

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT – Accept public comment on off agenda items

ORDINANCE 2016-28 LOW IMPACT DEVELOPMENT REGULATIONS – Discussion and Recommendation

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair Mack Pearl called the meeting to order at 6:39 PM. Planning Commissioners also in attendance were Maradel Gale, William Chester and Michael Killion. Michael Lewars, Jon Quitslund and Lisa Macchio were absent and excused. City Staff present were Public Works Director Barry Loveless, NPDES Permit Coordinator Marilyn Guthrie, Development Engineer Janelle Hitch and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

ORDINANCE 2016-28 LOW IMPACT DEVELOPMENT REGULATIONS – Discussion and Recommendation

Public Works Director Barry Loveless began the discussion by highlighting the memo from NPDES Permit Coordinator Marilyn Guthrie in the agenda packet and the full, marked-up copy of the Ordinances with sections of the codes which presented the Commissioner's requested changes highlighted in gray. Mr. Loveless continued by speaking about bicycle lanes and that they felt they could be exempted under the current stormwater manual. Commissioner Gale wanted to know how to keep the City's feet to the fire to develop in such a way to avoid treatment of stormwater if exempting bike lanes was not included specifically in the code. Mr. Loveless stated that was a project design and execution and as a capital facility concern, should not be included in the City Code. He went on to offer inserting the standard as a footnote in their Design Manual that would carry the "corporate" knowledge forward to future staff. Commissioner Gale agreed that would be good and encouraged Mr. Loveless to do so. Flow control best management practices and the difference between discharging to a stream versus the ocean was discussed. Chair Pearl asked that all roadside buffers be included as opposed to only "scenic roadway" buffers. He also asked that all projects have clearing limits with distinct consequences for failure to follow those limits. Ms. Guthrie stated she would like to pass that language on to Development Engineer Janelle Hitch who was working on the next Ordinance which included Chapter 15 and would be a better fit for that section of code. Chair Pearl agreed to that. Commissioner Killion asked if this Ordinance was strong enough. He wondered if it had

been in place during some recent projects, would it have changed the way the project sites could have been developed. Mr. Loveless stated that was the intent. Chair Pearl asked if a stormwater pond was better than an underground tank. Commissioner Chester thought it was dependent upon a site specific analysis. Commissioner Killion mentioned this Ordinance was the first line of advocacy for the environment. There was conversation regarding third party review of site analysis like the third party geotech review system currently in use at the City.

Motion: I move that we approve the Ordinance 2016-28 on Low Impact Development Regulations as we've discussed and amended it and finalized it this meeting.

Killion/Gale: Passed Unanimously 4-0

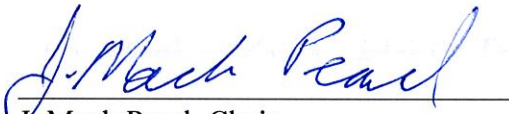
NEW/OLD BUSINESS

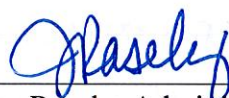
None.

ADJOURN

The meeting was adjourned at 7:46 PM.

Approved by:


J. Mack Pearl, Chair


Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION MEETING
November 16, 2016**

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