



PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, JUNE 15, 2017
6:00 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 6:05 PM REVIEW OF MINUTES
 May 25, 2017
 June 1, 2017
 June 8, 2017
 June 12, 2017
- 6:20 PM PUBLIC COMMENT
 Accept public comment on off agenda items.
- 6:35 PM CRITICAL AREAS ORDINANCE
 Christy Carr, Senior City Planner
- 7:45 PM BREAK
- 7:55 PM RESUME CRITICAL AREAS ORDINANCE
- 8:55 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

ORDINANCE 2017-14 – PUBLIC SAFETY RADIO TOWER
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – May 18, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
CRITICAL AREAS ORDINANCE
NEW/OLD BUSINESS
ADJOURN

ORDINANCE 2017-14 – PUBLIC SAFETY RADIO TOWER

Public hearing was opened at 6:04 PM.

Public hearing was closed at 6:04 PM. (No commenters were present.)

Senior City Planner Jennifer Sutton described some of the changes she had made to the proposed ordinance in response to the Planning Commission's comments at their previous review of Ordinance 2017-14 on April 27, 2017. Chair Pearl argued for approving this one tower and felt all towers afterward should have to go through a site plan review with neighborhood input. Commissioner Gale agreed stating the whole code should not be based on an anomaly situation. Commission Lewars while agreeing with the principles expressed did not want to impede the installation of this necessary tower and asked for help to achieve approving this tower without letting them proliferate in the future.

**I move we recommend approval subject to the two or three changes made tonight.
Lewars/Quitslund – Passed 5-0**

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

Chair J. Mack Pearl called the meeting to order at 6:42 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Lisa Macchio. Michael Killion was absent and excused. City Staff present were Planning Director Gary Christensen, Water Resources Specialist Cami Apfelbeck, Senior City Planners Jennifer Sutton and Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVAL OF MINUTES – May 18, 2017

Commissioner Gale asked that a change from singular to plural be made. Ms. Rasely made the change.

**Motion: I move approval of the minutes from May 18, 2017 as corrected.
Quitslund/Chester: Passed unanimously 5-0**

PUBLIC COMMENT – Accept public comment on off agenda items

Mike Juneau, Arborist – Provided written comments to the Commissioners (see attached) and spoke about needing a way to bring contractors more into compliance because there was currently 70-90 percent non-compliance with the vegetation code.

CRITICAL AREAS ORDINANCE UPDATE – Study Session

Senior City Planner Christy Carr introduced City Water Resources Specialist Cami Apfelbeck. Ms. Apfelbeck spoke about critical aquifer recharge areas. (Presentation attached.)

Break began at 7:59 PM.

Discussion began again at 8:12 PM.

Planning Commissioners all agreed there was no other option than declaring the entire island a critical aquifer recharge area.

Ms. Carr returned to the discussion of standards for existing development that had occurred at the last Planning Commission meeting.

Future agenda items were reviewed.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 9:13.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist

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

PUBLIC COMMENT – Accept public comment on off agenda items

NEW/OLD BUSINESS

ADJOURN

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

Vice Chair William Chester called the meeting to order at 6:04 PM. Commissioners in attendance were Maradel Gale, Jon Quitslund and Michael Killion. J. Mack Pearl, Michael Lewars and Lisa Macchio were absent and excused. City Staff present were Planning Director Gary Christensen, Water Resources Specialist Cami Apfelbeck, Senior City Planner Christy Carr 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.

CRITICAL AREAS ORDINANCE

Senior City Planner Christy Carr introduced the agenda stating Water Resources Specialist Cami Apfelbeck would continue the discussion on aquifer recharge areas and the discussion would then move on to geologically hazardous areas with time for any questions the Commissioners may have on past topics.

Ms. Apfelbeck began reviewing the aquifer recharge portions of the Critical Areas Code prefacing her remarks by stating there were many jurisdictions with much more extensive aquifer recharge code in their critical areas ordinance than the City of Bainbridge Island. She also mentioned they did not want to make the permit process so onerous it was impossible to figure out the code. She also read new verbiage for Section 16.20 which was passed out to the Commissioners (see attached). Ms. Apfelbeck stated the changes Commissioners asked for would be incorporated and a new copy given to them at the next meeting.

Public Comment

Mike Juneau, Local Arborist – Stated he was passionate about getting smart regulations that worked in the field. He spoke about the vegetation code especially as concerned steep slopes as well as invasive non-native plants, specifically English ivy, English holly and both English and Portuguese laurel.

Ms. Carr spoke about the complexity of vegetation especially in critical areas and most especially on steep slopes. Commissioner Chester mentioned that staffing would have to be great in order to manage that level of detail. Discussion then moved on to geologically

hazardous areas with Ms. Carr stating many of the changes came from staff input. The difference between buffers and setbacks was commented upon. She asked the Commissioners if they wanted her to bring back options based upon what the code currently stated. They agreed to that. Fencing of buffers and whether or not setbacks were effective/necessary and factors of safety were discussed.

Commissioner Gale asked about the public comment in their packet so Ms. Carr led the Commission through a review of the comments. She also stated the plan was to have a public hearing on June 19, 2017.

Planning Director Gary Christensen went over the Planning Commission's schedule for the next five months.

NEW/OLD BUSINESS

Commissioner Gale asked about the Business/Industrial Zone so Mr. Christensen gave the Commission an update on what was occurring.

ADJOURN

The meeting was adjourned at 8:56 PM.

Approved by:

William Chester, Vice Chair

Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
CRITICAL AREAS ORDINANCE UPDATE – Study Session
NEW/OLD BUSINESS
ADJOURN

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

Vice Chair William Chester called the meeting to order at 6:07 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, Michael Killion and Lisa Macchio. J. Mack Pearl was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planner Christy Carr 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.

CRITICAL AREAS ORDINANCE

Senior City Planner Christy Carr began the discussion by providing an overview of the review packet the Commissioners received at the dais (see attached). The documents contained two versions of the whole Critical Areas Ordinance; one with strike-out, underline and one clean, updated version. Commissioner Quitslund began with his edits and each Commissioner was afforded the opportunity to suggest changes to the ordinance. Reasonable Use Exceptions were widely discussed and whether they applied to a property that had already been developed. There was also discussion of whether specific verbiage within the ordinance regarding ADA accessibility accommodations should be included.

Break began at 7:29 PM.

Discussion began again at 7:38 PM.

Ms. Carr introduced geologically hazardous areas and stated the City's geotechnical consultant would review this section and make recommendations in the future. Steep slope vegetation in steep slope buffers and setbacks was reviewed. She reminded the Commissioners that one of the goals she had for the Critical Areas Ordinance was to make it consistent with the Shoreline Master Program.

Mike Juneau, Arborist – Provided information to the Planning Commission on coppicing invasive species.

Commissioner Macchio asked Ms. Carr if there was a way to provide language in the ordinance that would allow owners to perform small maintenance on trees such as removing branches hanging too close to a chimney, etc., without having to hire an arborist or applying for a City permit.

Mr. Juneau spoke about the need to allow homeowners to trim trees around their homes which he stated was a large portion of their work.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 9:03 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
CREATIVE SPACE SITE PLAN REVIEW – Withdrawn Day of Meeting
SUNRISE SQUARE SITE PLAN REVIEW - Recommendation
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl called the meeting to order at 6:02 PM. Commissioners in attendance were Maradel Gale, Jon Quitslund, William Chester and Michael Killion. Michael Lewars and Lisa Macchio were absent and excused. City Staff present were Planning Manager Joshua Machen, Planner Olivia Sontag and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. It was noted that Creative Space had withdrawn their project review on Monday, June 12, 2017 and had tentatively been rescheduled for July 13, 2017. There were not any conflicts noted.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

CREATIVE SPACE SITE PLAN REVIEW

Withdrawn day of meeting.

SUNRISE SQUARE SITE PLAN REVIEW - Recommendation

Planner Olivia Sontag introduced the project providing a brief overview and introduced City Development Engineer Janelle Hitch who was available to the Commissioners to answer any traffic study questions. Ms. Sontag also cited the development as responsive to the City's newly adopted Comprehensive Plan as it pertained to Neighborhood Centers. Architect Brandon Hogg from Studio Hamlet provided further information with some conversation surrounding the removal of five trees from the right of way on Sunrise Drive to develop the street front (as required by City Code). Chair Pearl asked why the significant trees had not been valued as also required by City Code. The Commissioners agreed that the trees they were required to save should be valued so there would be incentive to save the trees. Commissioner Quitslund asked about the residential component of the development. Commissioner Killion asked about drainage.

Adam Wheeler, amec foster wheeler - Spoke about drainage and the lack of infiltration at the rate the stormwater manual mandates. He also asked the Planning Commission to incentivize using pervious paving since City Code did not require that as opposed to asphalt.

Catherine Micaud, Landscape Architect – Spoke about the meadow/drain field as a picnic outdoor space and raised planters as buffers to parking. Commissioner Quitslund asked about the solar panels. Mr. Hogg stated that one of the goals of the development was to produce renewable energy.

Commissioner Killion suggested a condition of approval that they insist on permeable pavers in the parking stalls for all the cars. **Mr. Russ Hamlet** asked if gravel would be considered okay because of the cost considerations of permeable pavers. The Commissioners agreed to that and stated they understood the ADA parking space would necessarily be paved. Chair Pearl added conditions to fence off the no cut/no build zone and to put valuation on those trees required to be saved.

Motion: I move approval of the Sunrise Square Site plan review PLN50184 SPR as conditioned by our discussion.
Quitslund/Killion – Passed Unanimously

NEW/OLD BUSINESS

ADJOURN

The meeting was adjourned at 7:19 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist