

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – June 15, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
ROOST PHASE 2 (PLN50076B SPR) – Review and Recommendation
CRITICAL AREAS ORDINANCE – Study Session
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl called the meeting to order at 6:05 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Michael Killion. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior City Planners Heather Wright 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 OF MINUTES – June 15, 2017

The Commissioners asked that the word “discussed” replace the word “canvassed” as used in conjunction with Reasonable Use Exceptions.

**Motion: I recommend approval of the minutes from June 15, 2017.
Quitslund/Lewars – Passed Unanimously**

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

ROOST PHASE 2 (PLN50076B SPR) – Review and Recommendation

Senior City Planner Heather Wright provided a brief overview of the second phase of the Roost project located near Lynwood Center including the retention of an existing historic home, relocation of another existing historic home and development of 4 mixed use buildings, 15-unit inn and restaurant. Ms. Wright pointed out the trail system network which would also provide connectivity to a trail the Bainbridge Island Metro and Parks District intended to build concurrently outside the development as well as existing trails. She also touched on general water enjoyment, buffers and tree unit requirements.

Adam Wheeler, Brown Wheeler Engineers – Spoke about permeability of the ground and whether it would be possible to use more pervious pavement than impervious. He also spoke about the upgrade to the stormwater system the City recently performed that would catch runoff and deposit it into the Sound.

Chair Pearl provided a re-write of Condition 29 to Senior City Planner Heather Wright. He also wanted fencing along all buffer perimeters.

Commissioner Gale expressed frustration with finding Staff Report reference documents in SmartGov as well as the “sketchy” minutes provided from the Design Review Board regarding the project.

Motion: I move we approve the Site Plan Review and SSDP 50076B with the conditions added that were Number 29 that was changed, the fencing of buffers during construction and changing Number 31 to say “will” rather than “may” as requested by the Design Review Board.

Gale/Lewars: Passed Unanimously

Commissioner Killion brought up water infiltration stating he felt they needed an in-depth discussion.

Break began at 7:30 PM.

Break ended at 7:38 PM.

CRITICAL AREAS ORDINANCE – Study Session

Senior City Planner Christy Carr began the study session by pointing out that changes in the public hearing draft were highlighted in yellow and asking the Commissioners their opinion on excluding the Designated Centers from the critical aquifer recharge area. Further review and discussion commenced from there. Thresholds for pruning were suggested. Creation of a certification to be signed by contractors performing tree work stating they understood the City’s code as it applied to tree maintenance and clearing was also discussed.

Public Comment

Mike Juneau, Arborist – Stated he felt good about the direction the Critical Areas Ordinance vegetation code was going. He read a prepared statement about his dream that Bainbridge Island forests appreciated in the future and said that local government needed to raise the bar in how trees were managed.

NEW/OLD BUSINESS

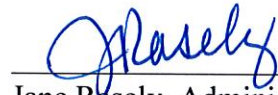
None.

ADJOURN

The meeting was adjourned at 8:46 PM.

Approved by:


J. Mack Pearl, Chair


Jane Rasely, Administrative Specialist

CITY OF
RIDGE ISLAND

**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION SPECIAL MEETING**

June 19, 2017

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