CITY OF
BAINBRIDGE ISLAND

Planning Commission
Regularly Scheduled Meeting Minutes
Wednesday, October 5, 2016

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES - Multiple
PUBLIC COMMENT – Accept public comment on off agenda items
2016 COMPREHENSIVE PLAN UPDATE – Deliberations and Recommendations
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
Chair Mack Pearl called the meeting to order at 6:32 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Michael Killion, Jon Quitslund and Lisa Macchio. William Chester was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Chris Hammer, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also in attendance.

REVIEW AND APPROVAL OF MINUTES - Multiple

Motion: I move that we approve the minutes from the May 26, 2016 meeting.
Gale/Quitslund: Passed Unanimously 5-0

Motion: I move approval of the minutes for the meeting of May 12, 2016 as corrected that Commissioner Macchio was not present.
Quitslund/Killion: Passed Unanimously 4-0, 1 abstention

Motion: I move that we approve the minutes of the regular Planning Commission meeting of Thursday June 9, 2016.
Killion/Quitslund: Passed Unanimously 5-0

Motion: I move we approve the minutes from June 16, 2016.
Macchio/Lewars: Passed Unanimously 4-0

Motion: I move that we approve the minutes from our meeting of June 23, 2016.
Lewars/Gale: Passed Unanimously 5-0

Motion: I move that we accept as distributed the regularly scheduled meeting minutes from July 14, 2016.
Gale/Quitslund: Passed Unanimously 5-0

Motion: I move adoption of the minutes for the meeting of July 28, 2016 as distributed.
Quitslund/Killion: Passed Unanimously 5-0

Motion: I make the motion to approve the August 4, 2016 minutes.
Macchio/Quitslund – Passed Unanimously 4-0

Motion: I move we approve the August 11, 2016 minutes as distributed.
Killion/Lewars: Passed Unanimously 5-0

Motion: I move that we approve the minutes of our meeting on August 18, 2016.
Lewars/Gale: Passed Unanimously 5-0

Motion: I move we approve as distributed the minutes from our regular meeting on September 8, 2016.
Gale/Quitslund: Passed Unanimously 5-0

Motion: I move adoption of the public hearing minutes as on September 17, 2016 as distributed.
Quitslund/Killion: Passed Unanimously 5-0

I move that we approve the minutes of the public hearing from September 22, 2016
Killion/Macchio: Passed Unanimously 5-0

PUBLIC COMMENT – Accept public comment on off agenda items
None.

2016 COMPREHENSIVE PLAN UPDATE – Deliberations and Recommendations
Ms. Sutton gave an overview of the work to be done and asked if the Commissioners wanted to organize their work in any particular manner. Commissioner Macchio stated she would like to hear a couple of general comments from each Commissioner before digging into the details. Commissioner Quitslund mentioned he had to leave at 7:20 PM. Commissioners Gale and Macchio thought the Island-Wide Transportation Plan was not quite ready for approval and discussion should be put off on that. Mr. Christensen stated Mr. Hammer was present to let the Planning Commission know the City's responses to public comment and suggestions. Mr. Hammer told the Commissioners he had reviewed the letter from the Bainbridge Island Land Trust and provided a handout of Connectivity Improvements. Mr. Hammer went through the edits/changes after explaining he had looked at each issue from two perceptions: motorized and non-motorized. The Commissioners questioned the need for a list of road ends that could potentially become thru streets. Discussion of whether the whole section should be dropped

from the Comprehensive Plan since it was not a required part occurred. The Commissioners agreed to keep items 1, 2 18 and 19 on the motorized plan and strike the rest.

Deliberation continued with the Cultural Element. Financial support was a main topic for consideration with Commissioner Macchio making a plea to keep the funding for art funding to stay with on-island artists. Neighborhood Centers were discussed with the Fort Ward neighborhood being removed and the Day Road and the Sportsman Triangle given designations of Light Manufacturing Centers. Chair Pearl stated he felt the Island Center sub-area planning process should be moved up to first priority. Commissioner Gale felt the Winslow sub-area plan needed to still retain importance as well. Comprehensive Plan Amendments were reviewed and a final action on the applications was given.

> **Motion: I move that we recommend denial of the Thomas request.**
> **Gale/Lewars: Passed Unanimously 4-0**

> **Motion: I move that we recommend denial of the Cainion request.**
> **Gale/Macchio: Passed Unanimously 4-0**

Commissioner Lewars requested Staff communicate to Mr. Cainion what the intent was to move ahead with the Special Planning Process so he knows he has been heard and was not being dismissed out of hand.

> **Motion: I move that we recommend denial of the Anderson request.**
> **Gale/Lewars: Passed Unanimously 4-0**

> **Motion: I move to have business industrial property located at the intersection of Fletcher Bay, Bucklin Hill and Lynwood Center Roads when our Plan expressly states that this kind of property needs to be in reasonable proximity of 305, I move that the Planning Commission recommend denial of that change.**
> **Gale/Macchio: Passed Unanimously 4-0**

> **Motion: I move that we recommend denial of the Parks District's request to change all the parks' zoning to parks.**
> **Gale/Killion: Passed Unanimously 4-0**

In addressing Charles Schmid's amendment request that Pritchard Park be re-designated Residential instead of Water Dependent Industrial, the Commissioners spoke about buffers, docks and development on the shoreline which was dependent upon what the land use designation was. There was also a question of whether Mr. Schmid had the standing required to submit a Comprehensive Plan Amendment application. Conversation then turned to the differences in site screening provided by required buffers.

Sarah Blossom, City Council – Spoke on behalf of herself, not as a Council Person seeking to influence them. She gave some background on the Tree Committee. When they were looking at the City's buffers they specifically looked at that site and increased the buffer to what they thought was appropriate probably more than a year ago. Chair Pearl confirmed that was 25 feet. Ms. Blossom agreed and said they had increased it by 15 feet. She informed the Commissioners that the Tree Committee had already looked at the buffers and what they were seeing was an increase the Tree Committee thought was appropriate.

> **Motion: I move we recommend denial by reason that the two property owners and others who have an interest in this (did not request the amendment but) recognize the concern and believe it is being dealt with by the expanded buffer.**
> **Gale/Killion: Passed Unanimously 4-0**

Chair Pearl began a discussion of changing "Cluster Development" to "Conservation Village." Discussion of density bonuses and their necessity with the new Low Impact Development regulations beginning in 2017. Language regarding the frequency with which the Comprehensive Plan may be updated was suggested for the Introduction. "Designated Centers" was explained as an umbrella term that encompassed two types of centers: Winslow and Neighborhood Centers.

The Commissioners discussed the work the Drafting Committee would perform at their next meeting on October 6. 2016. Ms. Sutton confirmed which Commissioners would like a paper copy of the Comprehensive Plan for the following week.

NEW/OLD BUSINESS
None.

ADJOURN
The meeting was adjourned at 8:55 PM.

Approved by:

J. Mack Pearl

J. Mack Pearl, Chair

JRasely

Jane Rasely, Administrative Specialist

CITY OF BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION MEETING
October 5, 2016

PLEASE PRINT

Name	Address	Phone/ E-Mail	Join ListServ Yes/No	Would like to speak	Subject