



Planning Commission Special Meeting March 24, 2022 Meeting Minutes

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

Chair Sarah Blossom called the meeting to order at 6:01 PM. Commissioners in attendance were Vice-chair Ashley Mathews, Ariel Birtley, Benjamin Deines, William Chester, and Lisa Macchio. Commissioner Subramanian was absent and excused. The Land Acknowledgement was read and all confirmed review of the agenda. City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning Director Mark Hofman, Planning Manager David Greetham, Senior Planner Jennifer Sutton and Administrative Specialist Marlene Schubert who monitored the recording and prepared minutes.

Conflict Disclosure: Commissioner Benjamin Deines disclosed family members attend Bethany Lutheran and another family member is an employee for Wenzlau Architects. Commissioner Dienes recused himself and left the meeting.

2) **PLANNING COMMISSION MEETING MINUTES**

2.a Review and Approve meeting minutes from the February 24 and March 10, 2022 meetings.

[Cover Page](#)
[FEB24DRAFTMINUTES.pdf](#)
[MARCH10DRAFT MINUTES.pdf](#)

Motion: I move to accept approve the meeting minutes for the 02/24/2022 as written and the 3/10/22 minutes as amended.

Chester/Macchio: The motion carried 5-0 with 2 abstentions.
2/24/2022 minutes were approved as corrected.

3) **PUBLIC COMMENT**

3.a Instructions for Public Comment

[Cover Page](#)
[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Jane Greenburg provided comments and supports Guiding Principle #1 (posted at the end of the agenda packet) – would like Winslow to keep its special small-town atmosphere.

4) PUBLIC PARTICIPATION MEETING - Hyla High School

4.a Hyla High School Public Participation Meeting

[Cover Page](#)

[Hyla High School_Project Narrative_2022-1-18.pdf](#)

[Hyla High School_Zoning Summary_1-18-22.pdf](#)

[220118 Hyla High School PreApplication plan set.pdf](#)

[Preapplication Summary PLN52173 PRE 16MAR2022.pdf](#)

Chair Blossom opened the Public Participation Meeting.

Planning Manager David Greetham explained the reason for a 2nd Public Participation meeting. He also introduced a revised summary of the project.

Charles Wenzlau, representing the applicant, presented details of the Hyla High School project.

Jeff Weis, Wenzlau Architects, shared the presentation.

Public Comment:

Jane Greenburg – Spoke against the project.

Susanne Lindsley & Art Grice – Supports suggested changes with respect to traffic pattern and student drop off.

Maggie Hemphill – Supports project with a suggestion on how to limit noise.

5) UNFINISHED BUSINESS

5.a Discuss Ordinance No. 2022-02 (formerly 2021-38) to Implement Increased Density Bonus for Affordable Housing Development on Property Owned by Religious Organizations

[Cover Page](#)

[Staff Memo.pdf](#)

[Ordinance No. 2022-02 \(formerly 2021-38\) Relating to Affordable Housing on Religious Properties.pdf](#)

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

[Commissioner Blossom potential motions for 3 24 22.pdf](#)

[Commissioner Macchio FINAL Draft Motions for 3 24 22.pdf](#)

[Commissioner Macchio Whereas Clauses ordered as they should appear if motions are approved.pdf](#)

[Commissioner Subramanian Summary Community Input re Drivers for Bethany Lutheran Projectv3.pdf](#)

[Commissioner Subramanian Summary Slides Address Objections to BL Pilot and 2nd Proposal v8 Post Mtg.pdf](#)

[RCW 36.70A.545 Increased density bonus for affordable housing located on property owned by a religious organization.pdf](#)

Motion: I move to amend the last sentence of Section 18.09.030(C)(3)(c) so that it reads as follows: This lot coverage reduction does not apply to Affordable Housing Development on properties owned or controlled by religious organizations, as described in Section 18.21.050 BIMC.

Blossom/Macchio

The motion carried 5-0 with 2 abstentions.

After discussion and amendment, the following motion was adopted:

Motion: I move to revise 18.21.050 in the public hearing draft of ordinance 2022-02 to read as follows: 18.21.050 Affordable Housing Development on Religious Organization-Owned Properties: In order to implement RCW 36.70A.545, the City shall allow a density bonus consistent with Section 18.21.050.D on properties owned or controlled by religious organizations, when requested by such organizations. For the purposes of this section "religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. The projects must meet the provisions of RCW 36.70A.545 and the requirements listed below.

Blossom/Macchio: The motion passed 4-1 with 2 abstentions.

AYES: Blossom, Mathews, Birtley, Chester

NOES: Macchio

Motion: I move to delete the wording in 18.21.050.A. related to Pilot Project.

Macchio/Birtley: The motion failed 2-3 with 2 abstentions.

AYES: Macchio and Birtley

NOES: Blossom, Mathews and Chester

Motion: I move to amend the last sentence of 18.21.050(D) by changing the "or" to an "and" before "on-site septic" and adding ", if applicable".

Blossom/Mathews: The motion carried 5-0 with 2 abstentions.

Motion: I move to revise 18.21.050.E. in the public hearing draft of ordinance 2022-02 to read as follows:

Project bonus density is allowed as provided in Table E.I. below:

I. Table E.I. Density Bonus Above Base Density, Incentivizing Green Building, Redevelopment and Sustainability

a. An additional 50% bonus density is allowed by providing fifty percent (50%) rental units.

Sustainability Certification Level ³	Percentage of Proposed Development ¹ built on Previously Developed Site Area ²				
	0.00	.25	.50	.75	1.0
No Certification ⁴	50%	50%	100%	100%	100%
BuiltGreen 4-Star ⁵	75%	100%	150%	175%	200%
BuiltGreen 5-Star ⁶	100%	150%	175%	200%	250%
BuiltGreen Emerald Star ⁷	150%	200%	200%	225%	300%
ILFI Core ⁸	200%	250%	300%	325%	350%
LBC Petal ⁹	250%	300%	350%	400%	400%
LBC Living ¹⁰	300%	350%	400%	400%	400%

Macchio/Birtley: The motion failed 2-3 with 2 abstentions.

AYES: Macchio and Birtley

NOES: Blossom, Mathews and Chester

Motion: I move to amend 18.21.050(E) by adding “,provided that all other provisions of the code are met” at the end of the sentence.

Blossom/Chester: The motion passed 4-1 with 2 abstentions.

AYES: Blossom, Mathews, Birtley, Chester

NOES: Macchio

After discussion and amendment, the following motion was adopted:

Motion: I move to revise 18.21.050.J to read as follows: Green building. The dwelling units must meet either a green building certification standard of International Living Future Institute Core Certification, BuiltGreen 4 Star, BuiltGreen 5 Star or BuiltGreen Emerald Certification or Evergreen Sustainable Development . The certification program must utilize third-party verification.

Macchio/Birtley: The motion passed 3-2 with 2 abstentions.

AYES: Blossom, Macchio, Birtley

NOES: Chester and Mathews

Motion: I move to amend the second sentence of 18.21.050(L) so that the first portion reads “This ordinance shall not apply to property owned or controlled by religious organizations . . .”

Blossom/Macchio: The motion carried 5-0 with 2 abstentions.

Motion: I move to add a new section that reads as follows: A representative of the Project Management team must participate in *Applying an Equity Lens to Project Management: An Implementation Roadmap* prior to submitting an application.

Blossom/Mathews: Motion carried 5-0 with 2 abstentions.

Motion: I move to amend 18.21.050 as follows: add a new section titled “Consistency Analysis” that reads “The applicant shall prepare a Consistency Analysis to be considered by the Planning Commission

as part of their review and recommendation. The Consistency Analysis shall describe how the proposed project is consistent with, supported by or addresses the following: i. Housing Needs Assessment; ii. Housing Action Plan (if the project is proposed after completion of the Housing Action Plan); iii. Bainbridge Island Climate Action Plan and B.I. Community-based strategies to reduce Green House Gas Emissions, and v. How the project is designed to fit with the neighborhood character (as defined by Design for Bainbridge) and mitigate impacts.

Blossom/Macchio: The motion carried 5-0 with 2 abstentions.

Public Comment

Joseph Shea – Supports a plan for affordable housing. Prefers island wide language vs. pilot project language.

Susan Bisnet – Supports island wide ordinance. Shared further detail about her support and concerns.

Jason Wilkinson – Member of Green Building Task Force. Provided feedback related to the discussion that took place earlier in the meeting.

Jim Halbrook – Does not support the project.

Jonathan Davis - Supports ordinance and commission efforts.

Chris Dixon – Shared specific concerns about the project.

Ron Peltier – Concerned those reflecting support stand to financially benefit from the ordinance.

6) NEW BUSINESS -

Commissioner Blossom discussed Pre-application conference assignments.

7) PLANNING DIRECTOR'S REPORT

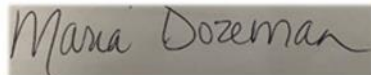
No report

8) FOR THE GOOD OF THE ORDER

Commissioner Chester thanked the group for their diligence.

9) ADJOURNMENT

Chair Sarah Blossom adjourned the meeting at 9:58 pm.



Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair