



Planning Commission Special Meeting August 29, 2024

Meeting Minutes

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Vice Chair Sarah Blossom called the meeting to order in the Council Chambers and on the Zoom platform, at 6:03 PM, and read the Land Acknowledgement.

Present in Chambers were Commissioners Sarah Blossom, Peter Schaab, Sean Sullivan, Criss Garcia, and Alex Preudhomme. Commissioners Ariel Birtley and Ben Deines were excused. COBI staff present were Director Patricia Charnas and Planner Auburn Lovett. Council Liaison Ashley Mathews was also present.

The agenda for tonight's meeting was approved and there were no conflicts of interest noted.

2) PLANNING COMMISSION MEETING MINUTES

[2.a Minutes](#)

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MOTION: I move to approve the August 22, 2024, Minutes, as presented.

Schaab/Garcia – The motion passed unanimously.

3) PUBLIC COMMENT

[3.a Public Comment](#)

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[Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf](#)

- I. Mr. Jon Quitslund offered comments/suggestions to the Planning Commission re: the Comprehensive Plan and the Draft Environmental Impact Statement.

4) NEW BUSINESS

[4.a Introduction to the Draft Environmental Impact Statement \(DEIS\) for the Comprehensive Plan and Winslow Subarea Plan updates.](#)

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Discussion Only. Director Patricia Charnas presented an overview of the DEIS.

- 4.b Review and Recommendation for Housing Resources of Bainbridge (HRB) Ericksen Project
Cover Page
PLN52178_Staff Presentation.pdf
PLN52178SPR_Staff Report .pdf
HRB Ericksen_ SEPA Checklist_04-18-23 (2).pdf
HRB Ericksen Architectural Plan Set (5).pdf
571 Ericksen Apartments-Bainbridge Island TIA-3-21-23 (2).pdf
Design for Bainbridge Commercial-MF Worksheet FINAL - Housing Resources Bainbridge
03062023 (3).pdf
HRB Ericksen Request for Modification of Tree Retention Requirements_2023-2-6 (10).pdf
HRB Ericksen Site Plan revised 7-22-2024 (2).pdf
HRB Ericksen Zoning Summary_HDDP_4-18-23 (7).pdf
HRB Ericksen Outdoor Lighting Plan (2).pdf
HRB Ericksen Project Narrative_4-18-23 (6).pdf
HRB Ericksen Request for Deviation From Standard_2022-11-14 (3).pdf

Director Charnas introduced Planner - Auburn Lovett, who provided an overview of the project and introduced the project architect – Mr. Charlie Wenzlau who provided further details of the project and design. Mr. Wenzlau answered questions of the Planning Commission following his presentation.

MOTION: I move to recommend approval of the HRB Ericksen Project PLN52178 to the Planning Director.

Sullivan/Schaab – The motion passed unanimously.

5) PLANNING DIRECTOR'S REPORT -

No report.

6) FOR THE GOOD OF THE ORDER

1. Commissioner Peter Schaab - Commented on existence of certain negative attitudes towards "affordable housing populations" and is hopeful that attitudes can change towards being open-minded and neighborly/welcoming.
2. Council-Liaison Ashley Mathews - Expressed her gratitude for the presentation by Planner - Auburn Lovett, on the HRB/Ericksen Project.
3. Commissioner Alex Preudhomme - Proposed setting up a study session for the Planning Commission to discuss Missing Middle Housing & Form Base Codes and how it relates to the Comprehensive Plan.

7) ADJOURNMENT

Vice Chair Blossom adjourned the meeting at 7:14 pm.

/s/
Ariel Birtley, Chair

/s/
Renee Argetsinger, Clerk to the Planning Commission