



## **Planning Commission Regular Meeting February 27, 2025**

### **Meeting Minutes**

#### **1) CALL TO ORDER/LAND ACKNOWLEDGMENT -**

Chair Ariel Birtley called the meeting to order at 6:04 PM and read the Land Acknowledgement. Present in chambers were Commissioners Ariel Birtley, Sarah Blossom, Peter Schaab, Sean Sullivan, Alex Preudhomme, and Criss Garcia. Excused was Commissioner Ben Deines. City Staff present in Chambers were Planning Manager HB Harper, Senior Planner Jennifer Sutton and City Engineer Peter Corelis, as well as City Council Liaison Jon Quitslund. City Council Liaison Ashley Mathews was present via Zoom.

#### **2) APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE -**

**MOTION:** I move to approve the agenda with the following changes: switch the order of agenda items 6c and 5A to each other's position.

**Sullivan/Schaab** The motion carried unanimously.

Commissioner Sullivan noted that he needed to leave at 8:00 PM.

#### **3) PLANNING COMMISSION MEETING MINUTES -**

Minutes

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[Planning Commission Minutes 20250213 - Draft.pdf](#)

**MOTION:** I move to approve the meeting minutes from February 13, 2025, as presented.

**Garcia/Schaab** The motion carried unanimously.

#### **4) REMARKS FROM CITY COUNCIL LIAISON -**

City Council Liaison Jon Quitslund gave a report on Tuesday night's City Council meeting as it relates to the work of the Planning Commission.

#### **5) PUBLIC COMMENT INSTRUCTIONS -**

Public Comment Instructions -

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[Instructions\\_for\\_Providing\\_Public\\_Comment\\_for all PC agendas 20250103.pdf](#)

1. Ms. Alice Shorett - provide chart from DEIS regarding her previous remarks on housing targets, and affordable housing
2. Ms. Pam Churchill - spoke against the Draft Preferred Alternative in the agenda packet
3. Mr. Mark Maleitzke - offered comments on lack of data for growth (services, transportation), would like to see the Planning Commission hold the ground on growth
4. Mr. Stephen Hoskins - spoke in favor of affordable housing, support of the Winslow Subarea Plan
5. Ms. Mary Clare Kersten - spoke against growth, asked that there be no decision until there is a peer review and until there is a Groundwater Management Plan and traffic mitigation plan, spoke against multi-family housing in Hawley neighborhood, spoke in favor of middle housing and affordable housing
6. Mr. John Klimp - spoke against multi-family housing in the Hawley neighborhood and spoke against up-zoning
7. Ms. Lisa Neal – spoke of deficiencies in under 80% AMI and over-producing in the above 80% AMI, spoke about consensus issue from City Council
8. Mr. Ron Peltier - BI is not going to build its way to affordability, spoke about the GWMP and limited sewer/water capacity, tree protection
9. Dr. Rob Drury - offered comments on viable resources, and overdrawn water aquifer
10. Ms. Melanie Keenan - offered comments on services needing major rehabilitation, up-zoning, cost for infrastructure, GWMP, Recharge and need for sustainability
11. Mr. Malcolm Gander – expressed a need for a proper public process, frustrations on having to ferret out information about the Comprehensive Plan process, up-zoning, requests specifics on the zoning and affordable housing
12. Ms. Lisa Macchio - would like an opportunity to have the information that the Planning Commission has, would like to have an opportunity to talk with the Planning Commission before and after deliberation
13. Mr. Eric Kortum - expressed concerns over available water to fight emergency fires as the water from the aquifer is insufficient

6) **NEW BUSINESS -**

[6a. Madison Avenue Final Paving Noise Variance](#)

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[Madison Avenue Bundled Paving and Raised Crosswalk Noise Variance Site Plan.pdf](#)

**MOTION:** I move to approve the noise variance for the Madison Avenue final paving for the period March 3 through April 30, 2025.

**Sullivan/Garcia** The motion carried unanimously.

[6b. Ericksen Avenue Sewer Lining Noise Variance](#)

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[Project Narrative Noise Variance Ericksen Ave. Sewer Slip Line.pdf](#)

[Site plan Ericksen sewer slip line night work.pdf](#)

**MOTION:** I move to approve the noise variance for the Ericksen Avenue sewer lining for the period April 1 to April 30, 2025.

**Sullivan/Garcia** The motion carried unanimously.

**MOTION:** I move to recommend that the City Council direct the City Manager to prepare an ordinance, changing chapter 16.16, to make noise variances an administrative process and remove the Planning Commission from the process.

**Blossom/Garcia** The motion carried unanimously.

- 6c. [Proposed Design Review Changes for Compliance with New Legislation - Ordinance and Design for Bainbridge Manual](#)  
[Cover Page](#)  
[Ord 2025-07 Design Review Amendments 4867-9011-5068 v.6.pdf](#)  
[Design for Bainbridge\\_2025.pdf](#)

Chair Birtley introduced Planning Manager HB Harper, who provided a summary of the HB1293 Ordinance and introduced Design Review Board Chair - Todd Theil, who provided additional information.

**MOTION:** I move to set a public hearing to receive public testimony on Ordinance 2025-07 on March 27, 2025, or on the next available agenda.

**Garcia/Schaab** The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

7) **UNFINISHED BUSINESS -**

**5a. Continue discussion on Winslow Subarea Plan**

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[Planning Commission ideas for Winslow Subarea boundary modification.pdf](#)

[Commissioner Deines Winslow Zoning and Transit Map.pdf](#)

[250130 Preudhomme Presentation - Transect in detail.pdf](#)

[Winslow Geographies 2 27 PC Slides.pdf](#)

Chair Birtley introduced Planning Manager HB Harper, who provided a brief overview of the agenda item and invited Commissioner Schaab to present some boundary definition principles.

**MOTION:** I move for this Commission to adopt for future discussion purposes, the preliminary bound Winslow Subarea boundary as shown currently. We can provide that graphic. With emphasis - that this is a preliminary subarea boundary for study and is subject to change as we refine our zoning recommendations and development standard recommendations.

**Schaab/Garcia** The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

8) **WSP / DEIS -**

[Next Steps on Winslow Subarea Plan](#)

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**MOTION:** Sarah Blossom moved and Alex Preudhomme seconded to approve I move that staff schedule a Special Planning Commission meeting for Wednesday, March 5th, from 6:00 - 8:00 PM.

**Blossom/Preudhomme** The motion carried unanimously. 5 -0, Commissioner Sullivan was absent.

## 9) PLANNING DIRECTOR'S REPORT -

No report.

**10) FOR THE GOOD OF THE ORDER -**

Commissioner Garcia opened discussion of SB5184 as it may have cascading implications moving forward on design and zoning for Bainbridge Island.

**11) ADJOURNMENT - 9:40 PM**

/s/  
*Ariel Birtley, Chair*

/s/  
Renee Argetsinger, Clerk to the Planning Commission