



Planning Commission Regular Meeting November 14, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Vice Chair Sarah Blossom called the meeting to order at 6:00 PM and Commissioner Peter Schaab read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Peter Schaab, Alex Preudhomme, Criss Garcia and Ben Deines. Present via Zoom was Commissioner Sean Sullivan. Excused was Chair Ariel Birtley. Also present was Council Liaison Ashley Mathews, PCD Director Patty Charnas, COBI Planners - Auburn Lovett and Joanne Mendenhall.

Commissioner Sean Sullivan recused himself during the PSE Murden Cove Substation Upgrade discussion.

2) PLANNING COMMISSION MEETING MINUTES

[Minutes](#)

[Cover Page](#)

[PC Minutes 10242024 - Draft.pdf](#)

MOTION: I move to approve the October 24, 2024, meeting minutes, as presented.

Garcia/Deines - The motion passed unanimously.

3) PUBLIC COMMENT

[Public Comment](#)

[Cover Page](#)

[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

Received Public Comment from:

1. Joan Hemphill

2. Richard Gawlowski

4) PUBLIC PARTICIPATION MEETING

[Opal Ridge Long Subdivision Public Participation Meeting](#)

[Cover Page](#)

[4-Step Design Process.pdf](#)

[Design for Bainbridge Subdivision Worksheet.pdf](#)

[Existing Site Plans.pdf](#)

[Photos.pdf](#)

[Project Narrative.pdf](#)

[Proposed Site Plans.pdf](#)

[Zoning Summary.pdf](#)

[PLN52808_Opal Ridge Subdivision_Preapplication Conference Letter.pdf](#)

Commissioner Blossom opened the Public Participation Meeting (PPM) and introduced planner Joanne Mendenhall who provided a brief overview of the project. Planner Mendenhall introduced the architect/project manager - Devin Johnson, who presented the project to the Planning Commission and the public.

Received Public Comments from:

1. Kenny Long
2. Barb Trafton
3. Alex Von Reis Crooks

Discussion Only.

Vice-chair Blossom closed the PPM at 6:57 PM.

5) NEW BUSINESS

[5a. Review and Recommendation for PSE's Murden Cove Substation Upgrade Cover Page](#)

[PLN52612 Staff Report_Final.pdf](#)
[PSE Murden Cove Substation Site Plans.pdf](#)
[PSE Control House Elevations.pdf](#)
[PSE Murden Cove Substation_Landscape Plan.pdf](#)
[PSE Dead End Tower Elevations.pdf](#)
[PSE Murden Cove Narrative.pdf](#)
[PSE Typical Substation Lighting Details.pdf](#)
[PLN52612_SPR_Staff_Presentation_Final.pdf](#)

[Review and Recommendation for PSE's Murden Cove Substation Upgrade](#)

COBI Planner Joanne Mendenhall introduced the PSE project at Murden Cove and introduced Kerry Kriner of PSE to offer further information regarding the project.

MOTION: I move to recommend approval of the PSE Murden Cove Substation Upgrade Project PLN52612 to the Planning Director.

Schaab / Garcia – The motion passed 5-0. Commissioner Sullivan abstained.

[5b. Review and Recommendation for Helpline House Project Cover Page](#)

[Helpline House - Architectural Plan Set - REV 1 092624.pdf](#)
[Helpline House - Landscape Plans 052324.pdf](#)
[Helpline House - Outdoor Lighting Plan 052324.pdf](#)
[Helpline House - Site Plan - REV 1 092624.pdf](#)
[Helpline House - SPR 052224 - Project Narrative.pdf](#)
[Helpline House - Survey REV 011723.pdf](#)

City Planner Auburn Lovett introduced the project and Maria Metzler, Executive Director of Helpline House, who provided further information. Jonathan Davis, of Helpline House, also provided information regarding the project.

MOTION: I move to recommend approval of the Helpline House to the Planning Director.

Garcia / Deines - The motion passed unanimously.

6) PLANNING DIRECTOR'S REPORT

Still working on the matrix for the 565 comments /1,300+ pages received on the Draft Environmental Impact Statement (DEIS) for the Alternatives on the Comprehensive Plan and Winslow Subarea Plan. City Council Study Session is currently scheduled for December 3, 2024. Full report of summarized public comments due to City Council on December 10, 2024. Following will be a request for policy direction on a preferred alternative from City Council.

7) FOR THE GOOD OF THE ORDER

Nothing offered.

8) ADJOURNMENT at 7:42 PM

____/s/_____
Sarah Blossom, Vice Chair

____/s/_____
Renee Argetsinger, Clerk to the Planning Commission