



Planning Commission Special Meeting October 13, 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: Acting Chair Ben Deines, Sean Sullivan, Peter Schaab, Vice Chair Ashley Mathews and Chair Sarah Blossom. Commissioners absent and excused: Yesh Subramanian. Absent: Commissioner Ariel Birtley. City Council Member Clarence Moriwaki attended the meeting on behalf of City Council liaison Jon Quitslund.

City staff in attendance were Planning and Community Development Director Patty Charnas, Public Works Director Chris Wierzbicki, Senior Planner Kelly Tayara and Associate Planner Ellen Fairleigh. Administrative Specialist Maria Dozeman monitored the meeting and prepared the minutes.

2) MEETING MINUTES

2.a Draft Meeting Minutes (September 22 and September 29 Planning Commission Special Meeting)

[Cover Page](#)

[Sept222022DraftMinutes.pdf](#)

[Sept292022DraftMinuteswithRecordedMotion.pdf](#)

Motion: I move to approve the September 22 and 29 draft meeting minutes

Schaab/Sullivan

The motion passed unanimously

3) PUBLIC COMMENT

3.a Instructions for Providing Public Comment at Hybrid Meetings

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_at_Hybrid_Meetings.pdf](#)

Public Comment: Kathy Hansen, asked Planning Commissioners to align zoning with the use (regarding PSE agenda item).

Tom Hansen, spoke in favor of Puget Sound Energy's plan.

4) PUBLIC PARTICIPATION MEETING

4.a Public Participation Meeting- Clark Construction Office PLN52300 PRE

[Cover Page](#)

[Clark Construction Office project narrative.pdf](#)

[Clark Construction Office conceptual site plan.pdf](#)

[PLN52300 Clark Construction Bldg pre-app ltr.pdf](#)

[PLN52300 PRE PW-DE Comments - Clark Construction Building \(SPR\).pdf](#)

Associate Planner introduced the project and Architects Greg Belding and Rowan Atherley provided further project details.

Jeff Bouma presented the proposed landscaping plan for the site

Public Comment

Roger Anderson, representing Sisters Cider House, concerned about impacts to the current traffic pattern.

Steven Howerguil, provided pedestrian design suggestions regarding the SW corner of the project and the entrance.

5) NEW BUSINESS

5.a [Receive a Presentation on the consistency of the 2023-28 Capital Improvement Plan with the Comprehensive Plan.](#)

[Cover Page](#)

[PC_CIP Presentation_100422.pptx](#)

[COBI_2023-28 Capital Improvement Plan.pdf](#)

Public Works Director, Chris Wierzbicki, presented the Capital Improvement Plan

Motion: See attached recorded motion document

5.b [Puget Sound Energy \(PSE\) Site-specific Rezones and Comprehensive Plan Amendments \(CPA\)](#)

[Cover Page](#)

[PSE Substations Overview Narrative.pdf](#)

[Murden Cove PSE Narrative.pdf](#)

[Murden Cove Site Plan.pdf](#)

[Public Comment_Murden Cove.pdf](#)

[Port Madison Narrative.pdf](#)

[PortMadison Site Plan.pdf](#)

[Public Comment_Port Madison.pdf](#)

[Winslow PSE Narrative.pdf](#)

[Winslow Site Plan.pdf](#)

[Public Comment Winslow.pdf](#)

[Staff analysis PC Murden Cove.pdf](#)

[Staff analysis PC Port Madison.pdf](#)

[Staff analysis PC Winslow.pdf](#)

Senior Planner Kelly Tayara introduced the project. Kerry Kriner and Jason Henry, PSE staff, presented further project details.

Public Comment

Stephen Howerguil, recommends approving PSE B/I rezoning requests as soon as possible.

6) PLANNING DIRECTOR'S REPORT

No report from the Planning Director. Commissioner Sullivan and Chair Blossom had questions regarding the CPA process.

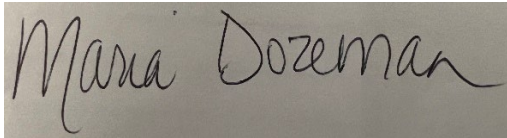
7) **FOR THE GOOD OF THE ORDER**

8) **ADJOURNMENT**

The meeting adjourned at 8:11 PM

A handwritten signature in black ink, appearing to read "Ben Deines", written over a horizontal line.

Ben Deines, Acting Chair

A handwritten signature in black ink, appearing to read "Maria Dozeman", written on a light-colored rectangular background.

Maria Dozeman, Administrative Specialist

PLANNING COMMISSION RECORDED MOTION

Planning Commission Meeting Date:	October 13, 2022
Project Proposal Name and Number:	Ordinance 2022-XX
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.

Findings of Fact and Reasons for Action

- The Planning Commission received a copy of the proposed 6-year, 2023-28 Capital Improvement Plan (CIP) and a presentation on the plan from the Public Works Director.
- The Public Works Director outlined how the projects included in the proposed CIP were consistent with the policies in the City's 2018 Comprehensive Plan, including the those found in the Capital Facilities Element, the Utilities Element, and the Transportation Element.
- The Planning Commission had the opportunity to ask questions about the projects included in the proposed CIP, and their relationship to the Comprehensive Plan.
- The Planning Commission agreed with the staff findings that the proposed CIP was consistent with the Comprehensive Plan.

Recommendation:

Motion: I move to recommend the 2023-28 Capital Improvement Plan as consistent with the 2018 Comprehensive Plan with the additional recommendation that City Council look for additional funding sources or other ways to prioritize the budget in order to fund as fully as possible Sustainable Transportation Plan Scenario 2 as consistent with the Comprehensive Plan - in particular Guiding Principle Number 7.

Mover/2nd: Deines/Sullivan

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

Planning Commission Record of Vote:

PLANNING COMMISSION RECORDED MOTION

Commissioner	Support	Oppose	Absent	Abstain
Blossom		X		
Mathews	X			
Subramanian			X	
Birtley			X	
Deines	X			
Schaab	X			
Sullivan	X			
Total				

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION



Date: 10/20/22

Planning Commission Chair (Acting)



Date: 10/20/2022

Administrative Specialist,
Planning and Community Development