



**Planning Commission
May 23, 2024**

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair Birtley called the meeting to order at 6:02 PM and read the Land Acknowledgement.

Commissioners present in chambers were Ariel Birtley, Peter Schaab, Criss Garcia, Alex Preudhomme. Sarah Blossom was present via Zoom and excused were Sean Sullivan and Ben Deines. Council Liaison – Ashley Mathews was present via Zoom and COBI staff present were Director - Patricia Charnas and Planner – Joanne Mendenhall.

2) PLANNING COMMISSION MEETING MINUTES

2.a Minutes
Cover Page
[PC Minutes 05092024.pdf](#)

MOTION: I approve the May 9, 2024, meeting minutes as presented.
Garcia/Schaab – Motion passed unanimously.

3) PUBLIC COMMENT

3.a Public Comment
Cover Page
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

4) UNFINISHED BUSINESS

4.a Puget Sound Energy (PSE) Code Amendment Requests - Draft Ordinance for Review
Cover Page
[DRAFT Ordinance No. 2024-04 Utility Regulations_5.17.2024.pdf](#)
[DRAFT Ordinance No. 2024-04 Exhibit A.pdf](#)
[DRAFT Ordinance No. 2024-04 Exhibit B.pdf](#)
[DRAFT Ordinance No. 2024-04 Exhibit C.pdf](#)

Public Comment:

1. Ms. Kim McCormick spoke against the PSE proposal.

COBI Planner - Joanne Mendenhall introduced the PSE requested changes to the code with a PowerPoint presentation and introduced the PSE 3 presenters: Kerry Kriner, Courtney Seim, and Lisa Chalet Rahman.

MOTION: I move to recommend that staff formulate an Option 4 that is sequenced in such a way that:

1. the applicant applies,
 2. the city sends out a notice of application,
 3. receives public comment,
 4. considers that public comment,
 5. then issues it's Notice of Determination,
 6. holds the permit in advance until the applicant receives owner authorization,
- and all the pros and cons of that sequencing.

Schaab/Garcia- The motion passed unanimously.

MOTION: I move that we include definitions to be included in section 3.16.20.050 D for **altered, maintained, and upgraded.**

Birtley/Schaab - The motion carried unanimously.

MOTION: I move that we investigate and propose language in section 3.16.20.050 D, where we specify some reasonable percentage disturbance of a total wetland area as our threshold rather than the 20-foot threshold that we currently have. Draft additional language for section 3.16.20.050 D, that adds a condition: An existing pole can be relocated within a 20-foot distance of its original location or beyond the 20-foot distance if the total disturbance if the total disturbance to the wetland is reduced by reasonable percentage.

Schaab/Garcia - The motion carried unanimously.

MOTION: I move to amend the language of exhibit C of ordinance 2024-04 where it says, "Overhead or underground primary utilities and accessory utilities when they are not a primary use of the site" - rewrite to: "Overhead or underground primary utilities and accessory utilities when they are not the principal use of the site."

Schaab/Garcia – The motion passed, 4-1 with Vice-chair Sarah Blossom dissenting as the word primary is used throughout the BIMC.

5) PLANNING DIRECTOR'S REPORT & ONGOING DISCUSSION - SB5290 PERMIT REVIEW TIMES

The Planning Director's report was tabled until the next meeting.

6) FOR THE GOOD OF THE ORDER

Nothing offered for Good of the Order.

7) ADJOURNMENT - 8:42 PM


Chair Ariel Birtley, Chair



Renee Argetsinger, Clerk to the Planning Commission