

1 **Old Business:**

2 **Planning Commission 2026 Work Plan Approved by City Council**

3 Mr. Hofman stated that the Work Plan was approved by City Council. Chair Castic gave a brief
4 overview of the approved work plan.

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6 **Planning Commission Working Group Discussion- Housing Initial Feedback**

7 Cmr. Finazzo discussed meeting with a developer to discuss feedback for pre-approved plans and
8 zoning regulations for ADUs and DADUs. Vice Chair Kaje also discussed similar takeaways.
9 The planning commissioners discussed potentially bringing in a speaker to discuss middle housing.
10 Mr. Ackerman gave a brief comment on his concerns about how increasing housing can impact
11 quality of life for city residents, including the impacts of tree removals associated with development.
12 Chair Castic, Cmr. Kleweno, and Cmr. Ross agreed to meet and create a framework for middle
13 housing objectives.

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15 **New Business:**

16 **Critical Areas Ordinance Update- Introduction and Discussion**

17 Mr. Hofman gave an overview on how to prepare for an SMP update and the Critical Areas
18 Ordinance update and the challenges for the city. Mr. Hofman discussed the need for environmental
19 consultants in order to get the most updated sciences to inform the code ordinances. Mr. Hofman
20 also proposed bringing in staff member, David Greetham, to the next meeting in order for Mr.
21 Greetham to give the planning commissioners a brief walk through of the current critical area code.

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23 **Election of Planning Commission Chair and Vice Chair for 2026**

24 Cmr. Kleweno volunteered to be Chair. Chair Castic made a motion for Cmr. Kleweno to become
25 Chair and the motion was approved unanimously. Chair Castic also made a motion for Vice Chair
26 Kaje to remain in the Vice Chair position, and the motion was approved unanimously.

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28 **Yamaguchi RUE NOA**

29 Vice Chair Kaje mentioned that this RUE can be an example of how the critical area code can be
30 strengthened during the update. Vice Chair Kaje also discussed the question of how the city should
31 deal with the comments from the Muckleshoot tribe.

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33 **Reports and Announcements:** No reports and announcements.

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35 **Agenda for Next Meeting:** Discussion on objectives for affordable housing and Critical Area Walk
36 Through.

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38 **Adjournment:** Cmr. Drew made a motion to adjourn the meeting, Cmr. Kleweno seconded, and
39 the motion was carried unanimously. Chair Castic adjourned at 9:00 PM.

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41 APPROVED:

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44 Sam Castic, Planning Commission Chair