

CITY OF BELLEVUE
BELLEVUE PLANNING COMMISSION
MEETING MINUTES

September 24, 2014
6:30 p.m.

Bellevue City Hall
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Laing, Commissioners Carlson, Hamlin, Hilhorst, Tebelius, deVadoss, Walter

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Nicholas Matz, Andrew Kidde, Department of Planning and Community Development

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:34 p.m. by Chair Laing who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Hamlin, who arrived at 6:40 p.m., and Commissioner Carlson, who arrived at 7:25 p.m.

3. PUBLIC COMMENT

Mr. Steve O'Donnell, address not given, said he serves as president of the Somerset Community Association, as a member of the Puget Sound Energy Energize Eastside project CAC, and is a co-founder of the Coalition of Eastside Neighborhoods for Sensible Energy (CENSE). The Energize Eastside project spans 18 miles and passes through five jurisdictions; half the line runs through Bellevue, and one mile of it is through Somerset. CENSE hopes the Planning Commission will look to rapidly advancing energy technologies, many of which are non-wired. The vision for 2035 should be different from what the past has been. To look to the future with technologies of the past will be to commit a hundred-year blunder. The Energize Eastside project needs to be right-sized and should not overburden rights-of-way and easements. Puget Sound Energy is contemplating the installation of steel poles as tall as 135 feet with 230KV heavy transmission lines attached to them vertically stacked. The vision for the future of the city should look different from that, possibly calling for all new transmission lines to be located underground, and over time relocating all existing lines underground.

Mr. Don Marsh, 4411 137th Avenue SE, said the Energize Eastside project has generated a new appreciation for the importance of the Comprehensive Plan and the role it plays in the lives of citizens and the future of the city. Two things have brought that to light recently. First is the Energize Eastside project, which is disturbing in its scope, and that fact that the Comprehensive Plan allows for a project that seems so contrary to the vision it portrays for the city. Second is the recently published report on the most livable cities in the nation based on factors such as

crime, economy, education, housing, environment, leisure and infrastructure. Bellevue was judged to be the second most livable city in the nation under the criteria. Such a result is not brought about by accident but rather by decades of hard work and difficult choices. A firm foundation has been laid for the city. The Energize Eastside project is the latest challenge. The fact is a private energy company can build a project with very little oversight to ensure the public will be well served by the project. Complaints filed with the state attorney general and the Washington Utilities and Transportation Commission (WUTC) were met with responses indicating that only city councils have the authority to regulate the project. The Comprehensive Plan and other city statutes are relatively silent on the question of permitting a high-voltage transmission line. A project that will impact so many people and scar the city for decades should have a much higher bar to clear than a local distribution line, which are in fact governed by specific codes, unlike transmission lines. Puget Sound Energy has been asked about alternatives to overhead wires, including small gas-fired peaker plants, grid batteries, and cables submerged in Lake Washington. The company has dismissed each alternative, not because they are too expensive or technically unsound, but rather for reasons associated with siting and permitting. Implicit in their response is the message that overhead transmission lines offer the path of least resistance. The Comprehensive Plan should be aligned with energy policy that takes into account the beauty of the surroundings, the environment, and the quality of life residents enjoy.

Mr. Russell Borgman, 2100 120th Place SE, said there is a need to revise the Utilities Element of the Comprehensive Plan. Bellevue is one of the most beautiful urban regions on the face of the earth. Bellevue has been rated one of the most desirable and livable cities in America for good reasons: world-class views of Mt. Rainier, and world-class city parks, and clean high-tech industries that attract a highly educated workforce. For those and other reasons, the city enjoys an above-average tax revenue base. The region will continue to grow and attract talent from around the world. The city must consider smart growth with an eye on what makes the city so livable and how to continue to enhance the city's infrastructure. The city's recent hiring of an independent technical consultant to delve into the need and purpose of the Energize Eastside project, as well as to look at viable alternatives, should be applauded. The consultant should be charged with delivering facts that will drive decisions for decades to come. The vague generalities that equate on a one-to-one ratio population growth, economic growth and construction growth must be set aside. Nationwide there has been a decline in electricity use in the face of economic growth. Bellevue's Comprehensive Plan must make provisions for incorporating technology alternatives that reflect the region's values as well as its needs. Every assumption and projection should be challenged, and all viable alternatives should be investigated. Alternatives that will enhance grid security must be considered, making Bellevue less dependent on an outdated energy delivery system that relies on wires and poles. Policy UT-39 should be expanded to require underground installation of all new transmission lines, and underground installation of electricity line upgrades of 230KV or more. All electricity transmission lines and substation upgrades located in residential areas should be designated sensitive siting per Comprehensive Plan Figure UT-5A. Councilmember Robinson is to be applauded for suggesting the city hire an independent legal consultant to advise the city about the roles and responsibilities for various city, state and federal agencies that must be involved in large-scale transmission line infrastructure. He said he has been in conversation with Federal Energy Regulation Commission, which has deferred to the Washington State Attorney General's Office; with the Attorney General's Office, which has deferred to the WUTC; and with the WUTC, which has deferred to the city of Bellevue. It appears the buck stops with the city or with the federal authorities at the Department of Energy. The Council should consider alternatives to the existing electricity utility company, possibly forming a parallel Bellevue PUD that invests in non-wired technologies and distributed energy projects. The city should seek

more independent control over its electricity needs. Until the Comprehensive Plan can be revised, the Council should consider implementing a moratorium of at least six months on all above-ground high-voltage transmission lines to allow more facts to come to light.

Mr. Warren Halvorson, 13701 NE 32nd Place, said he serves as an alternative on the Energize Eastside project CAC and is a member of CENSE. The organization is concerned about the seeming disconnect between the city in a park vision and the Comprehensive Plan's proposals as they relate to neighborhoods. Everything from undergrounding, pole size, setbacks, safety and new technologies need to be viewed with an eye on taking actions to protect the neighborhoods. Policy UT-46 must be made stronger in terms of supporting alternatives. The city needs to embrace 21st Century electrical technologies in the city's facilities, and needs to foster wind, solar, and co-generation technologies for all residents. The organization has been told that the city's future growth needs could be met by applying emerging technologies to the city's electrical backbone. A simpler idea would be to require city facilities to adopt new technologies, and Sound Transit should be required to place solar panels on the roof of its planned garage thereby showcasing technology, cutting future costs, and reducing demand on the grid. In the interim there is a need for a moratorium on major projects until the Comprehensive Plan is updated. The Energize Eastside project has not been fully explained, explored or justified. The CAC will ultimately recommend one of forced-choice options, but basic questions about the need remain to be answered. Puget Sound Energy is putting forward a plan that will tear apart neighborhoods. There is a strong likelihood that the company's growth projections will not be met; their usage has been flat over the recent past, as have Bellevue's revenues from taxes on electricity. Experts in the industry are saying there is little if any direct correlation between electrical usage and employment, GDP or population growth, yet Puget Sound Energy continues to use just such a correlation to forecast growth. If the projections are correct, the proposed 230KV line will add 100 percent more capacity to a system that is experiencing a one percent annual growth rate. The proposed 230KV line is in fact shown in the Utilities Element of the Comprehensive Plan as planned; it should be indicated as proposed instead. Alternative approaches must be explored. The neighborhoods should be given top priority.

Ms. Mary Anne Halvorson, 13701 NE 32nd Place, said her memories of Bellevue go back to the early 50s. Things have changed greatly over the years, but there is still much to be proud of. Change is good unless it is bad. The city is approaching a slippery slope and decisions that will affect generations. She said recently she chatted with someone involved in a construction project that was putting in 80-foot poles. The poles are absolutely huge but nowhere near as tall as the poles proposed by Puget Sound Energy as part of a new 230KV transmission line that will cut right through Bellevue neighborhoods. The electrical reliability policies in the Utilities Element should limit the size of poles in residential neighborhoods to no more than 40 feet. The Comprehensive Plan needs to incorporate statements about public safety and the prevention of sabotage. Serious questions should be raised about allowing for the erection of a 230KV transmission line next to the Olympic pipeline corridor, something that makes no sense at all from a safety and security point of view; any natural disaster or act of terrorism would produce catastrophic results on the city's infrastructure. Puget Sound Energy experts have repeated said there are no setback requirements even where such pipelines are involved. There is no law saying one cannot smoke a cigarette on top of a pile of straw, but that does not mean it is a good idea. The city should develop and impose setback requirements. The Commission was urged to give careful and thoughtful consideration to Bellevue's neighborhoods.

4. APPROVAL OF AGENDA

A motion to approve the agenda was made by Commissioner Hilhorst. The motion was seconded by Commissioner Hamlin and it carried unanimously.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCIL, BOARDS AND COMMISSIONS – None
6. STAFF REPORTS - None
7. STUDY SESSION

A. Montvue Place Annual Comprehensive Plan Amendment Request

Senior Planner Nicholas Matz reported that at the September 8 study session the City Council accepted the threshold review recommendation of the Commission regarding Montvue Place to advance the proposed amendment into the final review phase. The site, located at 14510 NE 20th Street, is 4.67 acres in size. The proposal is to change the map to remove the split BR-CR and BR-GC zoning and to make the entire site BR-CR. The recommendation forwarded to the Council recognized that the zoning split was the historical result of subarea planning that was not anticipated through the Bel-Red planning process. The Commission concluded that the current zoning split is inconsistent with the intent for mixed use redevelopment in the district. The intent of the applicant is to remove the split zoning in order to achieve a unified development.

Mr. Matz suggested a public hearing date of November 12.

A motion to set the proposed amendment for public hearing on November 12 was made by Commissioner Tebelius. The motion was seconded by Commissioner Hilhorst and it carried unanimously.

B. Comprehensive Plan Update

i. Citizen Engagement Element

Mediation program manager Andrew Kidde stressed the importance of public engagement for the city. The public participation element appears first in the existing Comprehensive Plan, which signals its importance. The desire is to see the section updated to be even more robust. The current element focuses almost entirely on planning and land use issues, but public engagement is important to every element of city government. The city has volunteer programs and commissions focused on a number of areas, and the opportunities for citizen involvement should be guided by policy language in the Comprehensive Plan. The draft element also bolsters the existing policies in the area of serving a diverse community. Bellevue has become a very diverse place and thus more strategies are needed.

Commissioner Tebelius noted that she previously had expressed concerns about the draft element. She said the policies in the existing citizen participation element were very well written, but in the draft many of them have been divided and renumbered. The policies are now divided between citywide citizen engagement and citizen engagement in planning and land use. Most of the policies listed under the latter category were in the current Comprehensive Plan. Under the Growth Management Act, local jurisdictions are required to regularly update their comprehensive plans as a way to deal with sprawl reduction, concentrated urban growth and property rights, among other things, all of which deals with land use. She distributed to the

Commissioners copies of an expanded Comprehensive Plan checklist that any city must follow. ~~There state~~ The checklist is clear with regard to including a section on public participation, but it stresses public participation in the Comprehensive Plan planning process. The state does not require anything more than that. During the last update of the Comprehensive Plan, the city included a detailed and well-drafted citizen participation element. The proposed draft begins with policies that are not focused in any way on growth management, land use or the Comprehensive Plan. The policies talk about keeping citizens informed about budget allocations; learning from citizens through surveys and outreach; providing access to citizens to city programs, services and events; conducting outreach; including businesses, non-profits and the Bellevue School District as targets for outreach; investing in training; educating Bellevue residents about pathways to civic engagement for citizens; ensuring broad and deep citizen engagement; and increasing access to city government. While each is a fine goal, none are necessary, and none are needed in the Comprehensive Plan. The current element is very well written and should be left as it is.

Commissioner Hamlin said he disagreed with nearly everything Commissioner Tebelius had said. The Comprehensive Plan addresses far more than just land use. It makes perfect sense to include the citywide citizen engagement policies as proposed. The policies set up engagement guidelines and make it clear the city is interested in citizen engagement in far more than just land use. While the Growth Management Act is specific to planning for growth, the Comprehensive Plan is not focused solely on land use issues. The draft policies suggest that citizens should be engaged in everything the city does.

Commissioner deVadoss concurred with Commissioner Tebelius with respect to the scope of the ~~Planning Commission~~ Citizen Engagement Element. The element should be kept as simple as possible. The citywide citizen engagement policies seem out of place with respect to the scope of the Comprehensive Plan.

Commissioner Hilhorst said she has been a community leader for a long time and has enjoyed a great relationship with the city's outreach department and city staff. She asked what was broken and why the new policies should be included. The policy to ensure citizen engagement is both broad and deep is noble but is something that cannot be measured. Bellevue does an awesome job of communicating and engaging its citizens and as such the new policies are simply not needed. Mr. Kidde said the Comprehensive Plan serves as a policy blueprint for all of the city. It is not focused only on land use and planning. It includes a focus on utilities, transportation, parks and a number of other areas. He agreed that the city is currently doing a fabulous job of engaging its citizens and those good practices should be captured in policy language as a guide to the future.

Commissioner Walter commented that each of the citywide citizen engagement policies represents a noble objective. She indicated, however, that she was neutral as to whether or not they should be included as proposed.

Chair Laing agreed that the policies in question are all laudable. He suggested some wordsmithing would be in order, particularly the deletion of all "including" language which more often than not becomes the focus. He allowed there is wisdom in the points made by Commissioners Tebelius, deVadoss and Hilhorst in that each policy addresses aspirational things and things the city is already doing. The public participation requirements under the Growth Management Act all refer to the adoption and amendment of the Comprehensive Plan itself. He said he favored a less-is-more approach and would agree the policies are not necessary required

by the GMA.

Commissioner Carlson agreed that the goals are worthy aspirations. However, the focus should be on requirements, not goals. If a goal becomes a requirement, it can become a snag. He said he would prefer to keep things simple and fundamental with the expectation that most people involved in the public process are driven by good faith efforts and want to make the process as inclusive as possible.

Commissioner Tebelius agreed with Commissioner Hilhorst that each of the policies addresses something the city is already doing.

A motion to retain the existing citizen participation element was made by Commissioner Tebelius. The motion was seconded by Commissioner Hilhorst.

Commissioner Carlson said his opinion of Bellevue city staff is very high. When it comes to the issue of reaching the public and welcoming a diverse array of opinions, Bellevue does it right and can be expected to continue to do it right.

Commissioner deVadoss said he would support the motion but requested a minor edit to revised policy CP-8 to delete "such as the internet." The maker and seconder of the amendment accepted the suggestion as a friendly amendment.

Commissioner Walter said she felt unprepared to vote one way or the other given that she had not anticipated simply retaining the existing policies.

The motion carried 4-1, with Commissioners Tebelius, deVadoss, Hilhorst and Carlson voting for and Commissioner Hamlin voting against. Chair Laing and Commissioner Walter abstained.

ii. Capital Facilities Element

Mr. Matz said the Capital Facilities Element and the Utilities Element of the Comprehensive Plan share similar yet distinct roles in planning for the future of the city. Both are concerned with ensuring that public and private facilities are developed to respond to the city's growth and changing conditions. The Capital Facilities Element is focused on financial planning for the provision of public infrastructure. The Growth Management Act requires jurisdictions to have a Capital Facilities Element, including an inventory of public facilities, and at least a six-year plan for developing needed facilities. Cities are also required to tie land use and capital facilities planning together, and to reassess the Land Use Element if funding for new facilities fall short of meeting the needs.

The Capital Facilities Element is largely an inventory of everything from streets to water/sewer utilities to fire stations. Facilities operated by other entities, such as schools and libraries, are also included. For city facilities, plans are maintained that address long-term infrastructure development. The Comprehensive Plan summarizes things in terms of financial responsibility and then points to the functional plans for details. Reference is also made to the city's Capital Investment Program. Policy direction is also included regarding the city's essential public facilities, which by definition are typically difficult to site.

Chair Laing invited the Commissioners to comment on the element goals and policies as outlined in the matrix beginning on page 27 of the packet.

With regard to item 1, Policy CF-1, Commissioner Walter suggested the new wording was overly complex. She proposed having the policy read "Ensure that capital facilities are provided within a reasonable amount of time following identification of needed level of service."

Commissioner Hilhorst said she generally agreed but would prefer to see the language read "Ensure that capital facilities are provided within a reasonable amount of time as needed."

Chair Laing commented that facilities are to be in place in time to meet the demand. The existing policy language and the proposed language both seem to indicate there can be a deficiency in the capital facilities provided it is addressed within a reasonable time. Mr. Inghram explained that under the Growth Management Act projects must be brought online at the time or growth or within the six-year period of capital planning. For growth that occurs today that requires a new street, the street project must be fully funded in the CIP, but it does not have to be constructed the day the new growth opens for business.

Commissioner Walter suggested the policy language should make that clear. Mr. Matz pointed out that along with the policy language, the element will include narrative language that makes the point clear.

Mr. Inghram stressed the need to retain the reference to facilities that are necessary to meet level of service standards. Streets are measured on a grading system ranging from A to F based on how they operate. Capital facilities planning is done precisely in order to meet the required level of service standards.

There was agreement to revise the policy to read "Ensure that capital facilities necessary to meet level of service standards are provided within a reasonable time."

With regard to item 1, a new policy, Commissioner Tebelius asked what is meant by the reference to "target service levels." Mr. Matz said there are a number of adopted service levels, ranging from acres of park per resident to water pipes that pass water through at a rate sufficient to meet the demand. Target service levels also refer to the length of time facilities can be expected to be in service.

Answering a question asked by Commissioner Hilhorst about the difference between items 2 and 8, Mr. Matz explained that item 2 acknowledges the city has aging infrastructure and directs planning efforts to renew or replace it as needed in order to maintain target service levels. Item 8 refers to the functional and facility system plans that help guide the process of identifying and planning for the long-range facilities needs of city services. The idea is to be open and transparent about what the city has, what it needs, and how it will pay for it. The two items are sequential pieces of the puzzle rather than duplicative.

Commissioner deVadoss asked how the city goes about anticipating the need for new facilities. Mr. Matz said that is where the functional plans and the Capital Investment Program come into play. The engineers and planners know that systems will last for a certain amount of time and then need replacement. In the case of utilities systems, replacement is built into the rate structure. Mr. Inghram said part of the planning exercise associated with producing the functional plans includes identifying future needs based on growth and changing technologies.

Turning to item 3, Policy CF-2, Mr. Matz explained that the Capital Investment Program is a

rolling program that is updated every two years. The existing policy language does not capture that fact and has meant that planning efforts often referred to a document that no longer existed. The proposed policy language makes that acknowledgment.

There was consensus in favor of the proposed policy language. There also was consensus to delete the old Policy CF-3 as proposed in item 4, and to make no changes to policies CF-7, CF-9 and CF-4, items 5, 6 and 7.

With regard to item 8, a new policy, Commissioner Hamlin asked if "facility system plans" should be capitalized. Mr. Matz explained that the reference is in fact to several different individual plans all of which are capitalized in their own right.

Commissioner Walter proposed spelling out "level of service" in item 9, Policy CF-5, rather than using "LOS." There was agreement to make that change and to otherwise not change the language of the policy.

Answering a question asked by Commissioner Hilhorst regarding item 10, a new policy, Mr. Matz said the intent is to alert members of the community to the fact that the various city departments are considering the collective city needs in designing projects. It is keyed back to the idea that the Capital Facilities Element shows how the city is responding to growth and how it intends to pay for it. Commissioner Hilhorst suggested that "across city departments" would be better than "across city business lines." The other Commissioners concurred.

Commissioner Carlson proposed deleting "to maximize community benefit and avoid conflicts" and there was agreement to make that change as well.

Commissioner Hamlin suggested "avoid conflicts" could be interpreted to mean competition for city dollars. Mr. Inghram pointed out that by having city departments working together conflicts of that sort are dispelled. The intent of the language is to avoid design and engineering conflicts.

With regard to item 11, Policy CF-6, Commissioner Hamlin suggested "other providers" is too broad and abstract. Chair Laing proposed "Coordinate with non city managed capital facility providers consistent with Bellevue's Comprehensive Plan." There was agreement to make the change.

There was consensus to delete Policy CF-8 and Policy CF-10 as proposed in items 12 and 13.

With respect to item 14, Policy CF-11, Commissioner Walter suggested the language could be interpreted as referring to two distinct things. Chair Laing said his reading of the policy was that the city will consider adopting education impact fees upon a school district's showing of its capital facilities plan and demonstrating that it needs such fees to accommodate growth. Commissioner Tebelius suggested that if that is what the intent of the policy is, the language should be tweaked to be clearer.

Chair Laing said the language outlines exactly what is happening relative to the Issaquah school district and as such no change to the policy is needed. While a mouthful, the language is acceptable.

There was consensus not to change the language of Policy CF-11.

Answering a question asked by Commissioner deVadoss regarding item 15, Policy CF-12, Mr. Matz said the city's post-disaster response and recovery plan is in fact an amazing document. He said the intent of the policy is to call attention to the plan that is in place and ready to go in the event of a disaster.

Commissioner Hamlin suggested changing "Maintain a...plan" to "Maintain the...plan." Mr. Matz agreed to make the change.

Commissioner Carlson agreed but proposed shortening the overall policy to read "Maintain the city's post-disaster response and recovery plan that ensures the city's capability to recover from a disaster."

At the suggestion of Mr. Matz, there also was agreement to work into the narrative around the policy an outline of the components covered by the response and recovery plan.

Commissioner Hilhorst said she would accept the language suggested by Commissioner Carlson provided it included the notion of reconstruction. There was agreement to make those revisions.

Mr. Matz noted that items 16, 17 and 18 are all existing policy language being moved into the Capital Facilities Element from the Annexation Element. The Commissioners offered no comments on the policies.

Mr. Matz explained that items 20 to 28 comprised the essential public facilities policies. He noted that much of the original intent of the policies has been codified since the last update, thus some of the policies are no longer needed. That is the case with item 20, Policy CF-13.

Chair Laing asked why there should not be a policy in the Comprehensive Plan requiring the city to define essential public facilities the same as the state does, and why the city might suggest that it would allow a definition of essential public facilities that is broader than what state law defines. To ensure the definition in the zoning code is consistent with state law of an essential public facility, having policy language in the Comprehensive Plan would be the way to do it. Absent amending the Comprehensive Plan, the Council could not designate something as an essential public facility that state law does not designate. Mr. Inghram reminded Chair Laing that the Planning Commission makes recommendations to the Council on both plan amendments and code amendments. As such the policy language would not necessarily constrain the code. The direction of the Commission throughout the update process has been that less is more and that policies should remain at the policy level, and the existing Policy CF-13 directs the city to take an action by defining a term.

Chair Laing stressed the need for the language at the Comprehensive Plan level. A zoning code can be changed any time of the year at the direction of the Council, whereas the Comprehensive Plan can only be updated once a year and it must follow an established process. As soon as the state determines something is an essential public facility, a local jurisdiction cannot outright preclude it; all the local jurisdiction can do is try to manage it. He said his concern was in giving the Council more ability to call anything an essential public facility, allowing it to be pushed into places it may not fit. The policy should be retained so that at a minimum there will be a longer public engagement process with robust discussions at both the Commission and Council levels before the Council can call an essential public facility anything the state does not call an essential public facility. He suggested the existing policy should be retained with the language revised to read "Define essential public facilities consistent with the Growth Management Act."

Commissioner Walter asked if taking that approach would in any way tie the hands of the Council should a situation arise where it needed to act quickly. Chair Laing said one thing defined as an essential public facility under state law is group homes. He said given that precedent, the Council could conclude that rooming houses are essential public facilities. The Council should not be put in a position of being able to quickly and easily making such a change.

Commissioner Hamlin countered that policy language is not law and having the policy or not will not prevent the Council from making a decision, but where there is policy language in place the Council must at the very least give consideration to it.

There was consensus to retain the policy language as proposed by Chair Laing.

There was agreement in favor of the proposed language for item 21, Policy CF-14.

With regard to item 23, Policy CF-15, Commissioner Walter suggested the "seek agreements" should be more definitively worded along the lines of "obtain agreements."

Chair Laing said he understood the language to mean the city will seek to work by agreement or consensus rather than by contract. Mr. Matz said the language is intended to point out things like interagency agreements, development agreements, MOU's and interlocal agreements, all of which are tools allowing the city to "seek agreements."

Commissioner deVadoss proposed using the word "pursue" in place of "seek" and there was consensus to make that revision.

There was consensus with regard to the proposed revisions to item 24, Policy CF-16, and to delete policy CF-17 as recommended in item 25.

Answering a question asked by Commissioner Tebelius regarding the equitable distribution of essential public facilities as outlined in item 27, Policy CF-19, Mr. Matz said the notion is to share the burden of placing things like the secure community transmission facilities among cities and counties in the region. Commissioner Tebelius said she had no problem with that.

Commissioner Carlson proposed shortening the policy to read "Work to site or expand essential public facilities in ways that equitably balance social, environmental and economic impacts to achieve citywide and regional planning objectives." There was agreement to make the change.

There was agreement to make no change to Policy CF-20 as proposed by item 28.

With regard to the Comprehensive Plan update, Mr. Inghram pointed out that the process had been slowed by having to address other issues. He called attention to the table in the packet that outlined the topics yet to be discussed and a tentative schedule.

8. PUBLIC COMMENT - None
9. DRAFT MINUTES REVIEW
 - A. June 25, 2014

Commissioner Tebelius submitted to staff changes she proposed to the minutes. Commissioner Hamlin noted that he had previously done the same.

Chair Laing called attention to the last paragraph on page 5 and suggested the first sentence should be revised.

He also noted changes that should be made to the last paragraph on page 7, paragraphs 3 and 4 on page 9, and the fourth paragraph on page 11.

Mr. Inghram noted the need to indicate the presence of Councilmember Stokes.

There was agreement to reprint the minutes with the amendments before approving them.

B. July 9, 2014

Chair Laing, Commissioner Hamlin and Commissioner Walter noted changes to the minutes.

Mr. Inghram noted the need to indicate the presence of Councilmember Stokes.

There was agreement to reprint the minutes with the amendments before approving them.

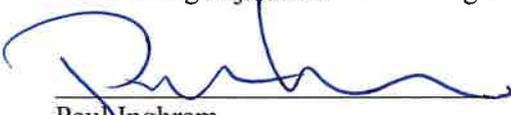
Commissioner Tebelius took a moment to note that at the September 15 Council meeting staff provided the Council with a presentation regarding the Comprehensive Plan update. She suggested it would be helpful for the Commissioners to know what was covered. Mr. Inghram said he would be happy to email the update to the Commissioners. He noted that the Council asked for a follow-up study session on October 20.

Commissioner Tebelius suggested the Commission chair and/or vice-chair should attend the October 20 study session in order to explain where the Commission stands on some of the issues.

10. ADJOURN

A motion to adjourn was made by Commissioner Hamlin. The motion was seconded by Commissioner deVadoss and it carried unanimously.

Chair Laing adjourned the meeting at 8:48 p.m.



Paul Inghram
Staff to the Planning Commission

2/25/2015
Date



Aaron Laing
Chair of the Planning Commission

2/25/15
Date

* Approved as corrected January 28, 2015

