

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – June 26, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl called the meeting to order at 7:00 PM. Commissioners in attendance were Jon Quitslund, William Chester, Michael Killion, Kimberly Osmond McCormick and Don Doman. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planners Jennifer Sutton and Christy Carr. Administrative Specialist Jane Rasely prepared minutes from meeting recording.

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

REVIEW OF MINUTES – June 26, 2017

Minutes were approved via a motion not captured on recording.

PARKER OPEN SPACE PUBLIC HEARING (PLN50837 OS)

Senior City Planner Jennifer Sutton gave an overview of the Parker's application reminding the Planning Commission they would provide a recommendation to City Council and County Land Commissioners about the change in tax classification. Ms. Sutton also mentioned the Parker's taxes would go up in the transfer of land from commercial farmland to traditional farmland.

Motion: I'd like to make the motion that we approve the Parker Open Space Plan presented.

Chester/Quitslund: Passed Unanimously.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

SMP LIMITED GENERAL AMENDMENT – Introduction

Senior City Planner Christy Carr introduced some changes to the State review process for amendments that included a State joint review concurrently with the City's review. Ms. Carr also spoke about incorporating the Critical Areas Ordinance update into the Shoreline Master Program once Council had approved it. She also recapped the Geotech report provided by Herrera for the Critical Areas Ordinance.

DISCUSSION OF ADDING COMMISSION REVIEW OF SUBDIVISIONS

Planning and Community Development Director Gary Christensen led the conversation regarding the possibility of adding the Planning Commission to the subdivision permit application process citing new additions to the Land Use Element in the Comprehensive Plan update. All Commissioners in attendance were in favor of the idea.

DISCUSSION OF ELECTION OF COMMISSION CHAIR & VICE-CHAIR

Chair Pearl mentioned they had missed their window of opportunity to elect a new chair and vice-chair in January 2017.

Motion: I move that you (J. Mack Pearl) continue until January.

Killion/Quitslund: Passed Unanimously

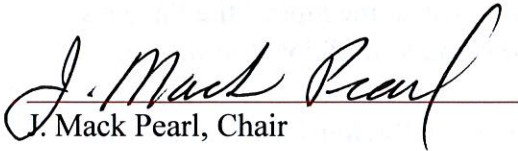
NEW/OLD BUSINESS

It was requested that Mark Epstein, the City's project manager for the STO trail and the bridge across Highway 305 attend a future meeting.

ADJOURN

The meeting was adjourned at 8:40 PM.

Approved by:


J. Mack Pearl, Chair

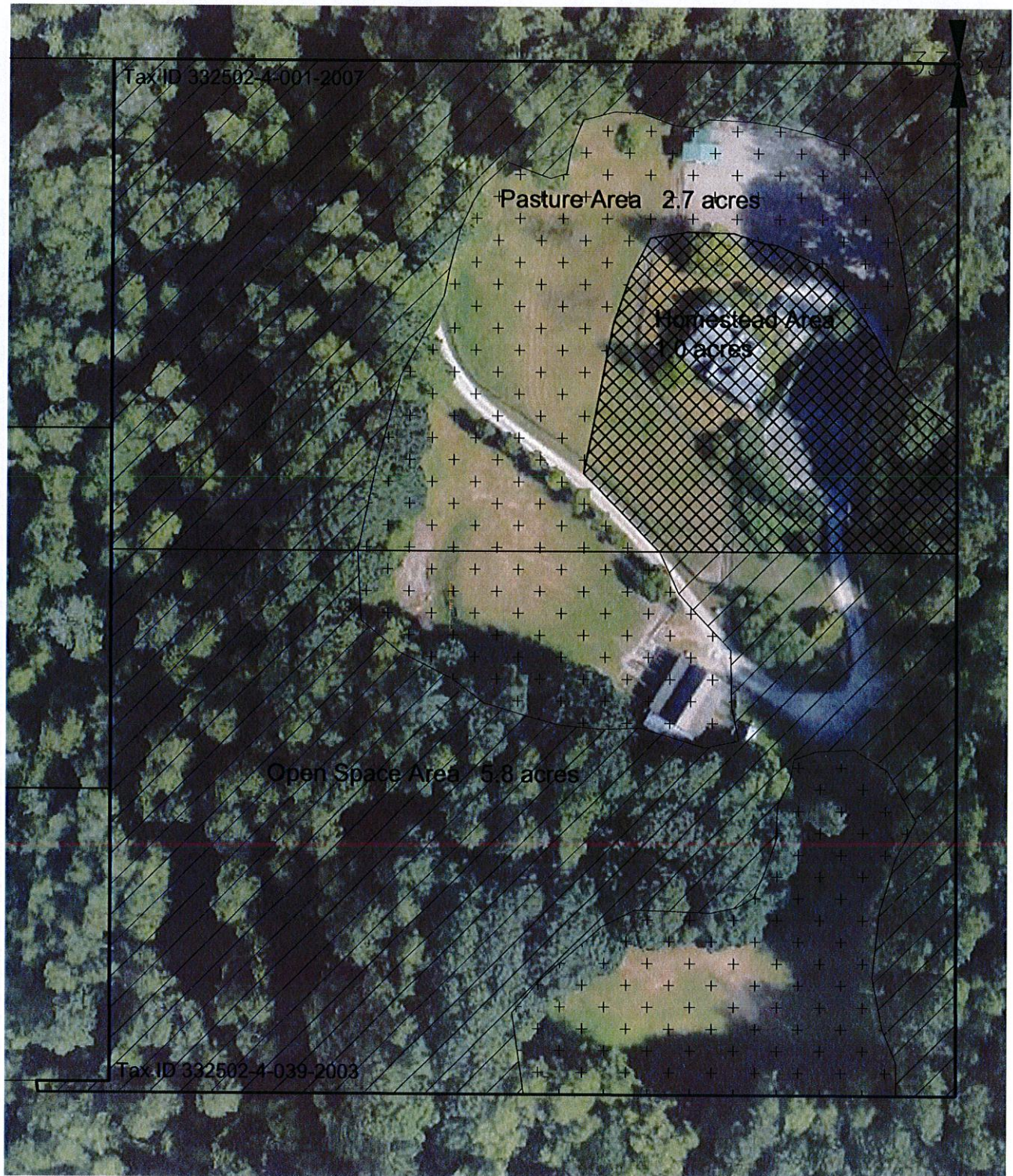

Jane Rasely, Administrative Specialist

CITY OF
BRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING
PLEASE PRINT **August 10, 2017**

August 10, 2017

[illegible]



Parker Family Property

REVISION A

SITEPLAN

08.08.17

1"=100'

Property Areas:

Pasture Area:	118,243sf	2.7 acres
Homestead Area:	43,560sf	1.0 acres
Open Space:	252,559sf	5.8 acres
Total		9.5 acres

Tax Shift Estimate to Transfer from Commercial Farm & Ag to Open Space Traditional Farm

332502-4-001-2007 (Current Use = 3.5 Acres / Fully taxable home site = 1 acre)

PARKER, NEWELL & SARADEL

This estimate is based on the 2017 value and tax rate

Current Farm & Ag Exemption:

Current Market Land Value:	248,650
Current Taxable Land Value:	133,700
Improvement Value:	464,240
Total Taxable Value:	597,940
Current Rate:	10.165060
Current Tax Due:	<u>6,078</u>

Possibly Traditional Farm Exemption (-50%):

Current Use Market Land Value:	116,900
Potential Taxable Value (40%):	58,450
Homesite Value:	131,750
Improvement Value:	464,240
Total Taxable Value:	654,440
Current Rate:	10.165060
Projected Tax Due:	<u>6,652</u>

If property was fully taxable:

Market Land Value:	248,650
Taxable Value:	248,650
Improvement Value:	464,240
Total Market Value:	712,890
Current Rate:	10.165060
Possible Tax Due:	<u>7,247</u>

If transferred from Farm & Ag to Open Space Traditional Farm

Estimated annual tax increase: \$574

If removed from all exemption programs & the property becomes fully taxable

Estimated annual tax increase: \$1,168

Tax Shift Estimate to Transfer from Commercial Farm & Ag to Open Space Traditional Farm

332502-4-039-2003 (Current Use = 5.01)

PARKER, NEWELL & SARADEL

This estimate is based on the 2017 value and tax rate

Current Farm & Ag Exemption:

Current Market Land Value:	276,980
Current Taxable Land Value:	2,790
Improvement Value:	14,850
Total Taxable Value:	17,640
Current Rate:	10.165060
Current Tax Due:	<u>179</u>

Possibly Traditional Farm Exemption (-50%):

Current Use Market Land Value:	276,980
Potential Taxable Value (40%):	138,490
Homesite Value:	0
Improvement Value:	14,850
Total Taxable Value:	153,340
Current Rate:	10.165060
Projected Tax Due:	<u>1,559</u>

If property was fully taxable:

Market Land Value:	276,980
Taxable Value:	276,980
Improvement Value:	14,850
Total Market Value:	291,830
Current Rate:	10.165060
Possible Tax Due:	<u>2,966</u>

If transferred from Farm & Ag to Open Space Traditional Farm

Estimated annual tax increase: \$1,379

If removed from all exemption programs & the property becomes fully taxable

Estimated annual tax increase: \$2,787