



Planning Commission Special Meeting February 11, 2021

Meeting Minutes

1) CALL TO ORDER/AGENDA REVIEW/CONFLICT DISCLOSURE

Chair Kimberly McCormick Osmond started the meeting at 6:03 PM. Planning Commissioners in attendance were Vice-chair Joe Paar, William Chester, Jon Quitslund, Lisa Macchio, Sarah Blossom and Ashley Mathews. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planner Jennifer Sutton, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Blossom disclosed she had a financial interest in property in Lynwood Center which may be subject to the MFTE.

2) PLANNING COMMISSION MEETING MINUTES

2.a Meeting Minutes for January 28, 2021

[Cover Page](#)

[Planning Commission Meeting Minutes DRAFT 012821.pdf](#)

Motion: I move approval of the minutes from January 28, 2021 as distributed.

Quitslund/Paar: Passed Unanimously

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.a Policy Recommendations for Future Multifamily Property Tax Exemption Program

[Cover Page](#)

[Transmittal Message MFTE to Council](#)

[Background Multifamily Tax Exemption PSRC](#)

[Excerpt Use Table 18.09.020](#)

[MUTC HS Rd Undeveloped Parcels](#)

[Greater Winslow Area Undevelopd Parcels](#)

[Lynwood Center Area Undeveloped Parcels](#)

Commissioner Quitslund provided an overview of the process for the proposed policy recommendations.

Motion: I move that we add corrections and additions to the memorandum that is entitled **Multi-family Property Tax Exemption Program for Bainbridge Island**. To strike from the first sentence in the first paragraph “**Members of the Planning Commission are**” and replace it with “**The Bainbridge Island Planning Commission is**” on page 1 and then the second issue on page 1 is to strike the language directly below the title “for discussion and decision February 11, 2021,” and then the third item is on page three and that is in the first sentence of the second paragraph within the parentheses, add the following: “after c sub-section and **BMIC**.
Chester/Paar: Passed (Yes – 6; Abstained – 1, Blossom)

Motion: I would like to amend **Multi-family Property Tax Exemption Program for Bainbridge Island** as follows: First, I would remove “for discussion and decision” in the line that directly follows the title of the document. Second, I would revise the first sentence of the document as follows: **Bainbridge Island Planning Commission is pleased to forward to the City Council a proposed Multi-family Tax Exemption Program, for the Council’s review and further action.** Third, on page three, first sentence of the second full paragraph, in the parentheses, I would revise and state: **(c BMC subsection 3.36.050.B)**

McCormick Osmond/Macchio: Passed Unanimously

Motion: I move to forward the following policy recommendations and attached supporting memo to the City Council related to adopting a **Multifamily Property Tax Exemption program**:

1. That the following areas be considered for the **MFTE designation/eligibility areas**: All properties either within the **Winslow Master Plan Study Area**, or the **Winslow Sewer System Service Area**, or both and within the **Lynwood Center area**, which have zoning of **Neighborhood Center (NC)**, **NC/R-12** and **R-5**.
2. That the project eligibility threshold be four multifamily residences.
3. That a future **City MFTE program** be applicable to both rental and ownership units.

Paar/Mathews: Passed Unanimously

5) NEW BUSINESS

5.a Discuss the Public Participation Meeting: A Step in the Pre-application Meeting Phase

Cover Page

RES 2010 32 Public Participation Program

Planning & Community Development Director Heather Wright introduced the Public Participation Meeting discussion.

5.b Planning Commission Subcommittee and Liaison Assignments, 2021

Cover Page

Planning Commission Liaison Roles.docx

Chair McCormick Osmond led the discussion.

5.c Noise Variance for PSE Utility Pole Replacement on NE Wardwell Road - Planning,
Cover Page

Noise Variance Application PSE Wardwell Rd Project.pdf

Vicinity Map PSE Wardwell Rd Project.pdf

Planning Manager David Greetham introduced Ms. Kerry Kriner and Mr. Andy Swayne from Puget Sound Energy who provided an overview of the variance application.

Motion: I'll make a motion to approve the noise variance request as submitted.
Paar/Chester: Passed Unanimously

6) FOR THE GOOD OF THE ORDER

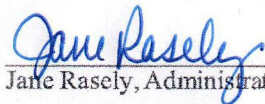
None.

7) PLANNING DIRECTOR'S REPORT

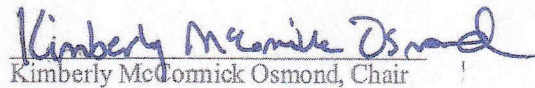
Director Heather Wright provided an overview of recent Committee and Council meetings as well as a look forward to City Council and Planning Commission meeting topics.

8) ADJOURNMENT

The meeting was adjourned at 8:13 PM



Jane Rasely, Administrative Specialist



Kimberly McCormick Osmond, Chair