



Planning Commission Special Meeting September 9, 2021

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Chair McCormick Osmond called the meeting to order at 6:00 PM. Commissioners in attendance were Vice-chair Joe Paar, William Chester, Lisa Macchio, Sarah Blossom, Ashley Mathews and Yesh Subramanian. City Staff in attendance were Planning & Community Development Director Heather Wright, Planning Manager David Greetham, Engineering Manager Paul Nylund, Senior Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

2) PLANNING COMMISSION MEETING MINUTES

2.a Meeting Minutes from August 12 and September 2, 2021.

[Cover Page](#)

[Planning Commission Meeting Minutes DRAFT 081221.pdf](#)

[Planning Commission Meeting Minutes DRAFT 090221.pdf](#)

Motion: I move to approve the meeting minutes from August 12 and September 2, 2021

Mathews/Chester: Passed Unanimously

3) PUBLIC COMMENT

None.

PUBLIC HEARING

[Public Hearing on proposed amendment to BIMC Chapter 16.18. Tree Removal, Forest Stewardship and Vegetation Maintenance RE: Permit exemption for defensible space wildfire mitigation activities \(Ordinance No. 2021-07, Exhibit A\)](#)

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[Ordinance No. 2021-07 Wildfire Mitigation Aug 12 PC](#)

[Ex_A_Ordinance_2021-07_Sept_2021.docx](#)

Planning Manager David Greetham provided a review of proposed changes to the Tree and Vegetation Code.

Public Hearing was opened at 6:08 PM.
There was not any public comment.
Public Hearing was closed at 6:09 PM.

Motion: I make a motion that we approve all of the discussed changes that come from, I think, the majority of Katy's points, the additions you have made, potentially a review of the checklist that Lisa suggested and any of the other references that Chief Teran as well as David had made. There's a bunch of things we've discussed, but put all that in, I make a motion to move forward.

Subramanian/Paar: Passed Unanimously

4) UNFINISHED BUSINESS

4.a Planning Commission Deliberation & 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
Sept 2 - 7 Corr involving public, DRB Chair and member, Councilmember, and Planning Commissioner.pdf
Corr from applicant dated 07SEP2021.pdf
07SEP2021 Corr between Planning Director and Planning Commissioner.pdf
Sept 6-8, 2021 Corr between City Planner and Planning Commissioners.pdf
Community Space Management and Maintenance Plan submitted 08SEP2021.pdf
08SEP2021 Corr between Planning Commissioners and Planning Director.pdf
08SEP2021 Corr from applicant 2 with three attachments.pdf
Public comment received since 16AUG2021.pdf

Public Comment

Ron Peltier - Stated he thought it was a great site for affordable housing but there were too many units being proposed for the site.

Helen Stone - Stated she was a resident of Ferncliff Village and without affordable housing, she would not be able to live here and that there was a disconnect between what the Comprehensive Plan says the community wants and what is acted upon by those who are in a position to do so.

Dawn Janow - Supported the statement Ms. Stone made and said if this project didn't pass, what project would?

Michael Cyger - Supported the statement Ms. Stone made and said this was a tremendous opportunity for the city to come together and they had to trust staff and their review.

Greg Spils - Supported Ms. Stone's statements and spoke about the ambiguity around the setback and wondered why that was a reason to kill the project.

Mike Spence - Stated support for the project and spoke about the loss of students in the schools and the lack of teacher applications in recent years because of the cost of housing. He said affordable housing would go a long way to promoting diversity in the schools.

Lisa Neal - Asked the Planning Commission to consider snide comments she said the applicant had made over the past year. She stated she didn't want the Planning Commission to be fooled that this project was about anything other than money. She thought it was unfair to build units for people at certain income levels and think that they are not entitled to the same environmental and quality of life protections that everyone else received when something was built.

Phedra Elliott - Thanked the Planning Commission for continuing to discuss this and working hard to get to, "Yes."

The Planning Commission provided staff a list of items they were hoping to have more information about at the next meeting.

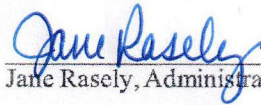
5) PLANNING DIRECTOR'S REPORT

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

6) **FOR THE GOOD OF THE ORDER**

7) **ADJOURNMENT**

Meeting was adjourned at 9:21 PM.


Jane Rasely, Administrative Specialist


Kimberly McCormick Osmond, Chair