an official definition. Citizen Ingrid Friedberg provided comment. Planner Kirsten Peterson provided additional comment. Commissioners Richard Skreen and Ryane Olin provided comment. Commissioner David VanCamp stated it (the Critical Areas Ordinance) should be put on hold. Planner Kirsten Peterson provided comment. Commissioner Rick Sullivan provided comment. Planner Kirsten Peterson recommended to the Planning Commissioners that the public hearing could be closed and when the Critical Areas Ordinance has been revised to address the comments received, a new SEPA Checklist and readvertisement of a Public Hearing could be done. Commissioners Matt Rasmussen, Rick Sullivan, Ryane Olin, and Planner Kirsten Peterson provided comment. Commissioner Rick Sullivan provided comment.

Commissioner Ryane Olin motioned, seconded by Commissioner David VanCamp, to close public comment until a later date while staff goes over the letters from Fish and Wildlife and Ecological Land Services, and comments from the public. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

## **8. NEW BUSINESS**

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Chairperson Rick Sullivan requested the Planning Commission hold elections during the January 2025 Regular Planning Commission meeting to allow everyone a fair opportunity to serve as Chairperson or Vice-Chairperson of the Planning Commission.

## **9. ADJOURNMENT**

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

At 6:26 pm, Chairperson Rick Sullivan adjourned the regular meeting.