



Planning Commission Special Meeting September 2, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW /CONFLICT DISCLOSURE

Chair Kimberly McCormick Osmond called the meeting to order at 6:03 PM. Commissioners in attendance were Vice-chair Joe Paar, William Chester, Sarah Blossom, Ashley Mathews and Yesh Subramanian. Lisa Macchio was absent and excused. City Staff present were Planning & Community Development Director Heather Wright, Engineering Manager Paul Nylund, Senior Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

2) NEW BUSINESS

2.a Review, Public Comment & Recommendation on Wintergreen Townhomes Subdivision, Site Plan Review and Conditional Use Permit Adjustment (PLN51836 SUB SPR CUPA)

Cover Page

Wintergreen SUB_SPR_CUPA Staff Report_PC Revised 31AUG2021.pdf

51836 SPR CUPA SUB Public Comment.pdf

REVISED Wintergreen Prelim Plat Dwgs 20210831

Preliminary Plat Drawings 20210325

SITE PLAN Depicting Affordable Units

REVISED Renderings 083121

Renderings 20210521

3 Story 1&2 BR Plan 20210831

2 Story 1&2 BdRm Plan 20210831

Wintergreen Townhomes Schematic Landscape 20210628

Wintergreen Landscape Rendering 20210628

UTILITY PLAN

Civil Plan sheet 4 dated 16MAR2021.pdf

SEWER CONNECTION PLAN

Soil Map 20201204

Wintergreen SEPA Environmental Checklist

Trip Generation Memo

Design for Bainbridge Worksheet with Applicant's Response 06142021

Design for Bainbridge Worksheet Final by DRB 20210621

Aerial Photo with 25' setback

Building Height 20210827

305-Wintergreen Cross Section

[Income Limits](#)
[Environmental Noise Study 20210206](#)
[Noise Barrier Fencing](#)
[Comprehensive Plan affordable housing provisions from Applicant](#)
[Background 17734 HEX Decision](#)
[Background HEX Reconsideration](#)
[Relationship of the Visconsi to Wintergreen Approval](#)
[Visconsi Sepa checklist staff comment 20130424](#)
[Visconsi Final Plat Set Sheets C-1-5, 20130909](#)
[Visconsi Final Plan Set Sheets L-1, 2, 3, 4, 5, 10, 12 20130909](#)
[VISCONSI MDNS 20131122](#)
[GIS Aerial 2018 25' and 50' from SR305](#)
[Comments from Joe Dunstan 20210829](#)
[EMAIL from Joe Dunstan re: Final DRB thoughts RE wintergreen project 20210829](#)
[EMAIL from Joe Dunstan re: Wintergreen setback correction for PC meeting](#)

Director Heather Wright provided history for the site of the project permit application. Senior Planner Kelly Tayara presented an overview of the proposed project. Applicant representative Hayes Gori gave a presentation on project plans. David Smith (Central Highlands, Inc., and Phedra Elliott and Dean Nail of Housing Resources Bainbridge spoke about their partnership in previous and this current affordable housing project.

Public Comment

Greg Spils - Spoke in favor of project mentioning dedicated bike trail to ferry terminal and wondered why the DRB would pick the high end of the range.

Barry Andrews - Stated he had never been opposed to the Wintergreen project but had questions about the project. He welcomed the passion of Mr. Gori and the others for affordable housing but was concerned about traffic situation.

Michael Cyger - Spoke in favor of the project stating it aligned with the Comprehensive Plan.

Jon Quitslund - Stated it was the Planning Commission's responsibility to determine if the project met City code, not the applicant's responsibility. Mr. Quitslund said he disagreed with Mr. Gori's statement that the DRB was poised to recommend approval before they ultimately recommended denial.

Dave Shorett - Spoke in support of the project mentioning that the City only paid lip service to effort for affordable housing.

Linda Andrews - Asked why this project was a single-family subdivision instead of a multi-family project and asked what type of CC&R's would be written to support the upkeep or limit vacation rental possibilities.

Elizabeth Doran - Stated she was concerned about safety in many zones of this development, especially the use of Polly Lane to access High School Road at certain times of the day as well as heavy trucks driving through the middle of the development.

Betty Wiese - Asked the Planning Commission to be creativity and use their abilities to get to "Yes" on this project because she wanted to get affordable housing in there as opposed to other types of development.

Karen Bazar - Spoke in support of this project and the homes it would provide under a price point of \$500,000 and stated she loved the design but it was really about the need in the community for these homes.

It was decided the Planning Commission would deliberate on this project at their next meeting on September 9, 2021.

3) ADJOURNMENT

Meeting adjourned at 8:41 PM.


Jane Rasely, Administrative Specialist


Kimberly McCormick Osmond, Chair