



Planning Commission Special Meeting July 29, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair McCormick Osmond called the meeting to order at 6:02 PM. Commissioners in attendance were Vice-chair Joe Paar, William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff present were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Senior Planners Jennifer Sutton and Peter Best and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed, and the Land Acknowledgement read. Vice-chair Paar acknowledged that he owned shoreline property.

2) PUBLIC COMMENT

None.

3) PUBLIC HEARING

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

[Cover Page](#)

[PC Staff Memo](#)

[Ordinance No. 2021-10 formerly 2020-16](#)

[Exhibit_A Ord. 2021-10.docx](#)

[MUTC and HS Rd Zoning Districts Map.pdf](#)

Senior Planner Jennifer Sutton provided an overview of the draft ordinance.

The public hearing was opened at 6:20 PM.

John Tawresey - Read a statement he had written and e-mailed to the Planning Commission and asked them to review the Winslow Master Plan saying if they passed the proposed ordinance, it would destroy the Ferry Terminal District as described in the Winslow Master Plan.

The public hearing was closed at 6:27 PM.

See recorded motion for recommendation.

4) UNFINISHED BUSINESS

4.a Shoreline Management Program - Periodic Review

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SMP Staff Memo to PC

Memo Attachment 1 - Project Log

Memo Attachment 2 - Ecology Periodic Review Rule Summary

Memo Attachment 3 - Public Participation Plan & Work Plan 5/4/2021

Memo Attachment 4 - Planning Commission Review Process 7/29/2021

Memo Attachment 5 - Ecology Checklist Draft (v1) 7/29/2021

Ordinance 2022-01 - Department Draft 7/29/2021

Ordinance Exhibit 1 - Baseline SMP (Ch.1-3) Department Draft 7/29/2021

Ordinance Exhibit 1 - Baseline SMP (App.A) Department Draft 7/29/2021

Ordinance Exhibit 3 - Map Amendments - Department Draft 7/29/2021

Ordinance Exhibit 6 - BIMC 12.40.060 - Department Draft 7/29/2021

Ordinance Exhibit 7 - BIMC Title 17 Department Draft 7/29/2021

Ordinance Exhibit 8 - BIMC Title 18 Department Draft 7/29/2021

SMP Ord-2 Change Matrix - DRAFTv1 2021-07-29.pdf

Senior Planner Peter Best facilitated discussion. William Chester, Sarah Blossom, and Ashley Mathews were nominated to form the Planning Commission SMP Subcommittee. Planning Commission voted unanimously to perform targeted outreach to Island shoreline property owners and residents.

Public Comment

Cheryl Coon - Thanked the Commissioners for their time and work. She wanted to keep in mind that most waterfront property owners were good stewards but not all of them were and that was why regulations were necessary.

Jon Quitslund - Asked if the phrase "no net loss" was still relevant in light of sea level rise.

4.b Schedule Revision to PSE Noise Variance for Bucklin Hill RD Pole Replacement - Planning and Community Development,

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Bucklin Hill RD Noise Variance Master-Land-Use-Application.pdf

Bucklin Hill RD Noise Variance Aerial.pdf

Bucklin Hill RD Noise Variance Map.pdf

Bucklin Hill Pole Replacements Parcels Within 500 Feet.pdf

Planning Manager David Greetham presented the project revision request and introduced Andy Swayne from Puget Sound Energy who spoke about the high temperatures changing the schedule of their work.

Motion: I move to approve PSE's request for a revised project schedule for the previously approved noise variance for pole replacement on Bucklin Hill RD. The revised schedule includes nighttime and early morning work between August 6 and August 14 (weekend evenings excepted).

Blossom/Mathews: Passed Unanimously

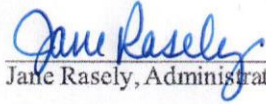
5) PLANNING DIRECTOR'S REPORT

Director Heather Wright provided an overview of recent items of interest to the Planning Commission.

6) FOR THE GOOD OF THE ORDER

7) ADJOURNMENT

The meeting adjourned at 8:22 PM.



Jane Rasely, Administrative Specialist



Kimberly McCormick Osmond, Chair

PLANNING COMMISSION RECORDED MOTION

Planning Commission Meeting Date:	July 29, 2021
Ordinance:	2021-10 Amending Bonus Floor Area Ratio (FAR) Options, BIMC 18.12.030.E
Decision Maker:	City Council

Planning Commission Role and Responsibility: Pursuant to [BIMC 2.16.180](#), Planning commission review and recommendation is required for amendments to BIMC Chapter 2.16, and BIMC Titles [16](#), [17](#), and [18](#), area-wide rezones initiated by the city, or area-wide rezones associated with a privately initiated amendment to the comprehensive plan.

Planning Commission Action:

1. In making a recommendation, the planning commission shall consider applicable decision criteria of this chapter, all applicable law, the comprehensive plan, public comment, and any necessary documents and approvals.
2. The planning commission shall issue a written recommendation that contains (a) a statement recommending that the proposed amendment be approved, approved as amended, or denied, and (b) a statement of facts upon which the recommendation is based and the conclusions derived from those facts.
3. The planning commission's written recommendation and other documents upon which its decision is based shall be immediately transmitted to the city council and department director.

Findings of Fact and Reasons for Action

On February 25, 2020, the City Council directed the Planning Commission to bring back an ordinance that would reform the City's Bonus FAR program to only allow bonus FAR in relation to affordable housing, historic preservation, and transfer of development rights. During its discussions, the Planning Commission recommended removing the allocation of bonus FAR for historic preservation to the historic preservation section of the code. The proposed ordinance would reform the City's FAR program to only allow bonus FAR in relation to affordable housing and the relocation of ferry surface parking. The ordinance is intended to be an interim regulation with a two-year sunset for the purpose of allowing the City Council to revise the Winslow Master Plan and develop an affordable housing program and a transfer of development rights program, which will all be used to then determine whether changes are necessary to the FAR base and bonus programs within the Winslow mixed use town center.

Recommendation:

The Planning Commission recommends the City Council:

- ☒ Approve the ordinance.
☐ Approve the ordinance as amended.
☐ Deny the ordinance.



PLANNING COMMISSION RECORDED MOTION

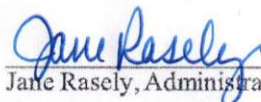
Recorded motion on: July 29, 2021

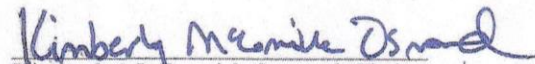
**I move to approve Ordinance 2021-10.
Blossom/Mathews**

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	7			

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION


Jane Rasely, Administrative Specialist


Kimberly McCormick Osmond, Chair