



Planning Commission Special Meeting September 22, 2022 Meeting Minutes

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

The meeting was called to order at 6:00 PM. Commissioners present at the start of the meeting: Chair Sarah Blossom, Vice Chair Ashley Mathews, Yesh Subramanian, Ben Deines, Peter Schaab and Sean Sullivan. Commissioner Birtley arrived shortly after the start of the meeting, at the start of the Public Participation Meeting. Council member liaison Jon Quitslund was also present.

City staff in attendance were Planning Manager HB Harper, Associate Planner Ellen Fairleigh, Senior Planner Kelly Tayara and Engineering Manager Paul Nylund. Administrative Specialist Maria Dozeman monitored the meeting and prepared the minutes.

Commissioner Deines disclosed a conflict related to the Hyla High School project.

2) PLANNING COMMISSION MEETING MINUTES

2.a Meeting Minutes

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[DRAFT Meeting Minutes.pdf](#)

Motion: I move to approve the September 08, 2022 meeting minutes.

Schaab/Mathews

The motion passed unanimously

3) PUBLIC COMMENT

3.a Instructions for providing public comment at a hybrid meeting

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_at_Hybrid_Meetings.pdf](#)

4) PUBLIC PARTICIPATION MEETING

4.a Public Participation Meeting- Winslow Mall PLN52297 PRE

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[Winslow Town Center_Written Description & Design Narrative.pdf](#)

[Winslow Town Center_CONCEPTUAL SITE PLAN & EXISTING AND PROPOSED FLOOR PLAN.pdf](#)

[PLN52297 Winslow Mall pre-app ltr.pdf](#)

[PLN52297 PRE PW-DE Comments - Winslow Mall.pdf](#)

Chair Blossom opened the PPM. Associate Planner Ellen Fairleigh presented the staff report. Architects Sam Kuhn and Matthew Coates provided presented additional details on the project.

Public Comment

Laurel Wilson, Winslow Mall tenant, is concerned about the plan and impact of this plan to existing tenants.

Rachel Ringdahl, Winslow Mall tenant, is concerned about the plan blocking her main display window from street view, concerned about the lack of facilities on the main floor, reduced employee parking and the impact of the redistribution of space.

Ariel Schultz, concerned about limited water resources and increased expense from this resource should be considered by current and potential tenants.

Nate commends the plan to update the Mall and echoes concerns given by existing tenants. Concerned the remodel will be done at the expense of current community members. Concerned current tenants aren't accounted for in the plan.

Joseph Pendergraft, Winslow Mall tenant, has had no communication from the new owner of the building and is wondering what will happen to his business during the remodel.

Jerry Childers, Winslow Mall tenant, has concerns about the plan and the impact to his business.

Alexandra L, is concerned about the current restaurants downstairs having to move upstairs and the impact to existing business since customers aren't likely to go upstairs.

Gi spoke representing current Winslow Mall tenant (Teriyaki Town), has met with the owner and confirmed the plan is to move the restaurant upstairs and has offered them \$100,000 to terminate their existing lease.

5) PLANNING DIRECTOR'S REPORT

Planning Manager HB Harper suggested this agenda item take place after the Hyla High School site plan agenda item has been reviewed and discussed.

6) NEW BUSINESS - Hyla High School Site Plan Review

6.a Planning Commission Consideration of Public Comments, Deliberation, and Recommendation on Hyla High School Site Plan Review (City File No. PLN52173 SPR)

[Cover Page](#)

[Staff Report Hyla High PLN52173 SPR.pdf](#)

[Applicant Narrative.pdf](#)

[Applicant evaluation of permit decision criteria.pdf](#)

[Plan Set.pdf](#)

[Outdoor Lighting Plan.pdf](#)

[SEPA checklist.pdf](#)

[Transportation Impact Analysis.pdf](#)

[Parking Assessment \(Heath & Associates\).pdf](#)

[Arborist Report.pdf](#)

[Public Comment_Greenberg.pdf](#)

[Design for Bainbridge DRB FRR - Hyla High School 02MAY2022.pdf](#)

6) NEW BUSINESS - Hyla High School Site Plan Review

Senior Planner, Kelly Tayara, presented the staff report. Applicant, Charlie Wenzlau, presented details of the project. Commissioner Deines left the meeting due to a personal conflict and Commissioner Sullivan left the meeting due to technical difficulties. Jeff Bouma, Landscape Architect, spoke to the landscape plan.

Public Comment

Laurel Wilson, provided public comment and asked two questions.

Ryan Daniel, a resident of Ericksen, has concerns about traffic control zones at peak times, noise, light and vehicle related pollution.

Bob Greenberg, doesn't have concerns about the school but is concerned about traffic on Eriksen and provided additional comment related to HVAC noise.

Motion: I move to recommend this project as conditioned in the staff report
Schaab/Mathews

The motion passed unanimously

5) PLANNING DIRECTOR'S REPORT

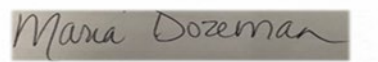
HB Harper, Acting Planning Director, provided Planning and Community Development department updates.

7) FOR THE GOOD OF THE ORDER

Chair Blossom suggested the department consider encouraging more participation from the applicants (other than the architect) at Public Participation Meetings so that more questions and concerns can be addressed during the meeting.

8) ADJOURNMENT

The meeting adjourned at 8:54 PM



Maria Dozeman, Administrative Specialist



Sarah Blossom, Chair