



Planning Commission March 23, 2023

Meeting Minutes

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

Chair Ashley Mathews called the meeting to order at 6:03pm and read the Land Acknowledgement.

Present: Sarah Blossom, Ashley Mathews, Yesh Subramanian, Ariel Birtley, Sean Sullivan, Peter Schaab and City Council Liaison – Jon Quitslund. City Staff Present: PCD Director – Patricia Charnas, Senior Planners – Jennifer Sutton and Kelly Tayara **Absent:** Benjamin Deines

Conflict Disclosure: Vice-Chair Sarah Blossom recused herself from the 4a. Public Hearing on Ordinance No. 2023-12, Revised Lynwood Center Comprehensive Plan Amendment (CPA) application and retired from chambers during this presentation.

2) **PLANNING COMMISSION MEETING MINUTES**

[2.a Minutes](#)
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[PC Minutes 03162023.pdf](#)

MOTION: Peter Schaab moved, and Yesh Subramanian seconded to approve the March 16, 2023, minutes, as presented.
The motion carried unanimously.

5) **PLANNING DIRECTOR'S REPORT**

Director Charnas provided update on motions made at the previous Planning Commission meeting as well as recent activities in the Planning and Community Development Department.

3) **PUBLIC COMMENT**

No public comments made.

4) **PUBLIC HEARING**

4.a (6:20 PM) Public Hearing on Ordinance No. 2023-12 Revised Lynwood Center Comprehensive Plan Amendment (CPA) application (PLN 52180 CPA)

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3 23 PC PH Lynwood CPA Memo.docx

PC Public Hearing Draft Ordinance No. 2023-12 Lynwood Center CPA.pdf

September 19, 2022, Revision to CPA Application and Narrative.pdf

Original Lynwood Center Subarea CPA Application Materials.pdf

Senior Planner Jennifer Sutton provided a presentation of Ordinance No. 2023-12

Public Comments were made by 5 individuals.

Discussion by Planning Commission followed.

MOTION: Yesh Subramanian moved, and Sean Sullivan seconded to amend:

I recommend approving with the following amendment to the language, by adding: The City may allow FAR based zoning in the Lynwood Center Subarea for parcels zoned as NC and NC-R-12, only if used to promote housing affordability.

Motion carried 4 - 0

AYES: Yesh Subramanian, Ariel Birtley, Sean Sullivan, Peter Schaab

NOES: None

ABSENT: None

ABSTAIN: Ashley Mathews

ACTION: Provide City Council with comments, addressing concerns by Mr. Grinter, buffering against contagions, conditional use aspects.

4.b Puget Sound Energy (PSE) Winslow Substation Site-specific Rezone and Comprehensive Plan Amendment (CPA)

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PSE Substations Overview Narrative.pdf

Winslow Rezone Narrative.pdf

Winslow CPA Narrative.pdf

Winslow Site Plan.pdf

Public Comment Winslow PH.pdf

Staff analysis PC Murden Cove.docx

Ordinance No. 2023-11 PSE Winslow CPA_draft.docx

Public Comment_Hellriegel_14MAR2023.pdf

Staff analysis PC Winslow.docx

Senior Planner, Kelly Tayara, presented the narrative for the PSE substation applications.

PSE (applicant) provided a presentation of their proposal.

Public Comments made by 8 individuals.

Discussion among Planning Commissioners.

MOTION: Ashley Mathews moved, and Peter Schaab seconded: I recommend that City Council approve Ordinance 2023-09,10, and 11 amending the Comprehensive Plan land use map and zoning districts map for Puget Sound Energy's Winslow, Murden Cove, and Port Madison Substation sites.

Motion carried 4 - 1

AYES: Ashley Mathews, Yesh Subramanian, Sean Sullivan, Peter Schaab

NOES: Sarah Blossom

ABSENT: None

ABSTAIN: Ariel Birtley

MOTION: Yesh Subramanian moved, and Ashley Mathews seconded: I make a motion towards asking for best efforts from PSE towards retaining trees and energy conservation in all three parcels.

The motion carried unanimously.

4.c Puget Sound Energy (PSE) Murden Cove Substation Site-specific Rezone and Comprehensive Plan Amendment (CPA)

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[Staff analysis PC Murden Cove.docx](#)

[PSE Substations Overview Narrative.pdf](#)

[Murden Cove Rezone Narrative.pdf](#)

[Murden Cove CPA Narrative.pdf](#)

[Murden Cove Site Plan.pdf](#)

[Public Comment Murden Cove.pdf](#)

[Public Comment_Hellriegel_14MAR2023.pdf](#)

[Ordinance No. 2023-10 PSE Murden Cove CPA_draft.docx](#)

4.d Puget Sound Energy (PSE) Port Madison Substation Site-specific Rezone and Comprehensive Plan Amendment (CPA)

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[Staff analysis PC Port Madison.docx](#)

[PSE Substations Overview Narrative.pdf](#)

[Port Madison CPA Narrative.pdf](#)

[Port Madison Rezone Narrative.pdf](#)

[PortMadison Site Plan.pdf](#)

[Public Comment Port Madison.pdf](#)

[Public Comment_Hellriegel_14MAR2023.pdf](#)

[Ordinance No. 2023-09 PSE Port Madison CPA_draft.docx](#)

6) **FOR THE GOOD OF THE ORDER**

Commissioner Subramanian and Chair Mathews provided comments.

7) **ADJOURNMENT at 9:22 PM.**


Renee Argetsinger, Clerk to Planning Commission


Ashley Mathews, Chair