



**Planning Commission
Open House and Special Meeting
Thursday, November 30, 2017
6:00 – 9:00 PM
Council Chamber
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- 6:00 PM OPEN HOUSE
 Shoreline Master Program Amendment
- 7:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM REVIEW MINUTES
 September 28, 2017
 October 18, 2017
 October 26, 2017
- 7:15 PM PUBLIC COMMENT ON SMP AMENDMENT/OPEN HOUSE
 Accept public comment.
- 7:25 PM [SHORELINE MASTER PROGRAM](#) AMENDMENT
 Christy Carr, Senior City Planner
- 8:55 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

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

Public comment 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

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

REVIEW OF MINUTES – June 19, 2017, June 22, 2017, July 13, 2017, August 10, 2017, September 14, 2017

PUBLIC COMMENT – Accept public comment on off agenda items

SHORELINE MASTER PROGRAM GENERAL AMENDMENT

NEW/OLD BUSINESS

ADJOURN

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

Chair J. Mack Pearl called the meeting to order at 7:45 PM. Commissioners in attendance were Jon Quitslund, William Chester, Michael Killion, Lisa Macchio and Don Doman. Kimberly McCormick Osmond 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.

REVIEW OF MINUTES

Commissioner Quitslund asked for the reference in the Roost Phase II project review of June 19, 2017, be changed to read “development” instead of “redevelopment of four mixed-use buildings.” He asked that the misspelling of the word consul be corrected to counsel in the July 13, 2017 minutes. Commissioner Killion asked if his motion for the Creative Space site plan review could be abbreviated. Ms. Rasely stated she would check as to whether that could be done. Chair Pearl asked for the August 10, 2017 minutes to reflect that all the Commissioners in attendance were in favor of the idea of the Planning Commission being part of the subdivision permitting process.

Motion: I move we approve the minutes with the corrections requested.

Chester/Killion: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

None.

SHORELINE MASTER PROGRAM GENERAL AMENDMENT

Senior City Planner Christy Carr reviewed where the Planning Commission had left off at their last meeting and gave a little background information to those attending. She presented three different recent shoreline single family residences to show the complexity of reviewing these projects.

PUBLIC COMMENT

Ed Rymarz, Citizen - Spoke about losing 20 – 25 feet of his Zone A. He felt there was no anything in the SMP that was realistic. He stated these (regulations) did not consider the changes in the environment.

Rick Mesline, Citizen – Wanted to know the difference between restoration versus mitigation. Specifically, he inquired if his property would be forced to restore an environment he had nothing to do (with) created elsewhere on the Island.

Dennis Rosenfeld, Citizen – Was not very happy about the SMP and felt that the City should take a more reasonable approach to shoreline management.

Jerry DeGroot, Citizen – Was very active in the SMP process and felt that the City Council had already made up their minds about the 400 plus pages of the SMP. He spoke about the restrictions placed on Point Monroe Drive and that he felt the SMP was draconian in nature.

Jette Hammer, Citizen – Spoke about taking out old creosote pilings and the complicated process involved with doing that. Ms. Hammer stated the process needed to be streamlined and asked the Planning Commission to be respectful to the landowners.

NEW/OLD BUSINESS

Director Christensen asked the Commissioners if they were available for a special meeting on Wednesday, October 18, 2017.

ADJOURN

The meeting was adjourned at 9:21 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
BLAKELY ELEMENTARY SCHOOL – Review and Recommendation
SHORELINE MASTER PROGRAM GENERAL AMENDMENT – 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 6:04 PM. Commissioners in attendance were Jon Quitslund, William Chester, Michael Killion and Kimberly McCormick Osmond. Lisa Macchio and Don Doman were absent and excused. City Staff present were Planning Director Gary Christensen, Planning Manager Heather Wright, Senior City Planner Christy Carr, Development Engineer Peter Corelis 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.

BLAKELY ELEMENTARY SCHOOL – Review and Recommendation

Planning Manager Heather Wright stated the Bainbridge Island School District architect would be making an opening presentation (see attached). Seamus Kelly offered a quick overview of the project and Richard Franko described the general school design. Stormwater dispersion and wetland impact mitigation were discussed. Mr. Kelly listed the changes the Bainbridge Island School District wanted the Staff Report conditions to reflect. The Commissioners expressed concern over approving the site plan without having an approved Habitat Management Plan (HMP). The School District agreed to finalize their HMP and bring it before the Planning Commission at their next meeting on October 26, 2017.

SHORELINE MASTER PROGRAM GENERAL AMENDMENT – Study Session

Senior City Planner Christy Carr gave a general overview of information she provided to the Commissioners at the meeting (see attached) and spoke about the timeline of this work in conjunction with the Critical Areas Ordinance progress through City Council review.

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
SHORELINE MASTER PROGRAM GENERAL AMENDMENT – Study Session
BLAKELY ELEMENTARY SCHOOL (PLN50767 CUP/SPR) – Review and 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 7:02 PM. Commissioners in attendance were Jon Quitslund, William Chester, Michael Killion, Lisa Macchio, Kimberly McCormick-Osmond and Don Doman. City Staff present were Planning Director Gary Christensen, Planning Manager Heather Wright, 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.

SHORELINE MASTER PROGRAM GENERAL AMENDMENT – Study Session

Senior City Planner Christy Carr briefed the Commissioners on changes to the Critical Areas Ordinance focusing on vegetation management provisions, reviewing the tasks to cover and highlighting the public process timeline (see attached).

BLAKELY ELEMENTARY SCHOOL (PLN50767 CUP/SPR) – Review and Recommendation

Planning Manager Heather Wright introduced the recently amended Habitat Management Plan (HMP) for the Blakely Elementary School. She then introduced Will Hohman, Bainbridge Island School District's Consulting Wetland Scientist who gave a general overview of the HMP. Ms. Carr provided staff opinion along with the criteria for functional indicators.

Motion: With reference to the Blakely Elementary School PLN50767 CUP and SPR we recommend the forwarding of these plans including the now developed HMP we reviewed tonight and the change to the conditions as discussed with Heather just now.

Quitslund/Chester: Passed 6-0 with 1 abstention (Macchio)

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 9:33 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: November 30, 2017
To: Planning Commission
From: Christy Carr, AICP
Senior Planner
Subject: Shoreline Master Program (SMP) Amendment

An open house is scheduled at 6:00 pm. This is an opportunity for the public to learn about the SMP Amendment process and timeline. Commissioners are encouraged to attend, gather input and answer questions.

The special meeting is scheduled to begin at 7:00, and will include an opportunity for public comment on the SMP Amendment. Staff will provide an update on the City Council's review of the critical areas ordinance and how it impacts the SMP amendment timeline and revisit proposed SMP revisions focusing on critical areas. Staff will also provide a proposed schedule by topic for the SMP Amendment.

The existing SMP is available online at: <http://www.bainbridgewa.gov/DocumentCenter/View/3741>.