



Planning Commission Special Meeting May 27, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair Kimberly McCormick Osmond called the meeting to order at 6:02 PM. Planning Commissioners in attendance were Jon Quitslund, Lisa Macchio and Sarah Blossom. Vice-chair Joe Paar and Commissioners William Chester and Ashley Mathews were absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Associate Planner Ellen Fairleigh, City Arborist Nick Snyder, and Administrative Specialist Carla Lundgren who monitored recording and helped draft meeting minutes.

The Land Acknowledgement was read, and the agenda reviewed. There were not any conflicts disclosed.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and Approve Meeting Minutes for May 13, 2021.

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[Planning Commission Meeting Minutes 051321.pdf](#)

Motion: I recommend approval of the minutes as distributed.

Quitslund/Blossom: Passed Unanimously

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.an [Ordinance No. 2021-07 – Updates to Tree and Vegetation Regulations in Chapters 16.18 and 16.32 BIMC and in BIMC 16.20.100 and BIMC 18.15.010 - Planning,](#)

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[ORD_2021-07 Staff Memo](#)

[Ordinance No. 2021-07](#)

[Exhibit A to ORD 2021-07 - Chapter 16.18 BIMC \(Tree Removal Forest Stewardship and Vegetation Maintenance\)](#)

[Exhibit B to ORD 2021-07 - Chapter 16.32 BIMC \(Protection of Landmark Trees\)](#)

[Exhibit C to ORD 2021-07 - BIMC 18.15.010 \(Landscaping screening and tree retention protection and replacement\)](#)

[Exhibit D to ORD 2021-07 - BIMC 16.20.100 \(Aquifer Recharge Areas\)](#)

[\[For Discussion\] Ordinance 2017-07 Comments -- CM Carr with Staff color coding](#)

[For Discussion] Jon Quitslund Memo to PCD on Ord. 2021-07.docx

[For Background] Ord 2021-07 SEPA checklist.pdf

[For Background] Ord 2021-07 SEPA DNS_signed.pdf

[For Background] PC Public Hearing 2020-28 (2021-07)- submitted written comments and staff response.docx

[For Background] Planning Commission Recorded Motion Ordinance 2020-28 Updates and Revisions to Tree and Vegetation Regulations 121720.pdf

Exhibit E to ORD 2021-07 (Community Forest Best Management Practices Manual)

The Commissioners agreed to set a public hearing for Ordinance 2021-07 (including proposed amendments) for the June 10, 2021, Planning Commission meeting.

4.b Draft Ordinance No. 2021-12 & Resolution 2021-07: Phase 2 Triage Code Changes Related to Improving the Pre-application Phase.

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DRAFT Ordinance No. 2021-12

Exhibit A Phase Two Triage Code Changes - Deform revisions_clean_05202021.docx

Exhibit B - Project review flow chart_05182021.pdf

RESOLUTION NO 2021-07

Planning Manager David Greetham presented an update on the final Planning Commission/Design Review Board Subcommittee recommendations. A public hearing was scheduled for the June 10, 2021, meeting.

5) NEW BUSINESS

5.a AT&T Telecom Facility Major Conditional Use Permit and Wireless Communication Facility (PLN51880A CUP WCF)

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PLN51880A CUP WCF ATT Staff Report to Planning Commission.pdf

1. PLN51880A CUP WCF Site Plan.pdf

2. PLN51880A CUP WCF Plan Set.pdf

3. PLN51880A CUP WCF Photo Simulations.pdf

4. PLN51880A CUP WCF View Shed Map Analysis.pdf

5. PLN51880A CUP WCF Radio Frequency Justification.pdf

6. PLN51880A CUP WCF Noise Survey by SSA Acoustics dtd January 14, 2021.pdf

7. PLN51880A CUP WCF Radio Frequency Compliance.pdf

8. PLN51880A CUP WCF Public Comment.pdf

9. PLN51880A CUP WCF Design for Bainbridge Worksheet.pdf

10. PLN51880A CUP WCF Site Photos.pdf

Associate Planner Ellen Fairleigh presented the proposed project.

Motion: I move that the Planning Commission recommends approval of this Conditional Use Permit for the facility as described to us.

Quitslund/Blossom: Passed Unanimously

6) PLANNING DIRECTOR'S REPORT

Director Heather Wright provided an update on items of interest to the Planning Commission.

7) FOR THE GOOD OF THE ORDER

Commissioner Macchio inquired about the noticing requirements for issues that have impact on the greater part of the island. Director Heather Wright stated she would investigate specific code

requirements for neighborhood centers, legislative noticing requirements and alternative notification methods beyond those the city currently uses.

8) ADJOURNMENT

The meeting was adjourned at 8:15 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist

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