



CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill

MEETING DATE: February 14, 2023

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (8:50 PM) Review and Provide Direction on the Winslow Subarea Plan; the Planning Commission's Upcoming Recommendations for Title 2; and the interrelationship with the Triennial Comprehensive Amendment Process - Planning,

SUMMARY: In January 2022, an application for a Comprehensive Plan amendment within the Winslow subarea area was received and deemed complete.

On February 8, 2022, the City Council began a discussion of the update of the Winslow subarea. As part of that discussion, the Council moved to exempt the Winslow subarea planning process from the process detailed in BIMC 2.16.210. In June 2022, the City Council approved a competitive solicitation for consultant services for the Winslow subarea plan. On October 2022, the City Council approved a consultant contract including workplan with LMN Architects for \$350K.

On January 25, 2023, a proposed code change reflecting the Council's February 8, 2022 direction was presented to the Planning Commission. The Planning Commission proposed to create a new section of code that creates a steering committee, establishes membership from city council, planning commission and the race equity advisory committee whose main focus is community engagement plan creation and implementation.

City code allows proposals for comprehensive plan/zoning amendments to be accepted every three years. In January 2022, five proposals were accepted for further processing, including one for downtown Winslow. Tonight's meeting will be a policy discussion on whether the valid request to consider the comprehensive plan amendment and zoning and regulatory changes for downtown Winslow should continue simultaneously while the Winslow Subarea Plan update is under consideration.

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: I move that comprehensive plan amendments/zoning changes/new development regulations applications submitted within the boundaries of the Winslow Subarea Plan be processed in parallel to the Winslow Subarea Plan update;

OR

I move to hold in abeyance requests for a comprehensive plan/zoning change/new development regulations within the Winslow subarea and that it/they be considered as part of the Winslow subarea update or as part of the Comprehensive Plan 2024 periodic review.

COMMUNITY ENGAGEMENT AND OUTREACH: Project discussions with properly noticed and video-taped Council meetings in Spring Summer 2022, for general project review, Council review of project Request For Proposals and review of project Scope of Work in Fall 2022, Council approval of Consultant,

| FISCAL IMPACT: | |
|------------------------------------|--|
| Amount: | |
| Ongoing Cost: | |
| One-Time Cost: | |
| Included in Current Budget? | |

BACKGROUND: The Winslow Subarea Plan update is a City Council High Priority Item. On February 8, 2022, and again on May 10, 2022, Council discussed the scope, approach and desired work plan items for the Winslow Subarea planning process. The Council approved a \$350,560 contract to LMN and team on October 11, 2022. The contract's Scope of Work emphasizes the project relying on a robust public process through a Community Engagement Plan supported by existing and ongoing addressing sustainable transportation, climate action and race equity.

The project team produced a draft Winslow Community Engagement Plan (CEP) in accordance with the Council's direction that a "Race Equity Lens" be applied to the public engagement process. The draft was prepared after consultations with Race Equity Advisory Committee (REAC).

Every three years, the City code allows proposals for comprehensive plan/zoning amendments to be accepted. The most recent process included a proposal for downtown Winslow. That proposal amends the comprehensive plan, create a new zoning designation, and establishes new development regulations allowing for greater FAR and building height maximums and adjusted parking requirements than are currently in place for the Winslow Way-Erickson Street vicinity. The Planning Commission is tentatively scheduled to hold a public hearing on the proposals including the downtown Winslow proposal on March 23, 2023.

Aligned with the Winslow Subarea Plan was a February 8, 2022, City Council motion to exempt the Winslow Subarea Plan from the process described in Chapter 2.16 of the Bainbridge Island Municipal Code. To carry out Council's direction, a proposed code update was considered by the Planning Commission on January 26, 2023. The Planning Commission passed several motions recommending the draft ordinance be amended to add a new section to Title 2, specifically regarding the Winslow Subarea Plan process. The proposed new section sets a requirement that a "steering committee" be established made up of three City Council members, three Planning Commissioners and three members of the Race Equity Advisory Committee. The proposed purpose of the steering committee would be to help "guide and direct the creation and implementation of a community engagement plan." The Planning Commission is scheduled to hold a public hearing on the draft ordinance on February 23, 2023.

It is assumed, if a new steering committee is formed and a subsequent community engagement plan is produced, the new community engagement plan will be implemented and followed consistent with the schedule of events contained within the plan. It is assumed the completion date for the Winslow Subarea Plan will extend beyond the year 2023 into 2024.

The policy discussion before the Council is whether the comprehensive plan/zoning amendment proposal for downtown Winslow remain as a part of the triennial comprehensive plan/zoning amendment process or become either a part of the Winslow Subarea Plan project or the Comprehensive Plan periodic review.

ATTACHMENTS:

[City Council Discussion Winslow title 2 CPA 2.14.2023 rev4.pptx](#)

FISCAL DETAILS: The Consultant contract with LMN is \$359,560. Approximately \$115,000 in costs have been incurred to date..

Fund Name(s):

Coding: