

1 Planning Commission

2 Meeting Minutes September 13, 2022

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4 Present: Tammy Baraconi, Laura Fisher, Gary Cooper, Kyle McKerricher, David Fitzpatrick, Melissa Cox, Gladys Mendez

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6 Kyle McKerricher calls meeting to order at 6:00pm.

7 Roll is taken

8 Approval of minutes from June 14 meeting.

9 No citizen business.

10 No commission business to address.

11 Gary Cooper provides a brief presentation regarding the Shoreline Master Plan. The state requires the city to update it
12 periodically every 8 years. Ecology is the agency that oversees this. The Legislature requires a comprehensive plan
13 update as well. Staff has been working on the periodic review checklist and the comp update. The city has submitted a
14 draft to Ecology.

15 Tammy Baraconi adds that Ecology and Commerce can defund us if we are not in compliance.

16 Gary Cooper provides the commissioners with examples of things being worked on that were marked up from Ecology.
17 Jill Anderson is now assigned as the administrator. The accumulative impact analysis was also updated. The Planning
18 Commission is set to hold an open house on October 11th along with a Public Hearing. A SEPA checklist has been
19 prepared. A drafted threshold determination must be issued. There is a 14-day comment period. If the commission
20 recommends approval, it will then go to the council to be adopted through resolution. The Shoreline Master Plan Draft
21 has been reviewed by Ecology.

22 Tammy Baraconi points out the importance of the two designations on the map are accepted by Ecology and the
23 County.

24 Gary Cooper lists two designations as High Intensity and Urban Conservancy. There are roughly 245 acres of
25 conservancy and 231 acres of high intensity.

26 Tammy Baraconi explains the ordinary high-water mark as it is determined differently on every project. There are lots of
27 considered factors involved.


28 Gary Coopers adds that the maps are guidelines. The hearing coming up will provide more information with a
29 presentation for the public to have a better understanding.

30 Kyle McKerricher asks if Ecology recommends the designations.

31 Tammy Baraconi answers that in 2015 AHBL determined a list of designations.

32 David Fitzpatrick moves to adjourn at 6:26pm. Melissa Cox seconded the motion. Meeting adjourned.

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34 Approved by:  _____

Kyle McKerricher, Chair

36 Recorded by:  _____

Laura Fisher, Permit Technician

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