CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
November 19, 2020

Meeting Minutes

1) CALL TO ORDER/ROLL CALL, AGENDA REVIEW

Chair William Chester called the meeting to order at 6:00 PM. Commissioners in attendance were Vice-chair Kimberly McCormick, Jon Quitslund, Lisa Macchio, Joe Paar and Sarah Blossom. City Staff present were Planning & Community Development Director Heather Wright, Senior Planners Jennifer Sutton and Kelly Tayara, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts of interest reported.

2) PUBLIC PARTICIPATION MEETING

2.a Wintergreen Public Participation Meeting

Cover Page
PPM PlanningCommission Presentation 1.pdf

Chair Chester introduced applicant David Smith's representative, Hayes Gori, who presented the proposed project.

Public Comment

Bob Russell - Asked about the conversion of the buffer from 50' required by the Hearing Examiner and the 25' being requested.

Due to Zoom technical difficulties, the Public Participation Meeting was rescheduled.

3) PUBLIC COMMENT

Moved to the end of the meeting in the hope that technical difficulties would be resolved.

4) UNFINISHED BUSINESS

4.a Ordinance 2020-40 Joint City Council/Planning Commission Land Use Subcommittee Phase I "Triage" Code Changes

Cover Page
20201029 Planning Commission Workplan for Joint Land Use Subcommittee Recommendtions.docx
Ordinance No. 2020-20 Triage Code Updates.docx
Ord 2020-40 Exhibit A.docx
Joint_Land_Use_Subcommittee_Memorandum_Initial_Recommendations

Senior Planner Jennifer Sutton presented changes to Ordinance 2020-20 based upon the Planning Commission's recommendations from their last meeting. It was decided a public hearing would be

scheduled for December 10, 2020. Design Review Board Members Bob Russell, Vicki Clayton and Joe Dunstan provided their perspective on proposed changes.

Public Comment
Michelle Hecker – Agreed with the comments Sarah Blossom and Joe Dunstan provided and was concerned that going straight to Planning Commission or Design Review Board before the applicants have the information they need to provide an accurate proposal to the public and also wondered whether the legal department had reviewed the proposed changes.

4.b Bonus Floor Area Ratio Options, BIMC 18.12.030.E. - Planning,
Cover Page
20201008 PC Cover Letter to CC on Bonus FAR Revisions.docx
DRAFT Ordinance No. 2020-16.docx
Exhibit A Excerpt BIMC Table 18.12.020-3.docx
20200924 PC Staff Memo.pdf
MUTC and HS Rd Map.pdf
WMP Goals & Policies Related to FAR.pdf
ORD NO. 2020-20 EXTENDING INTERIM ZONING CONTROL RELATED TO BONUS DENSITY.pdf
June 11 2020 Planning Commission Meeting Minutes.pdf
July 9 2020 Planning Commission Meeting.pdf
August 27 2020 PLANNING COMMISSION MINUTES.pdf
September 10 2020 PLANNING COMMISSION MINUTES.pdf
September 24 2020 PLANNING COMMISSION MINUTES.pdf
Senior Planner Jennifer Sutton provided a debrief of discussion from the City Council meeting. Commissioner Blossom recused herself from discussion as it included the Bainbridge Islander Mobile Home Park.

> **Motion: I'd like to move to adopt the following changes to draft Ordinance Number 2020-16 in Section E, reinstate the 1. Optional Affordable Housing; Section E.1.b reinstate the Preservation of the Islander Mobile Home Park in its entirety; and current Section 7 entitled Ferry-Related Parking should become Section E.2.**

Motion amended with Commissioner Macchio's request to remove the reference to the Islander Mobile Home Park from the *WHEREAS* section of the ordinance. Amendment seconded by Commissioner Paar.

McCormick Osmond/Paar: Passed 5/0/1 (Blossom abstained)

3) PUBLIC COMMENT (postponed from earlier in meeting)

Bob Russell - Spoke in favor of affordable housing.
Pascal Schuback - Asked what zoning would be required to create a solar garden, citing the "triangle" property and its southern exposure as a good choice for such a site.

5) SUB-COMMITTEE UPDATES

Vice-chair McCormick Osmond provided an overview of work the City Council/Planning Commission Joint Land Use Sub-committee had completed. Commissioner Quitslund provided an update on work the Planning Commission Affordable Housing Sub-committee was performing on draft on BIMC Chapter 3.36.

6) PLANNING DIRECTOR'S REPORT

Planning & Community Development Director Heather Wright provided an overview of items of interest to the Planning Commission.

7) ADJOURNMENT

Meeting adjourned at 8:28 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist