CITY OF
BAINBRIDGE ISLAND

Planning Commission
June 13, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:03 PM

Chair Birtley called the meeting to order at 6:03 PM and read the Land Acknowledgement.

All commissioners (Ariel Birtley, Peter Schaab, Criss Garcia, Alex Preudhomme, Sarah Blossom, Sean Sullivan, and Ben Deines were present in chambers. Council Liaison – Ashley Mathews was present via Zoom and COBI staff present in chambers were Director - Patricia Charnas and Planner – Joanne Mendenhall.

3) PUBLIC COMMENT -

3.a Public Comment
Cover Page
Instructions for Providing Public Comment at Hybrid Meetings.pdf

1. Mr. Bruce Weiland - spoke about the WSP, traffic on Erickson Ave, encouraged the Planning Commission to consider traffic calming measures for this street.
2. Mr. Kjell Stoknes - spoke about historic issues regarding hotels and requested more clarity and consistency with the Use Table moving forward.

2) PLANNING COMMISSION MEETING MINUTES -

2.a Minutes
Cover Page
Minutes PC Mtg 20240523.pdf
MOTION: I move to approve the May 23, 2024, minutes as presented.
Schaab/Blossom – Motion passed unanimously.

4) PUBLIC PARTICIPATION MEETING -

4.a (6:20) Fort Ward Hill Reservoir Public Participation Meeting
Cover Page
Project Narrative.pdf
Site Plan.pdf
Elevation Plan.pdf
Example Image Port Gamble Ridge Tank.pdf
Preapplication letter PLN52525.pdf

Chair opened the PPM and introduced Planner - Joanne Mendenhall who provided a summary of the project. Ms. Mendenhall introduced Brian Ransom, KPUD Project Manager, who provided further information regarding the project.

Public Comments:
1. Ms. Danielle Marianni - lives near the property. She is requesting that the dead trees be removed. KPUD to work on it.
2. Ms. Margaret Dufresne - requests that the decommissioned tank be removed and not just filled.

Chair closed this PPM at 6:38 pm.

4.b (6:50) Public Participation Meeting for TowerCo Wireless Cellular Facility
Cover Page
Applicant narrative.pdf
Plan set.pdf
Chair Birtley opened this PPM at 6:38 pm and re-introduced the Planner - Joanne Mendenhall who briefly explained the project and introduced the applicant. TowerCo along with Verizon Wireless introduced Bill North who presented more information regarding the project.

Public Comment:
1. Mr. David Dunn - spoke against the project, has concerns about electro-magnetic waves and being close to the school.
2. Mr. Herb Martin - spoke in favor of the project
3. Mr. Van Badzik - speaking on behalf of American Legion and is in full support of the project.

Chair closed the PPM at 7:18 pm.

5) UNFINISHED BUSINESS -

5.a Discuss Revising Hotel Definition and/or Use Specific Standards
Cover Page
June 13, 2024, Hotels PC Presentation.pdf
Senior Planner - Jennifer Sutton presented information on hotels, reviewing current lodging definitions. Tonight's discussion is about hotels only (16 rooms or more). Discussion Only.
Action: Staff to take information and provide options based upon tonight's discussion. To be put on the June 27, 2024, agenda.

6) PLANNING DIRECTOR'S REPORT & ONGOING DISCUSSION - SB5290 PERMITTING REVIEW TIMES -

Director Charnas provided to the Planning Commission that future meetings would include hotels, crematoriums, unlisted uses, potentially A-frame signage. Discussion of SB5290 tabled until the June 27, 2024, meeting.

7) FOR THE GOOD OF THE ORDER -

Commissioner Sarah Blossom - wants to tee up some issues that are important to work on including Housing Action Plan, would like to work ahead of plans.
Commissioner Sean Sullivan - wants to engage on Housing Action Plan
Chair Ariel Birtley - Supports what Commissioner Blossom and Commission Sullivan offered and would like to hear more from City Council, including Comprehensive Plan, and other items, earlier in the process.

8) ADJOURNMENT - 8:44 PM

Chair Ariel Birtley, Chair

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Renee Argetsinger, Clerk to the Planning Commission