



Planning Commission August 24, 2023

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Planning Commission Chair Ashley Mathews called the meeting to order at 6:01 PM in the Council Chambers and on the Zoom platform.

Present were Chair - Ashley Mathews, Vice-Chair – Sarah Blossom, Commissioners - Peter Schaab, and Ben Deines. Absent was Commissioner Ariel Birtley. Excused were Commissioners Yesh Subramanian and Sean Sullivan. Also present was Council Liaison - Jon Quitslund. City Staff present were Director Patricia Charnas, Senior Planners Jennifer Sutton and Kelly Tayara and Planner Auburn Lovett.

Chair Mathews read the Land Acknowledgement.

2) PLANNING COMMISSION MEETING MINUTES

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[Minutes - Planning Commission 07272023.pdf](#)

MOTION: I move to approve the August 24, 2023, Meeting Minutes as presented.

Schaab/Blossom: The motion carried unanimously, 4-0.

3) PUBLIC COMMENT

Instructions for Providing Public Comment

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[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

Mr. Mike Schwank - Offered comments supporting neighborhood communities, as written in the Comprehensive Plan.

Ms. Lee Tatem - Commented on the traffic and loud music in her neighborhood, , and concerns that Bainbridge Island is unprepared for emergencies.

Ms. Marilyn McLauchlan - Commented on dangerous traffic conditions and loud music in her neighborhood, and concerns about the ferry system.

4) PUBLIC PARTICIPATION MEETING

4a. Brown Bear Car Wash Public Participation Meeting (PPM)

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[Applicant Project Narrative submitted 17AUG2023.pdf](#)

[Brown Bear Car Wash Preliminary Site Plan 11AUG2023.pdf](#)

[Conceptual Landscape Plan submitted 17AUG2023.pdf](#)

[Brown Bear Car Wash Elevations 11AUG2023.pdf](#)

Senior Planner - Kelly Tayara provided a summary of the project and introduced Glenna Mahar, who presented the project on behalf of Brown Bear Carwash and answered questions. Discussion by the Planning Commission followed including water usage, wastewater management, water recycling, vegetation plan, overall need for a carwash on the island, concerns about pre-existing underground fuel tanks, and potential traffic issues. Commissioners asked for further information on the project that has not yet been presented.

Ms. Lee Tatem asked that further investigation take place, as she understood the wastewater from car washes to be quite toxic.

Mr. Tom Hansen inquired about recycling carwash water.

Ms. Lara Lant asked questions regarding minor CUP vs. major CUP, contamination mitigation, and traffic concerns. She would like to see more resident-friendly use of the property. She also offered that there is already a Brown Bear Carwash in Poulsbo, making it unnecessary for another on the island. She is concerned that it will affect the park, people walking in the area and the noise it will generate.

4b. Puget Sound Energy (PSE) Murden Cove Substation Public Participation Meeting (PPM)

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[MurdenCovePre-applicationNarrative \(5\).pdf](#)

[MurdenCoveSite_UilitiesPlan \(2\).pdf](#)

Planner - Auburn Lovett provided a summary of the project and introduced Kerry Kriner of Puget Sound Energy to present the project.

Kerry Kriner (PSE) made a presentation and answered questions from the Planning Commission. She was joined by Jackson Knoll (PSE) and consultant Matthew Paiss (PNNL), who were also available to answer questions.

Mr. Tom Hansen offered public comment in support of the PSE proposal/project.

5) NEW BUSINESS -

5a. Ethics Board Training

Acting Chair – Rafael Escandon, Ethics Board, made himself available for questions and follow-up on the training. Ethics Board focus is to be more accessible.

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5b. Ordinance No. 2023-25 Repealing Moratorium on Inns in Neighborhood Centers and Adopting New Regulations - Planning,

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[Ordinance No. 2023-25 Repealing Moratorium on Inns in Neighborhood Centers and Adopting New Regulations.docx](#)

[Ordinance No. 2023-25 Exhibit A.docx](#)

Senior Planner, Jennifer Sutton provided elements of Ordinance 2023-25 and recommends a public hearing on 9/28/23.

Commissioners' discussion followed including the expiring moratorium, existing and proposed inns, the comprehensive plan, tourism vs. neighborhood centers, potential traffic concerns, currently established businesses in the neighborhood centers, and BI's limited resources.

Mr. Mike Schwank commented on neighborhood centers vs. tourism.

Ms. Marilyn McLauchlan on the Comprehensive Plan and BI growth.

Ms. Lee Tatum offered thoughts on tourism and traffic concerns.

MOTION: I move to schedule a public hearing on Ordinance No. 2023-25 on September 28, 2023.

Blossom/Deines: Motion carried unanimously, 4-0.

8) FOR THE GOOD OF THE ORDER

Vice Chair Blossom inquired about the usage of a neighborhood center restaurant.

9) ADJOURNMENT - 7:52 PM



Renee Argetsinger, Clerk to the Planning Commission



Ashley Mathews, Chair