CITY OF
BAINBRIDGE ISLAND

Planning Commission
March 14, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Acting Chair Blossom called the meeting to order at 6:03 p.m. in Council Chambers and on the Zoom platform. She read the Land Acknowledgement and asked if there were any conflicts of interest. Commissioner Deines disclosed a potential conflict of interest as his parents are involved in the Finch Green project.

Present in the council chambers were Commissioners Sarah Blossom, Ariel Birtley, Benjamin Deines, and Peter Schaab. Excused were Sean Sullivan and Yesh Subramanian. COBI staff in attendance were Planning Manager – HB Harper, and City Planner – Joanne Mendenhall.

2) PLANNING COMMISSION MEETING MINUTES

2.a Minutes
Cover Page
02222024 Planning Commission Regular Meeting Minutes.pdf

MOTION: I move to approve the February 22, 2024, minutes as presented.
Deines/Schaab: The motion passed unanimously.

3) PUBLIC COMMENT

3.a Public Comment
Cover Page
Instructions for Providing Public Comment at Hybrid Meetings.pdf
Acting Chair Blossom opened public comment at 6:05 p.m.
There were no commenters and public comment was closed.

4) PUBLIC PARTICIPATION MEETING

4.a Finch Green Subdivision Public Participation Meeting
Cover Page
Finch Green - PPM - packet.pdf
PLN52690 Preapplication Conference Letter.pdf
Acting Chair Blossom opened the Public Participation meeting at 6:06 p.m. and introduced City Planner Mendenhall who introduced the item.

Johnathan Davis introduced Phedra Elliot of Housing Resources Bainbridge (HRB) who introduced the project. Mr. Davis provided a presentation of the proposed project.

PPM Public Comments:

1. Barbara Deines, Bethany Lutheran Church board member, spoke in favor of the affordable housing project at the Bethany Church property.

2. Lynn Nordby, President of Bethany Congregation, spoke in favor of this affordable housing project.

3. Asaph Glosses, member of HRB & Finch Board spoke in favor of the project.

4. Tina Gilbert spoke in favor of the project and the great gift of land by Bethany Lutheran Church.

5. Siri Kushner, Housing Resources Bainbridge (HRB) board member and native Bainbridge Islander, spoke in favor of the affordable housing project.

6. Rachele Turnbull, member of HRB board, spoke in favor or the project.

7. Talis Abolins spoke via Zoom in support of the project and the improvements made to the design.

Commissioners made comments and questions and Johnathan Davis provided additional information. Pheda Elliot provided additional information about the land being owned by HRB with leases to the homeowners.

Acting Chair Blossom closed the Public Participation meeting at 6:44 p.m.

5) UNFINISHED BUSINESS

5.a Analysis of Puget Sound Energy (PSE) code amendment requests- Part I: review of proposed amendments to critical areas ordinance and zoning code.
Cover Page
Review and Analysis of Amendment Requests_Pros and Cons.pdf
PSE Submittal_Code Amendment Cover Letter.pdf
PSE Submittal_Code Amendment Narrative.pdf
PSE Submittal_Best Available Science Review by HDR.pdf
PSE Submittal_Bainbridge Code Amendment Comparison Analysis.pdf
PSE Submittal_Structures and Equipment photo glossary.pdf
PSE Submittal_Example of Typical PSE Roadside Electrical Lines.pdf
PSE Submittal_SEPA Checklist.pdf

Acting Chair Blossom introduced the agenda item and Planning Manager HB Harper provided an overview of the agenda timing. She introduced Kerry Kriner of Puget Sound Energy who provided a presentation describing the proposed projects.
Murden Cove Substation Upgrade
North Madison Underground and Tree Wire

City Planner Mendenhall gave a presentation explaining city permit requirements and needed clarification.

Planning Manager Harper provided an explanation of the slide describing conditional use permit provisions and how/if the conditional use permit is triggered.

Commissioners had questions and discussion about code amendments and when conditional use permits are required which were answered by Kerry Kriner of Puget Sound Energy, Planning Manager Harper, and Planner Mendenhall.

Commissioners requested staff to proceed with work to implement a new draft of the proposed changes to the code.

Planner Mendenhall continued the presentation explaining the modifications to required setbacks and heights and there was discussion.

Planning Manager Harper introduced the Aquifer Recharge Protection Areas (ARPA)discussion.

The Commissioners need more time and information before making a recommendation but suggested mitigation including replanting and ground cover.

Planning Manager Harper took a pulse of the commissioners and if they wish to continue the discussion tonight give the late hour. It was agreed to continue. She introduced the discussion regarding wetlands.

After discussion, Commissioners requested recommended language clarification when bringing back new code language.

6) NEW BUSINESS

6.a Nominations for Selection Panel for New Appointments to Planning Commission Cover Page

Acting Chair Blossom introduced the agenda item and requested a motion.

MOTION: I move to nominate Peter Schaab and Ariel Birley to the selection panel for new member appointment to the Planning Commission.
Blossom/Deines: The motion passed unanimously.

7) PLANNING DIRECTOR'S REPORT

No report provided.

8) FOR THE GOOD OF THE ORDER

None.

9) ADJOURNMENT

Acting Chair Blossom adjourned the meeting at 9:12 p.m.

Sarah Blossom, Acting Chair

Renee Argetsinger, Clerk to the Planning Commission