



Planning Commission Regular Meeting December 14, 2023

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW -

Chair Mathews opened the Planning Commission at 6:00 PM and read the Land Acknowledgement.

Present in Chambers were Commissioners Ashley Mathews, Sarah Blossom, and Sean Sullivan and Benjamin Deines. Peter Schaab was present via Zoom, excused was Yesh Subramanian, and Ariel Birtley was absent. Council Liaison Jon Quitslund was also present. City staff in attendance were Director Patty Charnas and Senior Planner - Kelly Tayara.

2) PLANNING COMMISSION MEETING MINUTES -

2.a Minutes

[Cover Page](#)

[PC Minutes 09282023.pdf](#)

[PC Minutes 11092023.pdf](#)

MOTION: I move to approve the September 28th, 2023, minutes and the November 9, 2023, minutes as presented.

Blossom/Sullivan: The motion carried unanimously, 4 – 0.

Motion carried 4 - 0

AYES: Ashley Mathews, Sarah Blossom, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Benjamin Deines, Yesh Subramanian

ABSTAIN: None

3) PUBLIC COMMENT -

3.a Instructions for Providing Public Comment

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings.docx](#)

No public comments.

4) **PUBLIC PARTICIPATION MEETING -**

4.a Deercliff Multi-family Community Public Participation Meeting

[Cover Page](#)

[Deercliff MF_Project Narrative_7-29-23.pdf](#)

[Deercliff MF_A-1 Site Photo Aerial.pdf](#)

[Deercliff MF Conceptual Site Plan_7-31-23.pdf](#)

Chair Mathews opened the public participation meeting and introduced COBI Senior Planner, Kelly Tayara. Senior Planner - Kelly Tayara provided brief information regarding the project and introduced Charlie Wenzlau, who presented the project and then answered questions from the Commissioners.

Public Comments for the Public Participation Meeting:

1. Ms. Gunda Lunde: expressed concerns about impacts to traffic in the neighborhood with the project.
2. Ms. Maribel Gordon: expressed concerns about impacts to both road and pedestrian traffic.
3. Mr. Elias Gordan: concerned about additional traffic on already unsafe roadways and additional dangers to pedestrians.
4. Ms. Maegan Blackwell: concerned about safety to the neighborhood school children with the additional traffic and impact to area wetlands and groundwater.
5. Mr. Chris Blackwell: expressed concerns about the area wildlife, storm water management and the size of the project.
6. Mr. Jim Gordon: concerned about traffic flow with existing roadway conditions in the neighborhood, utilities, groundwater management and environmental impact.
7. Ms. Rosalia Untalasco: concerned about safety to existing dangerous neighborhood roadways, inquired about traffic study for the neighborhood.
8. Mr. Michael Schwank: concerned that development size is too large for the parcel.
9. Mr. Richard Potter: expressed concerns about the traffic and access to the development.
10. Mr. Emilz Yoshida: concerned about additional traffic to existing roadways, parking, delivery vehicles, and pedestrian safety.
11. Ms. Maggie Land: expressed concerns about pedestrian traffic with additional road traffic under existing conditions.
12. Mr. Chris Kuhn: spoke about traffic concerns, pedestrian traffic, parking, water runoff, and large commercial vehicles on existing narrow roadways.

13. Ms. Ann Pomerantz: concerned about additional traffic on existing neighborhood roadways, current road conditions, pedestrian traffic, poor internet availability, ferry traffic, sewer management, and groundwater/stormwater issues.

14. Ms. Patty Perez: concerned about storm water management, wildlife habitat, privacy concerns, and the safety of children walking to school.

15. Mr. Paul Cohen: expressed concerns about safety to pedestrian traffic, no sidewalks.

16. Ms. Thuy Ygugn: spoke about concerns about neighborhood safety and to pedestrian traffic.

17. Ms. Rose Eppers: spoke about current neighborhood conditions and concerned how additional traffic would negatively impact them when there currently are no sidewalks, not enough road space or parking, not adhering to stated guiding principles regarding greenhouse gases due to additional neighborhood traffic.

18. Ms. Nancy cited traffic concerns and already dangerous road conditions, especially for pedestrian traffic.

19. Ms. Janis supports all the previous speakers who have expressed concerns regarding traffic and feels it would ruin the neighborhood.

20. Ms. Darlene does not support the project due to traffic and pedestrian concerns.

21. Ms. Kari – concerned about the wetlands, flora and fauna, privacy to existing residences, and concerned about impact to stormwater management.

Vice Chair Blossom asked for a 2nd PPM with a Developmental Engineer available to address the public's questions. Commissioner Schaab agrees with Commissioner Blossom.

Discussion among Planning Commissioners: stormwater management on the site, traffic and pedestrian safety, design, and utility connections. Mr. Wenzlau said that there is more analysis to be done on these concerns.

Adam Wheeler, with Brown Wheeler Engineers, discussed some of the water systems in place around the project and that more studies need to be conducted.

Commissioner Blossom expressed concerns regarding several elements of the project and looks forward to receiving additional data. Chair Mathews supported the concerns voiced and related the need to be active stewards to the land.

5) **NEW BUSINESS -**

5.a Planning Commission Consideration of Public Comments Received, Deliberation & Recommendation on the Baker Hill 7 Preliminary Subdivision (City File No. PLN52091 SUB)

[Cover Page](#)

[Baker Hill 7 Staff Report to Planning Commission.pdf](#)

[Applicant Project Narrative dated 27SEP2021.pdf](#)

[Preliminary Plat 7544PP-Sheets 1-10 2023.02.02 Revisions dated 02FEB2023 submitted 03FEB2023.pdf](#)
[C1 Conceptual Utilities Plan REV1 dated 24JAN2023 submitted 24JAN2023.pdf](#)
[SEPA Checklist dated 29AUG2022.pdf](#)
[Geotechnical Engineering Report Revised 01JUN2023.pdf](#)
[Evaluation of Septic System Feasibility dated 29MAR2022.pdf](#)
[Traffic Impact Analysis dated Oct 2022.pdf](#)
[Tree Retention Plan dated 29AUG2022.pdf](#)
[Public Comment \(4\).pdf](#)
[DRB Final Review and Recommendation Preapplication Phase_15AUG2023.pdf](#)

Chair Mathews introduced COBI Senior Planner, Kelly Tayara, who introduced the Baker Hill 7 subdivision project. She summarized the project, residents' comments received on the project, and introduced Kyle Kutz of Green Canopy Node.

Kyle Kutz - presented and highlighted the preliminary plat of the project including the special features including a new septic system that is friendly to the existing land and includes a net-zero design. Commissioners asked questions of Mr. Kutz. Commissioners Blossom and Deines provided positive comments regarding the project.

MOTION: I move to approve the proposal, as conditioned by City staff.

Sullivan/Deines: The motion was carried unanimously, 5 - 0.

Motion carried 5 - 0

AYES: Ashley Mathews, Sarah Blossom, Benjamin Deines, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Yesh Subramanian

ABSTAIN: None

5.b Noise Variance for Puget Sound Electric (PSE) to replace overhead electric distribution system wires crossing over State Route 305 at NE Hidden Cove Road and NE Day Road overnight on December 20 and 21, 2023.

[Cover Page](#)

[SR305_Noise_Variance_Land_Use_Application Signed.pdf](#)

[SR305_Noise_Variance_Work_Locations_Map.pdf](#)

[SR305_Noise_Variance_Aerial_Maps.pdf](#)

Director Patty Charnas introduced the noise variance.

MOTION: I move to approve the noise variance.

Sullivan/Blossom: The motion carried unanimously, 5 - 0.

Motion carried 5 - 0

AYES: Ashley Mathews, Sarah Blossom, Benjamin Deines, Peter Schaab, Sean Sullivan

NOES: None

ABSENT: Ariel Birtley, Yesh Subramanian

ABSTAIN: None

6) PLANNING DIRECTOR'S REPORT -

Director Charnas would like to provide a-year-in-review at the first meeting in January. She also provided information about recent State House Bill 1293 & Senate Bill 5290 that warrant implementing a taskforce for design review and permit review processes. Commissioners Deines and Blossom will serve on this taskforce.

7) FOR THE GOOD OF THE ORDER -

Chair Mathews shared that this is her last Planning Commission meeting as she is taking a City Council position. Commission Deines related that he recused himself during the PPM due to a conflict. Director Charnas asked Planning Commissioners to recruit for the vacancies on the Planning Commission.

8) ADJOURNMENT – 8:16 PM



Planning Commission Acting Chair



Renee Argetsinger, Clerk to the Planning Commission