CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
July 22, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Vice-chair Joe Paar called the meeting to order at 6:01 PM. Commissioners in attendance were William Chester, Sarah Blossom, Ashley Mathews and Yesh Subramanian. Kimberly McCormick Osmond and Lisa Macchio were absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planners Jennifer Sutton and Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

2) PUBLIC COMMENT

Lisa Neal - Spoke about comments by two of the Planning Commissioners made at the last Planning Commission meeting and reminded the Commission that the public are muted before and after their public comment is made and they are not able to ask questions or respond to comments made by the Commissioners. She asked for a clarification on Commissioner Mathews' comment about Ms. Neal's comments at the last meeting.

3) UNFINISHED BUSINESS

3.a Ordinance 2021-10 (formerly 2020-16) Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E.

Cover Page
20210722 PC Staff Memo.docx
DRAFT Ordinance No. 2021-10 formerly 2020-16.docx
Exhibit_A Ord. 2021-10.docx
MUTC and HS Rd Zoning Districts Map.pdf
Nov 19 20 PC Mtg Minutes.pdf
20201008 PC Cover Letter to CC on Bonus FAR.pdf

Senior Planner Jennifer Sutton provided a review of the draft ordinance and facilitated discussion.

4) NEW BUSINESS

4.a Public Hearing - WSDOT Noise Variance for Ferry Terminal Overhead Walkway Replacement - Planning and Community Development,

Cover Page
51970 WSDOT Noise Variance - Master Land Use Application.pdf
51970 WSDOT Noise Variance - Project Narrative.pdf
51970 WSDOT Noise Variance - Weekend Nightime Work Schedule.xlsx
51970 WSDOT Noise Variance - Plan Set.pdf

Planning Manager David Greetham provided a brief overview of the project and introduced Washington State Department of Transportation Staff who presented the project parameters.

The public hearing was opened at 6:57 PM.
There were not any public comments.
The public hearing was closed at 6:58 PM.

Motion: I move that we approve the noise variance for the six weekend evening times that have been requested. I would add to that request that the communications for complaints be addressed per the Commissioners' comment so we can have some evaluation of what the noise might accomplish. Other than that, I would recommend approval of this work.
Chester/Subramanian: Passed Unanimously

4.b Messenger House Major Site Plan Review and Major Adjustment to a Conditional Use Permit (PLN51717 SPR/CUPA)

Cover Page
Messenger House SPR_CUPA Staff Report_to_PC.pdf
DESIGN REVIEW BOARD MEETING MINUTES.pdf
Plan Set.pdf
Site Plan (Revised).pdf
Existing vegetation canopy.pdf
SEPA checklist.pdf
Messenger House_Applicant Project Narrative.pdf
Minor CUP Staff Report for lot coverage waiver.pdf

Senior Planner Kelly Tayara introduced the project and Architect Charlie Wenzlau presented the project overview.

Public Comment

Hoyt Corbett - Thanked Development Engineer Paul Nylund and Charlie Wenzlau for being open to moving the walking trail away from his home in the south corner of the property.

See recorded motion for recommendation.

5) PLANNING DIRECTOR'S REPORT

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

6) FOR THE GOOD OF THE ORDER

7) ADJOURNMENT

Meeting adjourned at 8:00 PM.

Kimberly McCormick Osmond, Chair

Jane Rasely, Administrative Specialist

CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION
RECORDED MOTION

Planning Commission Meeting Date:	**July 22, 2021**
Project Proposal Name and Number:	**Messenger House/PLN51717 SPR/CUPA**
Documents available at:	**Online Permit Portal**
Decision Maker:	**Hearing Examiner**

Purpose: The purpose of the Planning Commission's review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

Consideration: The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria.

2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan.

3. The project, as conditioned, is found to meet all other applicable laws.

4. The project is either :

   ___X___ Found to meet the recommendations by the Design Review Board; **OR**

   _____Recommended for deviation from the Design Review Board's recommendation for the following reasons:

   a.
   b.
   c.

PLANNING COMMISSION
RECORDED MOTION

Recommendation:

The Planning Commission recommends the Hearing Examiner:

Approve the proposal as recommended.

X Approve the proposal with the following changes:

a. Provide affordable beds through SEPA or the Comprehensive Plan.

b.

c.

Deny the proposal for the following reasons:

a.

b.

c.

Recorded motion on July 22, 2021:

I move to add the following condition if supported through SEPA or the Comprehensive Plan, that affordable beds be provided.
Blossom/Chester

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
McCormick Osmond			X	
Paar	X			
Chester	X			
Macchio			X	
Blossom	X			
Mathews	X			
Subramanian	X			
Total	**5**		**2**	

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Vice-chair Date: 7/24/21

Administrative Specialist, Planning and Community Development Date: 7-24-21