



Planning Commission Special Meeting January 27, 2022

Meeting Minutes

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

Chair Sarah Blossom opened the meeting at 6:00 PM. Commissioners in attendance were Vice-chair Ashley Matthews, Yesh Subramanian, William Chester, Lisa Macchio. City Staff present were Interim Planning and Community Development Director Mark Hofman, Associate Planner Ellen Fairleigh, Senior Planner Jennifer Sutton and Administrative Specialist Maria Dozeman who monitored the recording and prepared minutes.

The Land Acknowledgement was read, and the agenda reviewed. There were no conflicts to disclose.

**Motion: I move to approve the January 27 agenda as written
Matthews/Subramanian**

Motion carried 5 - 0

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and Approve Meeting Minutes

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[DRAFTMinutes011322.pdf](#)

Motion: I move to approve the meeting minutes for the 1/13/2022 meeting with one correction regarding the 2nd motion that appointed Commissioner Matthews Vice Chair.

Chester/Ashley

Motion carried 5 - 0

3) PUBLIC COMMENT

None.

4) UNFINISHED BUSINESS

4.a [Review Ordinance No. 2022-02 \(formerly 2021-38\) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations](#)

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[Staff Memo.docx](#)

[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.docx](#)
[Exhibit A Use Table 18.09.020.pdf](#)
[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)
[Map of Winslow Sewer & WMP areas.pdf](#)

Public Comment:

Jim Halbrook opposes the ordinance.
Ron Peltier opposes the ordinance in current form.
Lisa Neal opposes the ordinance.
David Swartling supports the ordinance.
Jason Wilkinson supports vision but opposes ordinance in current form.
Talis Abolins commends important policy that led to this ordinance but has concerns about ordinance in current form.
Maggie Rich representing Housing Resources Bainbridge reiterated support of the ordinance.

Planning Commission Discussion

Public Comment:

Jane Rein recommends a different process that includes more of the public.
Wade Watson encourages commission not to get hung up on process and to remember the objective is to find a way to provide housing to the people needed to support the community.
Luke (last name not heard clearly) who lives at 7835 Finch Road NE. Not against ordinance but would like to see a more realistic ordinance.

Motion: I move to cancel the February 10, 2022 public hearing and replace it with additional discussion on Ordinance No. 2022-02 for the Planning Commission meeting on February 10, 2022.

Matthews/Chester

Motion carried 5 - 0

5) NEW BUSINESS

5.a PSE Noise Variance- WSDOT SR 305 right-of-way near the intersection of NE Adas Will Ln.
(City file no. PLN52157 VAR PSE Noise Variance)

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[PLN52157 VAR PSE site plan adjacent to NE Adas Will Ln.pdf](#)

[PLN52157 VAR PSE Parcel Map 300 Feet.pdf](#)

Associate Planner Ellen Fairleigh introduced the project regarding the PSE Noise Variance.

Presentation

Andy Swayne from Puget Sound Energy

Motion: I move to approve the Noise Variance request.

Subramanian/Chester

Motion carried 5 - 0

6) PLANNING DIRECTOR'S REPORT

6.a Director's Report

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[PCD Director's Report_01272022.pdf](#)

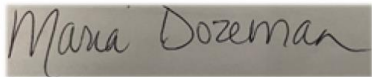
Planning and Community Development Interim Director Mark Hofman provided an update on items of interest to the Planning Commission.

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

Commissioner Matthews liked that some commenters were able to turn their video on. Commissioner Subramanian would like the technical issues that seemed to create a big delay between commenters to be resolved.

8) **ADJOURNMENT**

Meeting Adjourned at 8:35 PM



Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair