



Planning Commission Special Meeting February 10, 2022 Meeting Minutes

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

Chair Sarah Blossom called the meeting to order at 6:00 PM. Commissioners in attendance were Vice-chair Ashley Matthews, Yesh Subramanian, William Chester and Lisa Macchio. City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning and Community Development Director Mark Hofman, Senior Planner Jennifer Sutton and Administrative Specialist Maria Dozeman who monitored the recording and prepared minutes. The agenda was reviewed and no conflicts disclosed.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and Approve Meeting Minutes

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[PCDraftMinutes01272022.pdf](#)

Motion: I move to approve the meeting minutes for the 1/27/2022 Planning Commission meeting.

Blossom/Mathews

Motion carried 5-0

3) PUBLIC COMMENT

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[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Joseph McMillan – Supports objective but not in favor of draft ordinance in area proposed.

Kent Scott – Not in favor of the draft ordinance.

4) PRESENTATION

4.a Receive University of Washington Livable Cities Program Presentation on Winslow Master Plan Project.

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[Winslow Master Plan Analysis Final Report.pdf](#)

[Winslow Master Plan - Final Presentation.pdf](#)

Speakers:

Talia Kertsman

Fangnuo Tao

Jinfan Huang

Zipei Wang

Barbs Mendez
Kate Cote, advisor/CEP Instructor

5) UNFINISHED BUSINESS

5.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](#)

[Ordinance No. 2022-02 Exhibit A.pdf](#)

[Alternate Code Change Addition to BIMC 18.21.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](#)

[Bellevue Ordinance 6626.pdf](#)

[Kenmore and Wenatchee Regulations.pdf](#)

[Seattle_Ord_126384.pdf](#)

Public Comment

Jane Rein – In favor of affordable housing but wants the whole process to have integrity so there is a successful outcome.

Maggie Rich, employee of Housing Resources Bainbridge. Read letter from Executive Director Phedra Elliott. Supports affordable housing using new ordinance.

Jim Halbrook - Against high density in his neighborhood.

Ron Peletier - Not opposed to affordable housing project on Bethany Lutheran's property but would like to see the plans more in line with the location given the conservation area.

Bob Russell - Supports ordinance but prefers only 20 units for the proposed ordinance.

Jason Wilkinson- Supports affordable housing at Bethany Lutheran but urges Planning Commission to be more creative and open up the plan vs. a one off project specific policy.

Paul Stumme-Diers - Supports affordable housing project at Bethany Lutheran.

Melanie Keenan - Concerned about a special interest type of overlay to this project. Concerned about limited water supply and sewer capacity.

Talis Abolins-Would like to see a reasonable balanced approach to this pilot project-would prefer 12-15 units.

Jonathan Davis - Interested in developing a wise project and protecting character of that part of the island.

Presentation by Jennifer Sutton

MOTION: I move to amend Ordinance 2022-02: The amount of parking shall be determined by a transportation study to ensure there is adequate parking for the project but not excessive parking to minimize impervious surfaces.

Blossom/Mathews: Motion carried 5-0

MOTION: I move to amend Ordinance 2022-02 to add a section that requires a transportation study that includes a connectivity assessment and analysis as part of its determination of the parking requirements.

Blossom/Subramanian: Motion carried 5-0

MOTION: I move to amend Ordinance 2022-02 so that section B-6 F is amended to the following:

The maximum size of a 4 BR home is 1250 SF

The maximum size of a 3BR home is 1150 SF

The maximum size of a 2BR home is 775 SF

The maximum size of a 1 BR or studio home is 600 SF

Blossom/Mathews: Motion carried 5-0

MOTION: I move to schedule public hearing for March 10, 2022

Mathews/Chester

Motion carried 3 - 2

AYES: William Chester, Sarah Blossom, Ashley Mathews

NOES: Lisa Macchio, Yesh Subramanian

ABSENT: None

ABSTAIN: None

6) NEW BUSINESS

None

7) PLANNING DIRECTOR'S REPORT

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[PCD Director's Report 02102022.pdf](#)

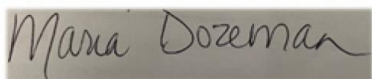
8) FOR THE GOOD OF THE ORDER - 7:55 PM

Vice Chair Matthews shared GARE Conference information.

Chair Blossom announced three upcoming PreApp meeting opportunities.

9) ADJOURNMENT - 8:00 PM

Meeting adjourned at 8:58 PM



Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair

