



PLANNING COMMISSION SPECIAL MEETING

June 9, 2022

Meeting Minutes

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

Chair Blossom called the meeting to order at 6:01 PM. Commissioners in attendance: Ashley Mathews, Yesh Subramanian, Ariel Birtley, Benjamin Deines and Lisa Macchio. Commissioner Chester was absent and excused.

Commissioner Mathews read the land acknowledgement. There were no conflicts of interest to disclose.

Planning Staff in attendance: Planning Director Patricia Charnas and Senior Planner Jennifer Sutton. Maria Dozeman, Administrative Specialist, monitored the recording and prepared the minutes.

2) PLANNING COMMISSION MEETING MINUTES

[2.a Review and approve meeting minutes](#)

[Cover Page](#)

[PCApril28DRAFTMINS.pdf](#)

[DRAFTMAY12MINUTES.pdf](#)

Motion: I move to approve the April 28 and May 12 meeting minutes

Mathews/Birtley

Motion carried unanimously

3) PUBLIC COMMENT

3.a Planning Commission

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[Instructions_for_Providing_Public_Comment_at_Hybrid_Meetings.docx](#)

no public comment

4) PUBLIC HEARING

4.a Public Hearing on Ordinance No. 2022-01 (formerly Ordinance No. 2021-35) relating to revising the Housing Design Demonstration Project Program - Planning,

[Cover Page](#)

[Staff Memo.pdf](#)

[Public Hearing Draft Ordinance No. 2022-01 formerly No. 2021-35_ Revising HDDP Program.pdf](#)

[Public Hearing Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Clean PH Draft Exhibit A to BIMC 2.16.020.S. HDDP.pdf](#)

[Ferry Terminal Property Buffers.pdf](#)

Chair Blossom opened the public hearing at 6:13PM and closed the hearing at 6:15PM. There were no public comments.

Motion: I move to include a provision in the draft ordinance with the intent that should ADUs be constructed alongside a primary unit that is designated affordable, the ADUs must also be kept affordable.

Macchio/Mathews

Motion carried unanimously

Motion: I move to add language to ensure ADUs are not counted towards the affordability requirement.

Birtley/Macchio

Motion carried unanimously

Motion: I move to have the HDDP limited to the existing Winslow sewer service area and Winslow Master Plan study area.

Deines/Mathews

Motion carried unanimously

Motion: I move to amend section 9 Housing Project Visit to read as follows: In order to learn from the innovative design practices and add the word “if” before “used”.

Mathews, Subramanian

Motion carried unanimously

Motion: I move to amend the second bullet point under Green Building and Innovative Site Development in table 2.16.020 SI so that the project meets innovative site development requirements of Section 4B.

Blossom/Mathews

Motion carried unanimously

Public Comment

Charlie Wenzlau - commended the Planning Commission for their great work.

See Recorded Motion attached.

5) PLANNING DIRECTOR’S REPORT

Director Charnas provided an update on the department.

6) FOR THE GOOD OF THE ORDER

Commissioner Birtley and Blossom attended the City Council Meeting on June 7 regarding the Bethany Lutheran Ordinance. Chair Blossom does not anticipate the work will be sent back to the Planning Commission.

7) ADJOURNMENT

The meeting adjourned at 7:45 PM

Maria Dozeman

Maria Dozeman, Administrative Specialist

Sarah Blossom

Sarah Blossom, Chair

PLANNING COMMISSION RECORDED MOTION

Planning Commission Meeting Date:	June 9, 2022
Project Proposal Name and Number:	Ordinance 2022-01
Decision Maker:	City Council

Planning Commission Role and Responsibility: Pursuant to [BIMC 2.16.180](#), Planning commission review and recommendation is required for amendments to BIMC Chapter 2.16, and BIMC Titles [16](#), [17](#), and [18](#), area-wide rezones initiated by the city, or area-wide rezones associated with a privately initiated amendment to the comprehensive plan.

Planning Commission Action:

1. In making a recommendation, the planning commission shall consider applicable decision criteria of this chapter, all applicable law, the comprehensive plan, public comment, and any necessary documents and approvals.
2. The planning commission shall issue a written recommendation that contains (a) a statement recommending that the proposed amendment be approved, approved as amended, or denied, and (b) a statement of facts upon which the recommendation is based and the conclusions derived from those facts.
3. The planning commission's written recommendation and other documents upon which its decision is based shall be immediately transmitted to the city council and department director.

Recommendation:

I move to recommend approval of Ordinance 2022-01 to the City Council making it clear that the Ordinance does not include the deleted provision as amended tonight (June 9, 2022 Planning Commission Special Meeting).

Mathews/Deines

	Approve the ordinance.
X	Approve the ordinance as amended.
	Deny the ordinance.

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Blossom	X			
Chester			X	
Macchio	X			
Mathews	X			
Subramanian	X			
Birtley	X			
Deines	X			
Total				

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Maria Dozeman

Maria Dozeman, Administrative Specialist

Sarah Blossom
Sarah Blossom, Chair