



Planning Commission Special Meeting January 13, 2022

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Interim Chair William Chester called the meeting to order at 6:00 PM. Commissioners in attendance were Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff present were Planning & Community Development Interim Director Mark Hoffman, Senior Planner Jennifer Sutton, Administrative Specialist Maria Dozeman who monitored recording and prepared minutes.

The Land Acknowledgement was read, and the agenda reviewed. No conflicts were disclosed.

3) PUBLIC PARTICIPATION MEETING

3.a Puget Sound Energy (PSE) Proposal for Future Comprehensive Plan Amendments and Rezone Applications (file number PLN 52101)

[Cover Page](#)

[PSE Comprehensive Plan Amendment Preapplication Narrative.pdf](#)

Presentation by Senior Planner Jennifer Sutton who also introduced project applicant Puget Sound Energy (PSE)

Presentation by Kerry Kriner, Senior Land Planner and Andy Swayne, Senior Municipal Liaison Manager from PSE. Barry Lombard from PSE joined but did not present.

Discussion

Commissioner Lisa Macchio joined the meeting during this presentation.

Public Comment

Ron Peltier - Suggests PSE plan a route that removes fewer trees in exchange for more reliability.

Kathy and Tom Hansen - Support proposal and understand why a substation would not be zoned residential.

Tom Hansen - Supports questions that Commissioners have asked and would like to see Pros and Cons articulated further.

Kevin Miller - Would like to know what the tangible benefit to PSE to redesignating to BI.

4) PLANNING COMMISSION MEETING MINUTES

4.a Review and Approve Minutes for November 18, 2021

Cover Page
Planning Commission Minutes DRAFT 111821.pdf

Motion: I move to approve the minutes as distributed.
Blossom/Matthews: Passed Unanimously

5) **PUBLIC COMMENT**

David Swartling - supports moving forward with draft ordinance proposed by Bethany Lutheran
Maria Metzler - supports affordable housing

2) **ELECT CHAIR AND VICE CHAIR OF THE PLANNING COMMISSION**

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Motion: I move to appoint Sarah Blossom as chair to the Planning Commission for 2022
Matthews/ Subramanian: Passed Unanimously
Motion: I move to appoint Ashley Matthews as Vice Chair to the Planning Commission for 2022
Blossom/Subramanian: Passed Unanimously

6) **UNFINISHED BUSINESS**

6.a **Review Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations**

Cover Page
Staff Memo.docx
RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf
Ordinance No. 2022-02 (formerly 2021-38) Relating to Affordable Housing on Religious Properties.docx
Exhibit A Use Table 18.09.020.pdf

Presentation by Senior Planner Jennifer Sutton.
Jonathan Davis - presentation.
Discussion

Public Comment

Ron Peltier - Concerned about project applicant helping write code. Concerned community isn't aware of this upcoming project.
Talis Abolins – Lives adjacent to the property and concerned about developing capacity with no limits, spot zoning and that an applicant gets to help create an ordinance. What if churches start partnering with developers. What will stop churches from purchasing adjacent properties. Concerned about precedent and that there aren't limits to the density.

Motion: I move to schedule a public hearing on Ordinance No. 2022-02 for the Planning Commission meeting on February 10, 2022.
Matthews/Chester: Passed Unanimously

7) **NEW BUSINESS – None**

8) **PLANNING DIRECTOR'S REPORT**

8.a Director's Report

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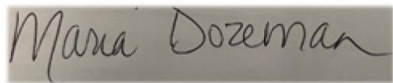
[Director's Report_01132022.pptx](#)

Presentation

9) **FOR THE GOOD OF THE ORDER**

10) **ADJOURNMENT**

The meeting was adjourned at 8:56 PM

A rectangular box containing a handwritten signature in black ink that reads "Maria Dozeman".

Maria Dozeman, Administrative Specialist

A handwritten signature in black ink that reads "Sarah Blossom".
Sarah Blossom, Chair