



Planning Commission Special Meeting June 11, 2020

Meeting Minutes

1) CALL TO ORDER/AGENDA REVIEW/CONFLICT DISCLOSURE

2) PLANNING COMMISSION MEETING MINUTES

2.a May 28, 2020

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[Planning Commission Minutes DRAFT 052820.pdf](#)

Motion: I move we approve the minutes for the Special meeting of the Planning Commission on May 28, 2020 as distributed in the agenda packet.

Quitslund/Paar: Passed Unanimously

3) PUBLIC COMMENT

3.a DRB Liaison Update

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None. DRB Chair Joe Dunstan

4) UNFINISHED BUSINESS

4.a [Police & Court Facility Major Adjustment to Site Plan Review and Conditional Use Permit \(PLN51524 SPRA CUPA\)](#)

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[PLN51524 SPRA CUPA Revised Staff Report to Planning Commission.pdf](#)

[1. PLN51524 SPRA CUPA Site Plan.pdf](#)

[2. PLN51524 SPRA CUPA Floor Plans.pdf](#)

[3. PLN51524 SPRA CUPA Renderings and Sketches.pdf](#)

[4. PLN51524 SPRA CUPA Planting Plan.pdf](#)

[5. PLN51524 SPRA CUPA Parking Space Needs Validation.pdf](#)

[6. PLN51524 SPRA CUPA Trip Generation Analysis from Transpo Group.pdf](#)

[7. PLN51524 SPRA CUPA Traffic Impact Assessment Memo from Project Manager.pdf](#)

[8. PLN51524 SPRA CUPA SEPA Checklist.pdf](#)

[9. PLN51524 SPRA CUPA Issued MDNS and Adoption of Existing Document.pdf](#)

[10. PLN51524 SPRA CUPA Design Review Board Review and Recommendation Agenda and Notes dtd 12.02.2019.pdf](#)

[11. PLN51524 SPRA CUPA Design Review Board Transcript from 6.3.2019 Meeting.pdf](#)

[12. Planning Commission Preliminary Recommendation for Police & Court Facility Major Adjustment to Site Plan Review and Conditional Use Permit February 13, 2020.pdf](#)

- 13. [PLN51524 SPRA CUPA Design Review Board Final Design Review Worksheet.pdf](#)
- 14. [PLN51524 SPRA CUPA Critical Area Report from Wetland Resources Environmental Consulting.pdf](#)
- 15. [PLN51524 SPRA CUPA Supplemental Site Plan with Critical Areas.pdf](#)

Associate Planner Ellen Fairleigh provided a brief update on the previous review accomplished by the Planning Commission. See attached Recorded Motion for recommendation.

[4.b Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards](#) [Cover Page](#)

[Memo - Changes to Ordinance No 2020-04 Since May 28, 2020 PCM](#)
[Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - 6-11-20 - Track Changes](#)

[Commissioner Osmond - Discussion Points from 5-28-2020 PCM](#)

[Ordinance No. 2020-04, Adopting Small Wireless Facility Design Standards - 6-11-20 - Clean Copy](#)

[Small Wireless Facilities - Sample Photos of Actual Deployments](#)

Deputy City Attorney Robbie Sepler provided a brief overview of the actions taken since the May 28, 2020 Planning Commission meeting. The Commissioners asked to have the excerpts of Kitsap County Code from Commissioner McCormick Osmond's memo incorporated into the ordinance for the small wireless facility design standards.

[4.c Bonus Floor Area Ratio \(FAR\) Options, BIMC 18.12.030.E.](#)

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[BIMC_1812.030_FAR_BONUS_OPTIONS.pdf](#)

[RES_2003-](#)

[25_FULL_CITY_COUNCIL_FOR_DECISION_MAKING_RE__FLOOR_AREA_RATIO_BONUS ES.pdf](#)

[RES_2001-](#)

[54_DISTRIBUTION_OF_FUNDS_FROM_PURCHASE_OF_FLOOR_AREA_RATIO_BONUS S.pdf](#)

[MUTC Zoning Districts Map.pdf](#)

[Planning Commission Minutes and Addendum DRAFT 031220.pdf](#)

[20200424_CC_Staff_Memo \(10\).docx](#)

[FAR_USAGE_BY_PROJECT.pdf](#)

[FAR Usage Winslow Hotel](#)

[Quitslund request for Info in the PC Packet FAR Discussion 5.12.2020.docx](#)

[P C Subcommittee Recommendations on FAR Policies, 4.27.2020.docx](#)

[Comp_Plan_Goals___Policies_Related_to_FAR.pdf](#)

[Chapter 2 WMP.pdf](#)

[Admin Manual .pdf](#)

[Ordinance_No._2020-10_Adopting_Interim_Zoning_Control_Related_to_Bonus_Density](#)

[BIMC Table 18.12.020-3.docx](#)

[Subcommittee Recommendation - Changes to Base & Bonus FAR policies, 5.22.2020.docx](#)

[Subcommittee Recommendations on FAR 6.5.2020.pdf](#)

Commissioner Quitslund presented the Sub-Committee's recommendations to the Planning Commission.

Motion: I move to adopt the recommendations from the Subcommittee (Chester/Paar/Quitslund) for discussion at the Planning Commission's meeting on June the 11th, 2020 as recommendations from the Planning Commission regarding FAR Bonus Density to be submitted to the City Council.

Amendment to Motion: First, I would like to change the name of the Subcommittee Report to Planning Commission Recommendations on FAR Bonus Density Provisions in the Bainbridge Island Municipal Code. Second, I'd like to add the following opening sentence: In response to the City Council's request for Planning Commission evaluation of existing FAR bonus density provisions in the Bainbridge Island Municipal Code, the Planning Commission makes the following recommendations for immediate revisions to those code provisions. The third part of my motion is in subparagraph 2.a., the sentence would be changed to read: Parking alternatives to reduce or eliminate the need for parking on the street or in a dedicated surface lot.

McCormick Osmond/Pearl: Passed Unanimously

5) PLANNING DIRECTOR'S REPORT

6) ADJOURNMENT

Meeting was adjourned at 7:08 PM.

/s/
William Chester, Chair

/s/
Jane Rasely, Administrative Specialist