



Planning Commission January 11, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Vice Chair Sarah Blossom called the meeting to order at 6:03 PM and read the land acknowledgement. She will be acting Planning Commission Chair until the vacancies on the Planning Commission can be filled and new officers can be appointed now that previous Chair - Ashley Mathews, has been voted to her new position on the City Council.

Present in Chambers were Commissioners Sarah Blossom, Ariel Birtley, Benjamin Deines, Peter Schaab, and Yesh Subramanian. Excused was Commissioner Sean Sullivan. Commissioner Deines stated a conflict of interest and recused himself during the Public Participation Meeting (PPM) portion of the meeting. COBI staff in attendance were Planning and Community Development Director – Patty Charnas, and Senior Planners - Kelly Tayara and Jennifer Sutton.

2) PLANNING COMMISSION MEETING MINUTES

2.a [Planning Commission Meeting Minutes - Dec. 14, 2023](#)
[Cover Page](#)
[12142023 PC Meeting Minutes.pdf](#)

MOTION: I move to approve the December 14, 2023, meeting minutes as presented.
Schaab/Subramanian: The motion carried unanimously, 5 - 0.

3) PUBLIC COMMENT

3.a [Public Comment](#)
[Cover Page](#)
[Instructions for Providing Public Comment at Hybrid Meetings.pdf](#)

No public comments.

4) PUBLIC PARTICIPATING MEETING (PPM)

4.a [XX PM - Pleasant Beach Village South Subdivision Public Participation Meeting](#)
[Cover Page](#)
[Pleasant Beach South PLN52657 Preapplication Summary Letter.pdf](#)
[Conceptual Design_Narrative_10-21-23.pdf](#)
[Conceptual Design_drawings .pdf](#)

Acting Chair - Sarah Blossom opened the Public Participation Meeting, introduced Senior Planner - Kelly Tayara who briefed the Planning Commission on the project and introduced Charlie Wenzlau of Wenzlau Architects, who presented the project and then answered questions of the public and the Planning Commission.

PPM Public Comments:

1. Michael Schwank - spoke against the project, asked about the base zoning of the project and ERUs.
2. Heidi Huber - Asked about the ferry land property. Inquired as to who the target customers for these units? Students? Families? Commented that noise is already a factor in the neighborhood and additional units could increase the noise levels.
3. Marilyn McLauchlan - Expressed concerns about access to the property, additional traffic, traffic flows, and increased noise levels.
4. George Cole offered comments on what the Bainbridge Island community gains from the project.

Commissioner Blossom asked Senior Planner Tayara about Pleasant Beach Village's "useless" parking situation. Also discussed was Remote Parking, Guest Parking, and does the code allow for parking on residential properties from neighboring commercial properties.

Acting Chair Blossom closed the PPM at 7:32 PM and invited Commissioner Ben Deines to rejoin the meeting.

5) NEW BUSINESS

5.a [Code Amendment Requests from Puget Sound Energy](#) [Cover Page](#)

Acting Chair Blossom introduced Senior Planner - Jennifer Sutton, to discuss some potential code changes. The City received a code amendment application from Puget Sound Energy (PSE), requesting some code changes related to Critical Area Ordinance and ARPA. It's a legislative process where the Planning Commission will review the ordinance and make recommendations to the City Council. A public hearing is required with prior study sessions as an overview.

6) [PLANNING DIRECTOR'S REPORT](#)

Director Patty Charnas discussed the process to fill the Planning Commission vacancies and that it is a priority. Discussion about the vacancies and the appointment process followed.

7) [FOR THE GOOD OF THE ORDER](#)

Director Patty Charnas provided an update on the Deercliff project that was a Public Participation Meeting (PPM) at the December 14, 2023, Planning Commission meeting. There currently has been no formal application submitted and additional analysis will be required, including a traffic study, if the project moves forward. Commissioners requested to revisit the question of access for this project and possibly come up with creative options for the residents

of the neighborhood that would also include COBI Public Works Development Engineers. Council Liaison - Jon Quitslund added the traffic concerns are part of the Winslow Subarea Plan and improving access in the Winslow area.

On a separate note: Councilman Quitslund shared that this is likely his last Planning Commission meeting as Liaison, and that Ashley Mathews will be assuming this role moving forward.

8) **ADJOURNMENT - 7:20 PM**

A handwritten signature in black ink that reads "Sarah Blossom". The signature is written in a cursive style and is positioned above a horizontal line.

Sarah Blossom, Acting Chair of the Planning Commission

A handwritten signature in blue ink that reads "Renee Argetsinger". The signature is written in a cursive style and is positioned above a horizontal line.

Renee Argetsinger, Clerk to the Planning Commission