



Planning Commission Regular Meeting April 25, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW

Acting Chair Sarah Blossom called the meeting to order at 6:03 PM in the Council Chambers and on the Zoom platform. Pete Schaab read the Land Acknowledgement. Acting Chair Blossom added to the agenda an acknowledgment to outgoing commissioner Yesh and introduction of incoming new commissioners Criss Garcia and Alex Preudhomme. Commissioner Sullivan stated that he had a conflict with the PSE project and would recuse himself during that portion of tonight's meeting.

Present were Planning Commissioners Sarah Blossom, Peter Schaab, Alex Preudhomme, Criss Garcia, Ben Deines and Sean Sullivan. Commissioner Ariel Birtley was excused. City Council Liaison – Ashley Mathews was present and COBI staff present were Planning Manager – HB Harper, Senior Planner - Jennifer Sutton, Planner – Joanne Mendenhall, and City Engineer – Chris Munter.

2) ACKNOWLEDGEMENT AND RECOGNITION of outgoing Planning Commissioner - Yesh Subramanian and introduction of new commissioners - Alex Preudhomme and Criss Garcia.

Council member Mathews presented a certificate of appreciation to Yesh Subramanian. Acting Chair Sarah Blossom introduced and welcomed incoming Commissioners Alex Preudhomme and Criss Garcia.

3) PLANNING COMMISSION MEETING MINUTES

3a. Minutes

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[PC Minutes 04112024.pdf](#)

MOTION: I move to approve the March 28, 2024, meeting minutes as presented.

Schaab/Deines: The motion passed unanimously, 6-0.

4) PUBLIC COMMENT

4a. Public Comment

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

1. Kim McCormick - representing Bulrush Farms, commenting on the PSE project, spoke against the project and urged COBI to maintain the current language in the BIMC.
2. Michael Schwank - spoke against any more hotels on Bainbridge Island
3. Yesh Subramaniam - urged consistency with adhering to the Winslow Subarea Plan

5) **NEW BUSINESS**

5a. Noise Variance for City of Bainbridge Island Public Works to pour concrete for the new water tank.

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[Noise Variance - Project Narrative.pdf](#)

[Site Map.pdf](#)

Chris Munter, COBI Engineer, introduced the noise variance application and presented details of the project.

MOTION: I move to approve a noise variance for the Winslow Water Tank Replacement Project to occur on Saturday May 11, 2024, for up to 16 hours starting at 4:00AM.

Sullivan/Garcia: The motion passed unanimously, 6-0.

5b. Discuss how hotels could be regulated in downtown Winslow zoning districts.

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[Apr 25 2024 Hotels PC Presentation.pdf](#)

Senior Planner - Jennifer Sutton introduced the project and showed elements for consideration in her presentation.

Discussion among the commission followed with Senior Planner Sutton answering questions.

MOTION: I move to recommend to the City Council that we postpone discussion regarding consideration of hotels in the Winslow area until we are able to be responsive to the preferred alternative presented in the Winslow Subarea Plan (WSP).

Sullivan/Deines: The motion passed unanimously, 6-0.

6) **UNFINISHED BUSINESS**

[Puget Sound Energy \(PSE\) Code Amendment Requests - Options for Discussion](#)

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[Options for Discussion_04252024.pdf](#)

COBI Planner - Joanne Mendenhall introduced the project and proposals. She introduced Kerry Kriner of PSE who provided further information about the proposed options. Discussion by the Planning Commission followed.

ACTION: Staff will return to the Planning Commission with a new draft that takes into consideration Planning Commission feedback and direction as provided during discussion.

7) **PLANNING DIRECTOR'S REPORT AND ONGOING DISCUSSION OF SB 5290 ON PERMIT REVIEW TIMES**

Planning Manager – HB Harper, sitting in for Planning and Community Director, deferred until the return of the Director.

8) **FOR THE GOOD OF THE ORDER**

Acting Chair Sarah Blossom voiced the need for the Planning Commission to elect Chair and Vice-Chair positions, and requested it be put on the May 9, 2024, agenda.

9) **ADJOURNMENT**

Acting Chair Blossom adjourned the meeting at 8:51 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

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