



**Planning Commission Special Meeting
April 14, 2022
Meeting Minutes**

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

Chair Sarah Blossom called the meeting to order and read the Land Acknowledgement at 6:01 PM. Commissioners in attendance were Yesh Subramanian, William Chester, Ashley Mathews, Ben Dienes, Lisa Macchio and Ariel Birtley.

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 Climate Adaptation Officer Autumn Salamack. Administrative Specialist Maria Dozeman monitored the recording and prepared minutes.

The agenda was reviewed and Commissioner Deines disclosed that his parents are members of Bethany Lutheran Church. He recused himself from Agenda Item #6.

2) PLANNING COMMISSION MEETING MINUTES

2.a March 24, 2022 Planning Commission Special Meeting Draft Minutes

[Cover Page](#)

[MARCH24DRAFTMINUTES.pdf](#)

Motion: I move to approve the minutes from March 24, 2022.

Mathews/Chester

The motion carried 6-0

3) PUBLIC COMMENT

3.a Public Comment

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[Instructions_for_Providing_Public_Comment_at_Remote_Meetings__PlanningCommission.pdf](#)

Mr. Jim Halbrook gave public comment regarding the Climate Action Plan.

4) PRESENTATION -

4.a Climate Action Plan Update, presented by Autumn Salamack

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CAP Implementation Update - Planning Commission 04.14.22.pdf

5) NEW BUSINESS - Presentation given by Jennifer Sutton

5.a Overview of Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

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Staff Memo.docx

Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.docx

Exhibit A to BIMC 2.16.020.S. HDDP.docx

Feb 8 2022 Council Mtg Minutes.pdf

6) UNFINISHED BUSINESS

6.a Discuss 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

Commissioner Macchio Motions to amend Whereas Section for 4-14-22.pdf

Commissioner Birtley Housing Ordinance Presentation Religious Organization Affordable Housing 4.8.22.pdf

CommissionerSubramanianNote on Alt Proposal Analysis Apr 11 2022 - Revised.pdf

Commissioner Macchio Density Bonus Motions for 4-14-2022.pdf

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

Commissioner Deines left the meeting.

Public Comment:

Maggie Rich spoke in favor of approving a draft ordinance.

Susan Bisnet, does not support this project.

Joseph McMillan, supports the comprehensive plan but does not support this project.

Talis Abolins, does not support the draft ordinance.

Tom Croker, supports the passing of the draft ordinance and would like to see it moved on to City Council

Marla Steinhoff, Supports affordable housing, but not this current proposal.

Jonathan Davis presented a conceptual project site plan.

Motion:

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

Bonus density. Density may be increased up to 100 percent above the underlying base density for affordable housing on religious owned or controlled properties.

The density bonus provided shall be considered an upper bound. As such, the Planning Commission, city staff and Planning Director shall only allow/provide a project the maximum density bonus if the following conditions are met:

1. Project site is within ½ mile of a major grocery store; and
2. Project site is within ½ mile of the ferry terminal; and

3. Non-motorized facilities and a non-motorized system are within 1/8 mile of the project site. If the proposed project site does not meet all of the above conditions, the maximum allowed density bonus shall be reduced by 50%.

In addition, an ecological assessment which evaluates and appraises the likely impacts both beneficial and adverse to wildlife (flora and fauna) of the proposed project by a suitable qualified professional ecologist shall be required. The findings of such an assessment shall be the basis for additional reductions to the maximum density bonus and such reductions shall be commensurate with the likely adverse impacts.

A proposal can earn additional bonus density above the underlying base density, as provided below:

a. An additional density bonus is available for projects that meet green building goals as outlined in the below table. Four levels of density incentives promote increasing levels of green building performance and higher energy efficiencies. The green building rating systems shall be indicated on the plat and confirmed with the individual building permit application.

ADDITIONAL BONUS DENSITY - INCENTIVIZING for GREEN OVER ABOVE

Levels Green Building/Energy Efficiency Density Bonus over Base Bonus FAR

- 1 WA State Evergreen Sustainable Development 10% 2.5%
- 2 Leed Silver/Built Green 4 Star (20% improvt) 20% 5.0%
- 3 Leed Gold/Built Green 5 Star (30% improvt) 40% 10.0%
- 4 Leed Platinum/Emerald (net 0) 70% 17.5%
- 5 Living Building Challenge 100% 25.0%

b. An additional density bonus is available for projects that develop on predeveloped land. Previously developed land is defined as the development footprint of any buildings and land alterations (parking lots, driveways) associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, yard, garden or preserved natural area use are considered undeveloped land.

ADDITIONAL BONUS DENSITY BONUS FOR BUILDING ON PREVIOUSLY DEVELOPED LAND

Building on Previously Developed Land Density Bonus

Levels	% of Land Used	Bonus Given over base units	Bonus FAR
1	10%	10%	2.5%
2	25%	20%	5.0%
3	50%	40%	10.0%
4	75%	70%	17.5%
5	100%	100%	25.0%

Macchio/Subramanian

AYES: Birtley, Subramanian and Macchio

NOES: Blossom, Mathews and Chester

Motion Failed

Motion

I move to amend 18.21.050 so that the first paragraph reads as follows: "Affordable Housing Pilot Project. To implement RCW 36.70A.545, the City shall allow a density bonus consistent with Section 18.21.050.E for affordable housing on the properties collectively known as "Bethany Lutheran Church" located at the southwest intersection of NE High School Road and Sportsman Club Road NE (see Figure 18.21.050-1) as a pilot project. The pilot project must meet the provisions of RCW 36.70A.545 and the requirements listed below.

Blossom/Chester

AYES: Blossom, Chester and Mathews

NOES: Birtley, Subramanian and Macchio

Motion Failed

Motion:

The following home types are encouraged in affordable housing developments as they naturally fit into the feel and character of the existing residential neighborhoods on Bainbridge Island. When combined with a common space area, these housing types lend themselves to a human-scaled and pedestrian-friendly community design. These houses are smaller in size, fit together in different configurations both attached and detached, and thus naturally achieve a higher site density and allow for a range of options that meet differing income needs and family sizes and configurations. Finally, attached units allow for lower construction costs and lend themselves to achieving green building elements.

1. Cottage Housing– A planned community of detached, single-family dwelling units containing 1,600 square feet or less of gross floor area. A cottage community must have a minimum of 4 homes.

Reference already written cottage housing in Affordable Housing Task Force Report, Appendix E.

Affordable-Housing-Task-Force-Final-Report-and-Appendices-072018 (bainbridgewa.gov) Site Plan Example:

2. Duplexes, Triplexes, and Fourplexes– Duplexes, Triplexes, and Fourplexes are multi-family homes that have two, three, or four units, respectively, in one building. Units can be side-by-side or stacked on top of each other. Each unit has a separate entrance and complete living spaces. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.

3. Townhouse/Rowhouse - Attached single-family homes that generally include a backyard and one-to-three stories of living space. Typically, a minimum of three units are attached sharing a roof and foundation.

4. Courtyard Apartments - Several attached dwelling units are arranged on two or three sides of a central courtyard or lawn area. This type of housing is usually one to three stories in height. Each unit should have access to the courtyard area. These multi-unit buildings must have the scale, size, feeling and detailing of a single residential home.

5. Multifamily Building- In the most dense areas a multifamily building may be proposed which aligns with all other code and development requirements.

Birtley/Macchio

AYES: Birtley, Macchio and Subramanian

NOES: Blossom, Subramanian and Macchio

Motion Failed

See Recorded Motion document attached for additional motions

7) **PLANNING DIRECTOR’S REPORT – None given**

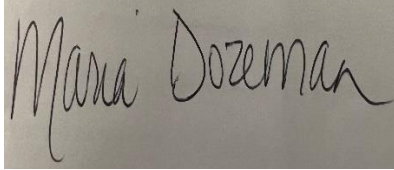
8) FOR THE GOOD OF THE ORDER

Chair Blossom recommended a PBS television program, Independent Lens is the series and the episode is Owned, A Tale of Two Americas.

9) ADJOURNMENT. The meeting was adjourned at 9:26 PM



Sarah Blossom
Sarah Blossom, Chair



Maria Dozeman

Maria Dozeman, Administrative Specialist