



PLANNING COMMISSION SPECIAL MEETING
May 12, 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 and read Land Acknowledgement. Commissioners in attendance were William Chester, Ashley Mathews, Lisa Macchio, Ariel Birtley and Benjamin Deines. Commissioner Subramanian was absent and excused. The agenda was reviewed and Commissioner Deines disclosed a conflict and will be recusing himself from agenda item number 4.

City Council Liaison Jon Quitslund was in attendance as well as the following City Staff: Interim Planning Director Mark Hofman, Associate Planner Ellen Fairleigh, Senior Planner Jennifer Sutton and Engineering Manager Paul Nylund. Administrative Specialist Maria Dozeman monitored the recording and prepared the minutes.

2) PLANNING COMMISSION MEETING MINUTES

2.a Review and approve draft minutes from the April 14, 2022 Planning Commission Special Meeting
[Cover Page](#)
[April14DraftMinuteswithRecordedMotions.pdf](#)

Motion: I move to approve the April 14, 2022 minutes.

Deines, Mathews

Motion carried 6-0

3) PUBLIC COMMENT

no public comment

4) PUBLIC PARTICIPATION MEETING

4.a Public Participation Meeting- Housing Resources Bainbridge PLN52178 PRE

[Cover Page](#)

[HRB Ericksen Context map, site photos, site plan, conceptual landscape.pdf](#)

[HRB Ericksen_Project Narrative](#)

[HRB Ericksen_Zoning Summary](#)

[PLN52178 PRE Housing Resources Bainbridge preapplication summary letter.pdf](#)

[PLN52178 PRE PW-DE Comments - HRB Apartments Ericksen \(SPR\).pdf](#)

Commissioner Deines left the meeting. The Public Participation Meeting (PPM) began at 6:04 PM. Associate Planner Ellen Fairleigh introduced the project. Phedra Elliott of Housing Resources Bainbridge provided background information and Charlie Wenzlau, representing the applicant, presented details of the project.

Public Comment: David Marzahl supports the project.

De Scipio provided feedback about lack of parking.

The PPM ended at 7:10 PM

5) UNFINISHED BUSINESS

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

[Cover Page](#)

[Staff Memo.pdf](#)

[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](#)

Senior Planner, Jennifer Sutton, introduced this agenda item. Commissioner Deines rejoined the meeting.

Motion: I move to accept the changes to the Innovative Site Development section in teal except changing 100% affordable to be at least 75% affordable. Additionally, revise this section to generally require projects to integrate 2 methods, reduced from 7. elements to 2.

Deines/Mathews, friendly amendment: Macchio

Motion carried 6-0

Motion: I move to accept the changes in teal as shown with the following change to remove projects which are 100% affordable to affordable units.

Deines/Mathews

Motion carried 6-0

Motion: I move to change the unit size to 900 square feet for both sections.

Birtley/Macchio

Motion carried 6-0

Motion: I move to allow accessory dwelling units but they are not to be allowed for any of the bonus units.

Birtley/Macchio

AYES: Blossom, Birtley, Macchio

NOES: Chester, Deines and Mathews

Motion failed

Motion: I move to remove the new language (in blue) disallowing ADUs.

Blossom/Mathews

AYES: Chester, Mathews, Deines, Blossom

NOES: Birtley, Macchio

Motion carried 4-2

Motion: I move to change the extension date so that it is extended until another affordable housing program is adopted in its stead.

Blossom/Chester

AYES: Chester, Blossom, Birtley, Mathews and Deines

NOES: Macchio

Motion carried 5-1

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Motion: I move to schedule public hearing during the June 9th Planning Commission Special Meeting
Chester/Macchio
Motion carried 6-0

6) PLANNING DIRECTOR'S REPORT

No report

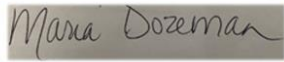
7) FOR THE GOOD OF THE ORDER

Chair Blossom asked for confirmation regarding who from the Commission will join her at the City Council meeting on June 7th.

Chair Blossom and Vice Chair Mathews will be on the panel interviewing Planning Commission applicants. Chair Blossom asked for confirmation that the rest of the commission understands this. Chair Blossom announced this is Interim Planning Director Mark Hofman's last Planning Commission meeting.

8) ADJOURNMENT

Chair Blossom adjourned the meeting at 9:00PM.


Maria Dozeman, Administrative Specialist


Sarah Blossom, Chair