



Planning Commission Special Meeting September 10, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL

Chair Chester opened the meeting at 6:00 PM by reading a statement regarding the discrepancy of start times on the City's website. Commissioners in attendance were Vice-chair Kimberly McCormick Osmond, Jon Quitslund, Lisa Macchio, Joe Paar and Sarah Blossom. City Staff present were Planning & Community Development Director Heather Wright, Senior Planner Jennifer Sutton, City Arborist Nick Snyder and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

2) PUBLIC COMMENT

None.

3) UNFINISHED BUSINESS

3.a Proposal for Updates to Tree and Vegetation Regulations in BIMC 16.18, 16.32, and 18.15.010 - Planning

[Cover Page](#)

[Draft BMP Manual](#)

[Tree and Veg Update Table, Ord 2020_DRAFT](#)

City Arborist Nick Snyder provided a brief summary of his last presentation and then presented draft changes to the code. Based upon the discussion that occurred, the Planning Commission asked that a formal ordinance be brought forward for their recommendation.

3.b Ordinance 2020-16 Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.

[Cover Page](#)

[20200910_PC_Staff_Memo](#)

[Ordinance No. 2020-16 Revising Bonus FAR program.docx](#)

[MUTC Zoning Districts Map.pdf](#)

[Excerpt BIMC_Table_18.12.020-3.pdf](#)

[WMP Goals & Policies Related to FAR.pdf](#)

Senior Planner Jennifer Sutton presented the draft ordinance for discussion.

Motion: I would move to request that Planning Staff bring back a revised Ordinance No. 2020-16 with the amended language proposed during this Planning Commission meeting for consideration by the Planning Commission at our next meeting on the September 24. I would also like to move to adopt the Planning Commission recommendations on FAR Bonus Density provisions in the Bainbridge

Island Municipal Code dated September the 10, 2020 as the rationale for the proposed amendments to Ordinance 2020-16.

McCormick Osmond/Quitslund: Passed Unanimously

4) SUBCOMMITTEE UPDATE

Chair Chester provided an update of the Joint City Council/Planning Commission Land Use Subcommittee.

Commissioner Jon Quitslund provided an update on the Affordable Housing Sub-committee.

5) PLANNING DIRECTOR'S REPORT

Planning Director Heather Wright provided an overview of City Council actions of interest to the Planning Commission.

6) ADJOURNMENT

The meeting was adjourned at 8:33 PM.

/s/
William Chester, Chair

/s/
Jane Rasely, Administrative Specialist