



Planning Commission Special Meeting October 14, 2021

Meeting Minutes

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

Chair Kimberly 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, Senior Planner Jennifer Sutton, City Arborist Nick Snyder 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.

PUBLIC PARTICIPATION MEETING

Public Participation Meeting for Samson KBA Subdivision

[Cover Page](#)

[Samson KBA Pre App Drawings.pdf](#)

[Samson KBA Subdivision_Zoning Summary.pdf](#)

[Design for Bainbridge Worksheet_with DRB comment.pdf](#)

Senior Planner Kelly Tayara presented an overview of the project and introduced project applicants Charlie Wenzlau and Kelly Samson.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and Approve Meeting Minutes from September 23, 2021

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[Planning Commission Minutes DRAFT 092321.pdf](#)

Motion: I move to approve the minutes as distributed.

Mathews/Blossom: Passed Unanimously

3) PUBLIC COMMENT

None.

4) **UNFINISHED BUSINESS**

- 4.a Discussion on Draft Ordinance No. 2021-07 – Updates to Chapter 16.32 BIMC (Protection of Landmark Trees)

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[Staff Memo PC](#)

[Exhibit A to Ordinance No. 2021-07 Updates to BIMC 16.32 \(Protection of Landmark Trees\)--10072021.docx](#)

[Ordinance No. 2021-07 Updates to BIMC 16.32 \(Protection of Landmark Trees\)--10072021.docx](#)

City Arborist Nick Snyder presented changes to draft Ordinance No. 2021-07 the Planning Commission asked for at their last meeting on this ordinance.

5) **NEW BUSINESS**

- 5.a Review Comprehensive Plan and Winslow Master Plan goals and policies relevant to hotels as a use

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[Staff Memo to PC with background and next steps](#)

[Ordinance No. 2021-03 Relating to Triage Code Updates_Aproved 04132021.pdf](#)

[Planning Commission Recorded Motion on Winslow Hotel 072519.pdf](#)

[HEX Decision Bainbridge - Winslow Hotel CUP-SPR 022820.pdf](#)

Senior Planner Jennifer Sutton provided a recap of the last time the Planning Commission had reviewed the topic of hotels in the Winslow core area.

Motion: I am going to move to make a recommendation to the City Council that hotels located in the MUTC, Ferry Terminal or Gateway Districts or High School Road Districts can be consistent with the comprehensive plan provided they are defined in a way that is consistent with comprehensive plan goals and policies and they include specific use standards that are consistent with comprehensive goals and policies.

McCormick Osmond/Chester: Passed Unanimously

6) **PLANNING DIRECTOR'S REPORT**

- 6.a Presentation on Wintergreen Floor Area and Parking

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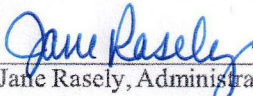
[Wintergreen Outstanding Questions Presentation](#)

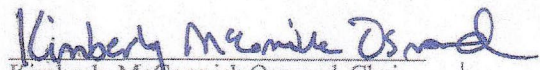
Director Heather Wright provided updated information about the Wintergreen project application already reviewed by the Commissioners. She also provided an update on items of interest to the Planning Commission.

7) **FOR THE GOOD OF THE ORDER**

8) **ADJOURNMENT**

Meeting was adjourned at 8:56 PM.


Jane Rasely, Administrative Specialist


Kimberly McCormick Osmond, Chair