



## **Planning Commission Regular Meeting June 27, 2024**

### **Meeting Minutes**

#### **1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW**

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

Commissioners present in chambers were Ariel Birtley, Sarah Blossom, Alex Preudhomme, and Criss Garcia. Excused were commissioners Ben Deines, Sean Sullivan and Peter Schaab. Council Liaison - Ashley Mathews was not present but Chair Birtley read a statement from her to the Planning Commissioners. City staff present were Director Patricia Charnas, and City Planners Jennifer Sutton and Joanne Mendenhall.

#### **2) PLANNING COMMISSION MEETING MINUTES**

2.a [Minutes](#)  
[Cover Page](#)  
[PC Minutes 06132024.pdf](#)

**MOTION:** I move to approve the June 13, 2024, minutes as presented.  
Garcia/Preudhomme - The motion passed unanimously.

#### **3) PUBLIC COMMENT**

3.a [Public Comment](#)  
[Cover Page](#)  
No public comments were made.

#### **4) UNFINISHED BUSINESS**

4.a [Puget Sound Energy \(PSE\) Code Amendment Requests - Draft Ordinance No. 2024-04 for Final Review](#)  
[Cover Page](#)  
[DRAFT Ordinance No. 2024-04 Utility Regulations\\_6.27.2024.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](#)  
[City Presentation\\_06272024.pdf](#)

Chair Ariel Birtley introduced Planning and Community Development Director - Patty Charnas who introduced Planner Joanne Mendenhall. Planner Joanne Mendenhall provided status of the project and project timeline moving forward.

Vice Chair Sarah Blossom restated her objection to the use of the term "principal use" as it is not used in the BIMC and would rather see "Primary Utility" used in its place.

**MOTION:** I move to amend draft Ordinance No. 2024-04 by striking the words "adding equipment or" from the definition of upgrade and schedule a public hearing on the amended Ordinance No. 2024-04 for August 8, 2024.

Blossom/Garica - The motion carried unanimously.

4.b [Discuss Revising Hotel Definition and/or Use Specific Standards](#)

[Cover Page](#)

[June 27, 2024, Hotels PC Presentation.pdf](#)

**MOTION:** Option 2: I move to recommend to the City Council the lodging services definition presented by staff, with use standards related to limiting scale, discouraging vehicle traffic and requiring water conservation.

Garcia/Preudhomme – The motion passed unanimously.

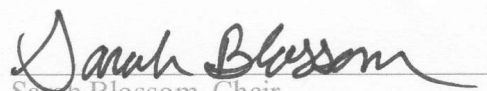
5) **[PLANNING DIRECTOR'S REPORT & ONGOING DISCUSSION ON SB5290 PERMIT REVIEW TIMES](#)**

Director Charnas provided status & next steps on SB 5290, information on upcoming projects, and the status of Comprehensive Plan EIS report.

6) **[FOR THE GOOD OF THE ORDER - 7:40 PM](#)**

Chair offered that the Planning Commission has received additional correspondences from residents following the Public Participation Meeting on the TowerCo. cell tower project. Discussion followed by Planning Commissioners.

7) **[ADJOURNMENT - 7:15 PM](#)**



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Sarah Blossom, Vice Chair



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Renee Argetsinger, Clerk to the Planning Commission