



CITY OF
BAINBRIDGE ISLAND

**PLANNING COMMISSION SPECIAL MEETING
THURSDAY, DECEMBER 08, 2022**

COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/84967469720](https://bainbridgewa.zoom.us/j/84967469720) OR
OR ONE TAP MOBILE :
US: +12532050468,,84967469720# OR +12532158782,,84967469720#

AGENDA

**1. CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT
DISCLOSURE - 6:00 PM**

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. PLANNING COMMISSION MEETING MINUTES - 6:05 PM
Review and approve meeting minutes.

2.a Draft Meeting Minutes - October 27, 2022 Planning Commission Special Meeting 5 Minutes
[Oct272022DraftMinutes.pdf](#)

3. PUBLIC COMMENT - 6:10 PM

4. PLANNING DIRECTOR'S REPORT - 6:20 PM

5. NEW BUSINESS - 6:35 PM

**5.a (6:35 PM) Consider request by Madrona Way Investments that the City purchase its remaining
8,190 square feet of residential floor area** 30 Minutes
[20221208_PC_Staff_Memo_re_MWI_Floor_Area_pc \(1\).docx](#)

- 5.b **(7:05 PM) Introduction to upcoming Winslow Subarea Plan Update project** 30 Minutes
[Winslow Subarea Plan Update Overview Presentation for 12 8 22 Planning Commission.pptx](#)

6. **FOR THE GOOD OF THE ORDER - 7:35 PM**

7. **ADJOURNMENT - 8:00 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: December 8, 2022

ESTIMATED TIME: 5 Minutes

AGENDA ITEM: Draft Meeting Minutes - October 27, 2022 Planning Commission Special Meeting

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Maria Dozeman

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to approve the meeting minutes from the October 27, 2022 Planning Commission Special Meeting

SUMMARY:

BACKGROUND:

ATTACHMENTS:



Planning Commission Special Meeting October 27, 2022 Meeting Minutes

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

The meeting was called to order at 6:00 PM. Commissioners present: Chair Sarah Blossom, Vice Chair Ashley Mathews, Yesh Subramanian, Ben Deines, Sean Sullivan and Peter Schaab.

Council member liaison Jon Quitslund was also present.

City staff in attendance were Planning Director Patty Charnas, Senior Planner Jennifer Sutton, and Engineering Manager Paul Nylund. Administrative Specialist Maria Dozeman monitored the meeting and prepared the minutes.

Conflict Disclosure: Commissioner Deines recused himself from Agenda item 5 and Chair Blossom recused herself to Agenda item 6a with Vice Chair taking over as Acting Chair for this agenda item.

2) PLANNING COMMISSION MEETING MINUTES

2.a Draft Meeting Minutes plus recorded motion from the October 13, 2022 Planning Commission Special Meeting

[Cover Page](#)

[DraftMeetingMinutes_RecordedMotionAttached 101322.pdf](#)

Motion: I move to approve the 10/13/2022 meeting minutes

Sullivan/Deines

The motion passed unanimously

3) PUBLIC COMMENT

3.a Instructions for Providing Public Comment

[Cover Page](#)

no public comment

4) PLANNING DIRECTOR'S REPORT

Planning Director addressed Commissioner Sullivan's question regarding why all five CPAs need to be heard at the same time.

5) NEW BUSINESS, Haggar-Scribner CPA

5.a Haggar Scribner Properties Comprehensive Plan Amendment (CPA) application (PLN 52152 CPA)

[Cover Page](#)

[Haggar Scribner CPA Staff Memo.pdf](#)

[Haggar Scribner CPA Application.pdf](#)

[Haggar Scribner Survey.pdf](#)

[Haggar Scribner Site Plan and Narrative.pdf](#)

[October 5 2022 Additional Narrative for Haggar Scribner CPA Submission.pdf](#)

[Dept of Public Works Memo.pdf](#)

Commissioner Deines recused himself during this presentation/discussion.
Senior Planner Jennifer Sutton introduced the Comprehensive Plan Amendment.

Kim McCormick Osmond, Land Use Counsel, represents the ownership group for this amendment. Tom Haggard gave a brief history of the property. Larry Nakata spoke for the rest of the partnership. Ron Allen, partner in the project, gave a detailed presentation. Architect, Allyn Stellmacher, walked through details of the project. Ron Allen gave thoughts with respect to the City's recommendation for denial.

Motion: I move to direct staff to work on a new staff report that answers procedural questions and gives the Planning Commission options to consider on or before the November 10 Public Hearing.

Mathews/Subramanian

The motion passed unanimously

6) UNFINISHED BUSINESS, REVISED LYNWOOD CENTER CPA

6.a Revised Lynwood Center Comprehensive Plan Amendment (CPA) application (PLN 52180 CPA)

[Cover Page](#)

[10 27 Revised Lynwood CPA Staff Memo.pdf](#)

[September 19 2022 Revision to CPA Application and Narrative.pdf](#)

[Original Lynwood Center Subarea CPA Application Materials.pdf](#)

Chair Blossom recused herself for this section and Commissioner Deines rejoined the meeting.

Senior Planner Jennifer Sutton presented the Lynwood Center CPA.

Jeb Thornburg, the applicant, provided further information on the revised CPA.

7) FOR THE GOOD OF THE ORDER

Commissioner Mathews clarified for the record the section in the Housing Action Plan recommendation from the Bainbridge Conservation Coalition (BCC, that had been emailed to Planning Commissioners) regarding single family zoning and Race Equity Advisory Committee (REAC).

8) ADJOURNMENT

The meeting adjourned at 8:52PM

Sarah Blossom, Chair

Maria Dozeman, Administrative Specialist



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: December 8, 2022

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (6:35 PM) Consider request by Madrona Way Investments that the City purchase its remaining 8,190 square feet of residential floor area

AGENDA CATEGORY: Review and Recommendation

PROPOSED BY: Jennifer Sutton

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:

I move to recommend that the City not purchase the remaining 8,190 square feet of floor area from Madrona Way Investments.

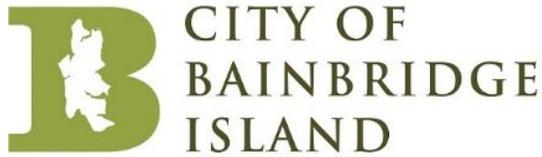
SUMMARY:

The purpose of this Planning Commission agenda item is to:

- Familiarize the Commission with the floor area ratio (FAR) program associated with the 2004 preservation of the Islander Mobile Home Park.
- Provide a recommendation to the City Manager and City Council regarding the Madrona Way Investments (MWI) request that the City purchase its remaining 8,190 square feet of residential floor area. The MWI floor area is a result of the 2004 preservation of the mobile home park.

BACKGROUND: The City aided in the preservation of the Islander Mobile Home Park through a 2004 three-party covenant that quantified the development capacity, also known as Floor Area Ratio or FAR, of the mobile home park and made the FAR transferable/saleable as unused capacity that could be developed elsewhere in Winslow. The Islander Mobile Home Park sold that unused capacity or FAR over the years, including to the City in 2022 as part of a related code amendment project. Madrona Way Investments received a portion of the unused development capacity or FAR from the 2004 actions and used it on several projects including The Walk Townhomes.

ATTACHMENTS:



Department of Planning and Community Development

Memorandum

Date: December 8, 2022
To: Planning Commission
From: Jennifer Sutton, AICP
Senior Planner
Subject: Kelly Samson dba Madrona Way Investments Request for City to Purchase Remaining Residential Floor Area

I. MEETING PURPOSE

The purpose of this Planning Commission agenda item is to:

- Familiarize the Commission with the floor area ratio (FAR) program associated with the 2004 preservation of the Islander Mobile Home Park.
- Provide a recommendation to the City Manager and City Council regarding Madrona Way Investments (MWI) request that the City purchase its remaining 8,190 square feet of residential floor area. The MWI floor area is a result of the 2004 preservation of the mobile home park (see background section below).

II. Staff Recommendation

City planning staff recommend to the Planning Commission that the City NOT purchase the 8,190 square feet of floor area from MWI. See background section below for additional context. City staff is making this recommendation for the following reasons:

- The City does not have any funds in its current budget or approved 2023-2024 budget for this purchase. Purchasing the floor area for the same \$18 per square foot price that the City has used would cost the City \$147,420.
- Currently, the City does not have a shovel-ready development project that would be able to utilize the 8,190 square feet of floor area. Therefore, the City does not have a need for this additional floor area.
- Through the [Housing Action Plan \(HAP\) project](#), including the recent completion of the Housing Needs Assessment (posted on HAP website), the City continues to learn about its current housing affordability challenges. This includes overall housing underproduction on Bainbridge Island and throughout the region over a decade or more. Since the City is not currently planning a development that would utilize residential floor area, taking 8,190 square feet out of the potential housing supply in downtown Winslow would only aggravate the City's current housing challenges.

- The Winslow Subarea Plan process, which is just getting underway as of this writing, may revisit some of these concepts including development capacity, role of bonus FAR provisions, etc.
- The prior decision to purchase floor area from the Islander Residents Association (IRA) regarding the mobile home park is distinct from this request because there is no current workplan item related to limiting bonus FAR provisions, as there was at the time of the previous purchase.

III. BACKGROUND:

2004 Islander Mobile Home Park Preservation

The Islander Mobile Home Park is located immediately north of the City Hall/Bainbridge Performing Arts civic complex. Vehicle access to the mobile home park is from Madrona Way and it is connected to the civic complex via a pedestrian path (see aerial photo below). In 2004, the residents of the Islander Mobile Home Park succeeded in their multi-year effort to purchase their mobile home park property to prevent it from being sold and presumably redeveloped. This purchase was the result of a wide-scale community effort to raise money to preserve the mobile home park, ensuring a continued pocket of housing affordability in downtown Winslow. The City was an integral partner in the preservation of the mobile home park, and Madrona Way Investments (MWI) contributed financially to the 2004 purchase.

That financial assistance is recognized and governed by a three-party covenant between the Islander Residents Association (IRA), the City and MWI. That covenant was recorded with the Kitsap County Auditor as AFN200410290024.

The mobile home park property is located in the Mixed Use Town Center(MUTC)/Central Core Overlay zoning district (see attached map). The Core district allows some of the most intense amount of development/highest level of FAR in the MUTC area (see [BIMC Table 18.12.020-3](#)). Preserving the property as a relatively low-density mobile home park meant that the property had a total 137,028 square feet of “unused residential floor area”. The 2004 covenant also included the transfer of 39,617 square feet of the “unused residential floor area” to MWI, as partial repayment for its financial assistance in purchasing the mobile home park property. This left the IRA with 97,411 square feet of residential floor area to sell or transfer to other properties within the MUTC for use as “bonus residential FAR” in other developments.

The 2004 covenant lays out a process for the IRA to sell its unused floor area with City oversight, and since 2004, the IRA has sold this floor area, which has been used to add bonus residential floor area in other MUTC developments. The assumption was that the IRA would use its proceeds to pay its mortgage, insurance etc. This process is recognized in [BIMC 18.12.030.E.1.b](#) as a valid method of obtaining “bonus residential FAR” for MUTC development. This provision is in the Affordable Housing portion [BIMC 18.12.030.E.1](#) because of the affordable units maintained by preserving the mobile home park.

MWI has used most off this 2004 transferred floor area on “The Walk” townhome development, located immediately north of the mobile home park. More recently, MWI has transferred 4,588 square feet of its floor area to its Wyatt Way Ravenswood project (pending final subdivision and building permits). MWI has 8,190 square feet of floor area left from the 2004 transaction and covenant.



Ordinance No. 2021-10: Revised Bonus FAR Regulations

In March 2020, the City Council approved Ordinance No. 2020-10, an interim zoning control that temporarily reduced the ways that a development could obtain bonus residential, commercial, and mixed use FAR, outlined in BIMC 18.12.030.E. As a result of this temporary ordinance, the Planning Commission embarked on a policy review of the City’s bonus FAR regulations- see BIMC Table 18.12.020-3 for FAR limits by zone, and BIMC 18.12.030.E regarding how a development can obtain bonus FAR (note, this section substantially reduced by Ordinance No. 2021-10).

2022 City Purchase of IRA Floor Area Balance

In fall 2020, the Planning Commission recommended to the City Council that the City purchase the remaining “unused floor area” held by the IRA. The Planning Commission made that recommendation as part of their larger recommendation to the City Council on amendments to bonus FAR regulations (Ordinance 2021-10).

That recommendation ultimately resulted in the 2022 City purchase of the remaining IRA balance of 17,686 square feet “unused floor area” at a purchase price of \$18 per square feet, for a total purchase price of \$318,348. See Resolution No. 2022-05 and Ordinance No. 2022-06 for City Council authorization and approved City budget amendment, respectively. As part of its purchase of this residential floor area, the City had to transfer the 17,686 square feet of floor area to a property it owns in the MUTC area; the floor area was transferred to the City’s Waterfront Park property. At this time, the City does not have a specific project that would utilize this floor area. The current situation therefore is the deferral for now of using market-rate residential building capacity and that capacity is instead “parked” (held) by the City. There are currently no known plans for its use.

IV. MWI Request to City

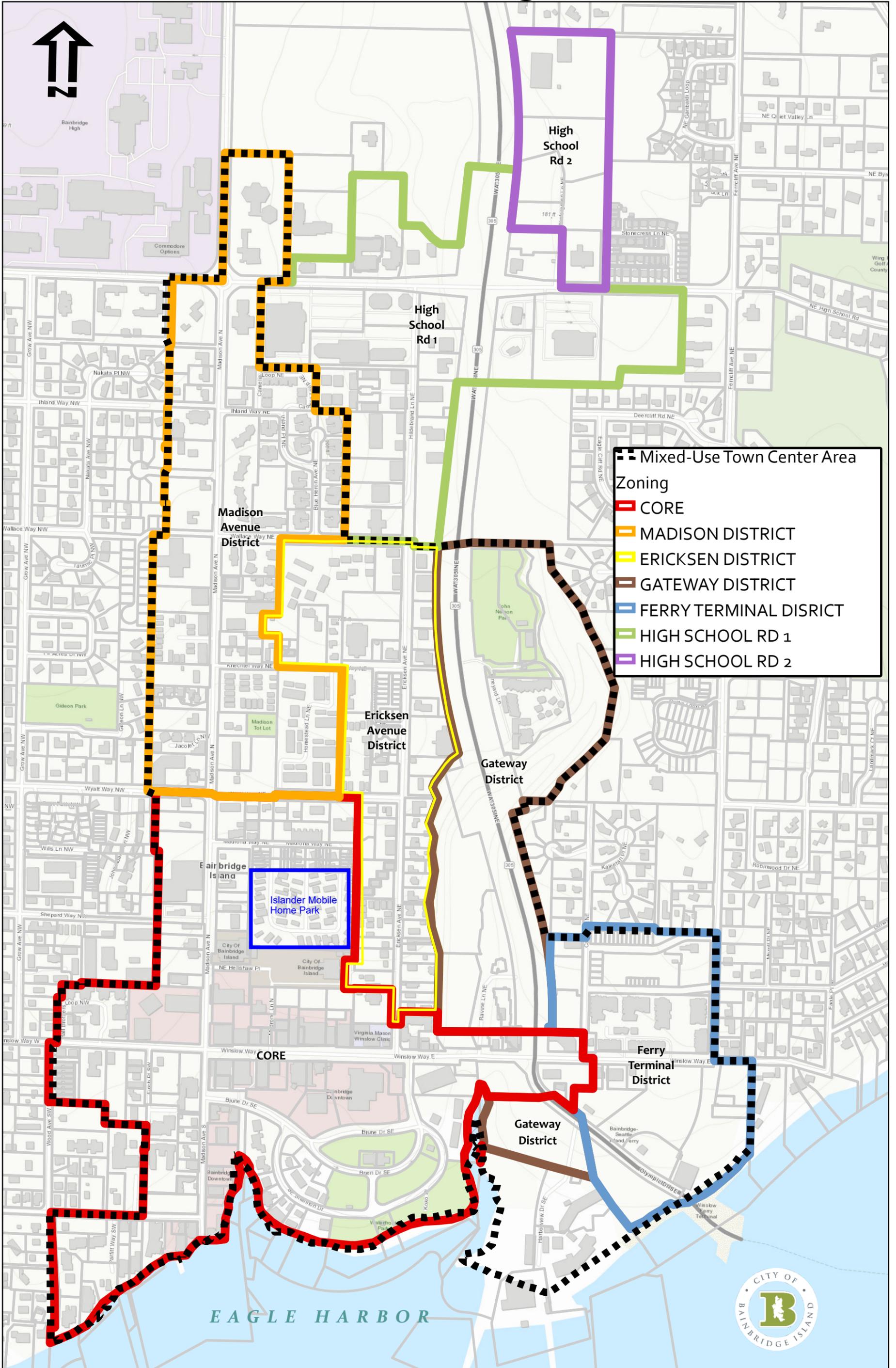
While the City was completing its purchase of the IRA floor area in spring 2022, Mr. Kelly Samson, owner of MWI, contacted the City Manager to request that the City purchase the remaining MWI residential floor area. MWI has 8,190 square feet of floor area remaining from the 2004 transaction and covenant.

The City Manager has asked that the Planning Commission provide a recommendation to the City Manager and City Council regarding this request from MWI. This recognizes that the recent City IRA purchase originated with a 2020 Planning Commission recommendation.

V. PLANNING COMMISSION ACTION

The Planning Commission has an opportunity to learn about the floor area ratio (FAR) program associated with the 2004 preservation of the Islander Mobile Home Park. After this discussion, the City is seeking a recommendation from the Planning Commission to the City Manager and City Council regarding the MWI request that the City purchase its remaining 8,190 square feet of residential floor area (summarized above).

MUTC & HSR Zoning Districts





CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: December 8, 2022

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (7:05 PM) Introduction to upcoming Winslow Subarea Plan Update project

AGENDA CATEGORY: Presentation

PROPOSED BY: Jennifer Sutton

**PREVIOUS PLANNING COMMISSION
REVIEW DATE(S):**

PREVIOUS COUCIL REVIEW DATE(S): February 8 and May 10, 2022 (discussion), June 14, 2022 (authorize RFP) and October 11, 2022 (contract approval).

RECOMMENDED MOTION:
Presentation and discussion only.

SUMMARY:

City project staff will introduce consulting project manager Adam Amrhein from LMN Architects who will provide an overview of the Winslow Subarea Plan, including upcoming workshops in early 2023. There will be an opportunity for Planning Commission members to ask questions of LMN about the project work plan.

BACKGROUND: The City Council has identified updating the Winslow Subarea Plan ("WSP") as a High Priority work plan item in 2022. The last update of the WSP was completed in 2006. Updating the WSP is also identified as a priority action in the Land Use Element of the Comprehensive Plan (see pages LU-31 – LU-32).

Earlier this year, the Council authorized the City Manager to advertise for consulting services for the project. After a competitive RFP and interview process, the City selected an interdisciplinary consulting team led by LMN Architects. This team was selected for several reasons, including similar project experience that demonstrated their ability to facilitate meaningful conversations around potential changes to the built environment. The Vida Agency (as a subconsultant) is slated to lead an outreach and engagement effort that centers equity, values community members as experts, and treats every interaction as an opportunity to build public trust.

The Planning Commission will receive an overview of the work plan that the LMN team will be following for the updates to the Winslow Subarea Plan.

ATTACHMENTS:



Update to the
Winslow Subarea Plan

Planning Commission
December 8, 2022

What is the Winslow Subarea Plan?

A comprehensive plan for Winslow... Approved in 1998, the Winslow Subarea Plan has a vision and goals for the greater Winslow area addressing:

- Land Use
- Housing
- Transportation
- Utilities
- Parks & Open Space
- and more....

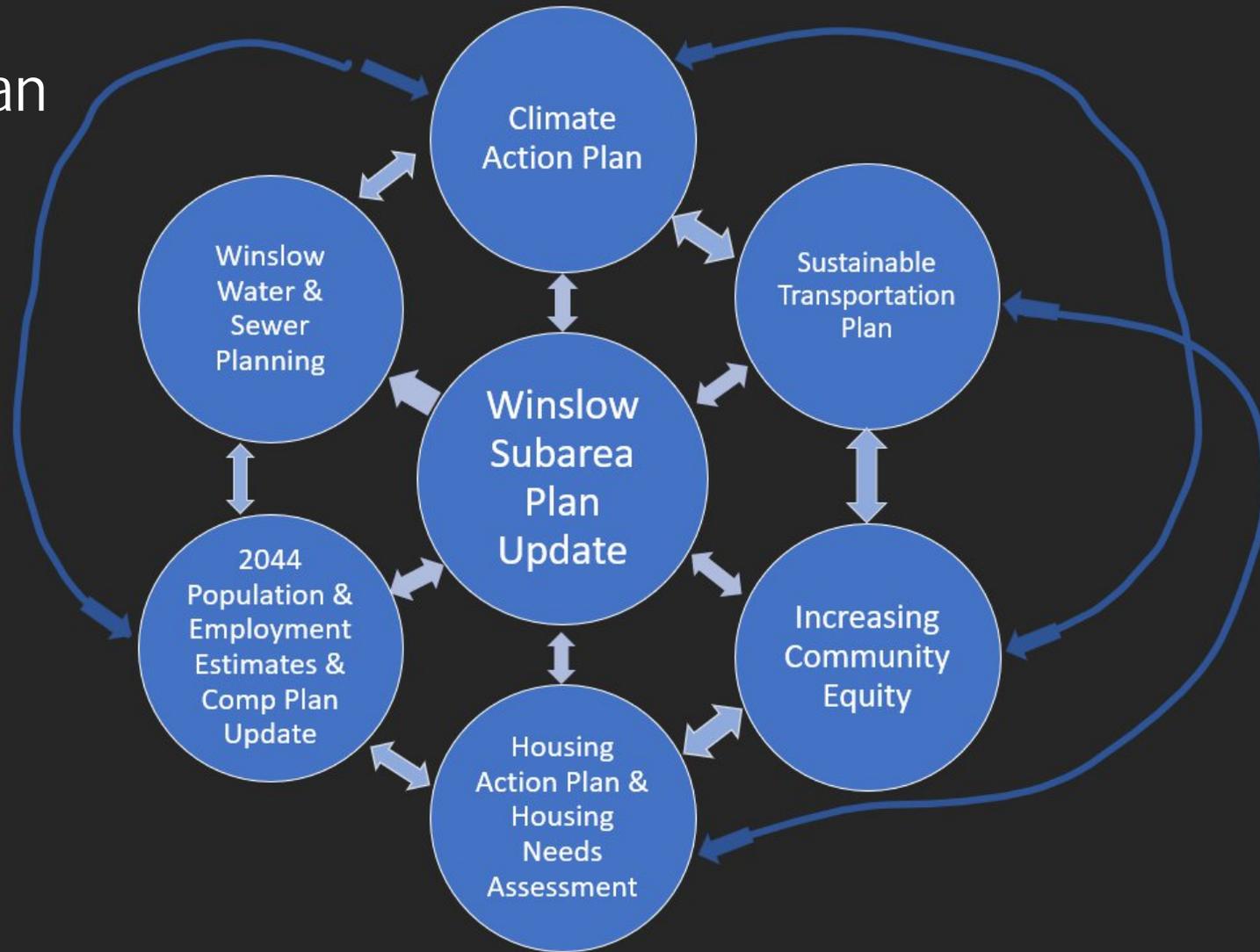


What is the Winslow Subarea Plan?

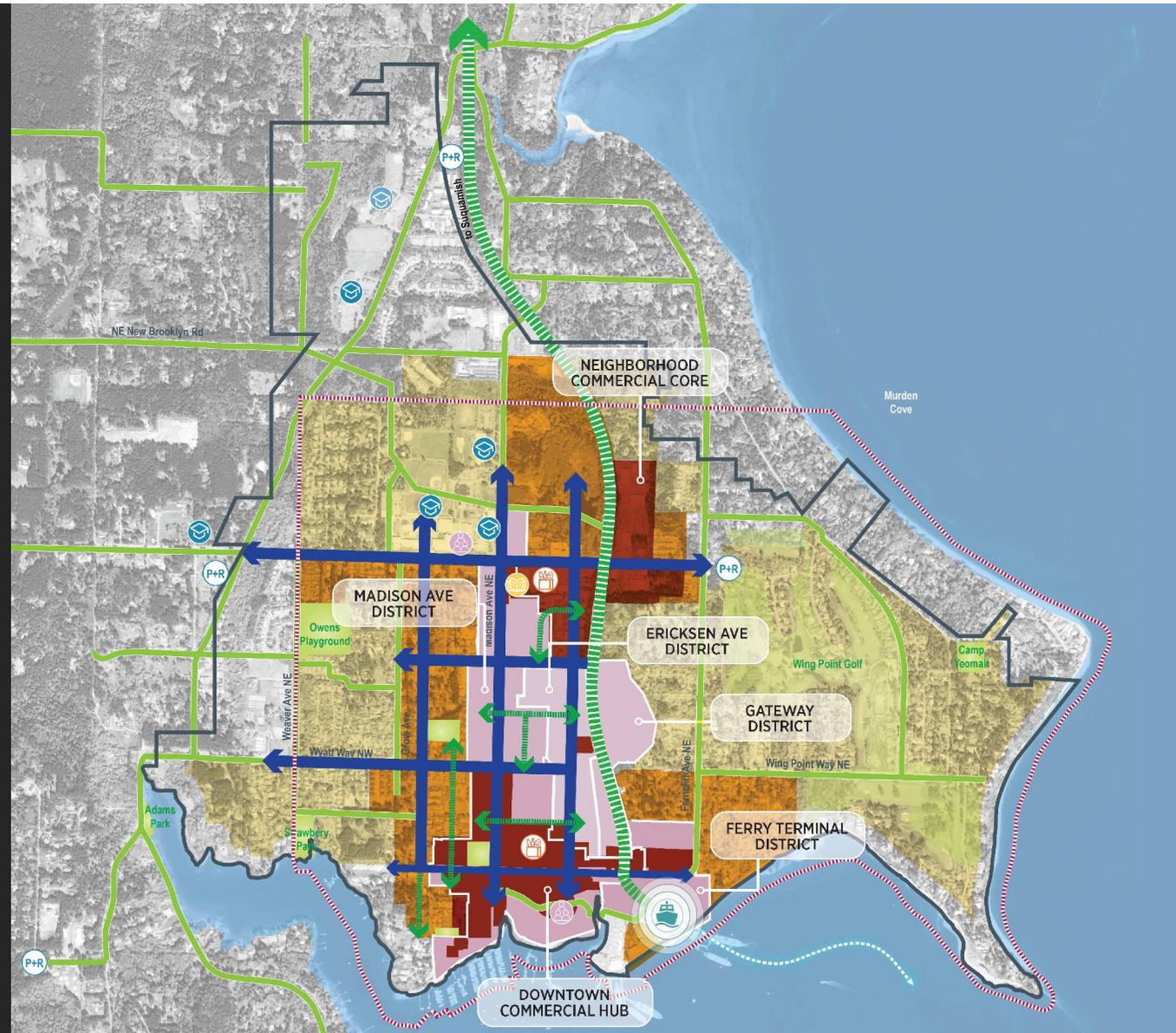
- Winslow Subarea Plan is part of the City Comprehensive Plan (Appendix D)
- Last updated in 2006.
- 2022: City Council authorized soliciting for consulting services to assist with update to Winslow Subarea Plan.
- Consulting team led by LMN Architects selected after competitive process.



Update to the Winslow Subarea Plan



Existing Study Area Districts + Transportation Framework



City of
Bainbridge

hello

Jennifer
Sutton -
Senior
Planner

Patty Charnas
planning and
community
development

Paul Nylund
Civil engineer and
public works -
managing water
resources

HB Harper
- Planning
Manager

Shannon Hays
Bainbridge
Communication

Ellen Schroer
Deputy
manager

Peter Best
Senior
planner
Comp plan

Chris
Wierzbick

Consultant
Team

Adam
Amrhein
LMN PM

OsamaQuotah
Hasti Afkham
LMN

Amalia Martino
The Vida Agency
Communication

Marcela Equity
practice
The Vida
Agency

Dena Belzer
Chris Holcomb
Strategic
Economics

Amalia
Leighton Cody
Toole Design
Transportation
element

Manuel Soto
Transportation
mitigation

Kristy
Hollinger EA
Rich
Schipanski EA

