CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION
REGULARLY SCHEDULED MEETING AND
JOINT PUBLIC HEARING WITH WASHINGTON
DEPARTMENT OF ECOLOGY
THURSDAY, MAY 24, 2018
6:45 – 9:00 PM
COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

6:45 PM	CALL TO ORDER Call to Order, Agenda Review, Conflict Disclosure
6:50 PM	REVIEW AND APPROVE MINUTES April 26, 2018 May 10, 2018
6:55 PM	PUBLIC COMMENT Public comment on off-agenda items
7:00 PM	JOINT LOCAL/STATE PUBLIC HEARING Shoreline Master Program amendment http://www.ci.bainbridge-isl.wa.us/184/Shoreline-Master-Program
8:00 PM	SUBDIVISION STANDARDS AND REVIEW PROCEDURES Christy Carr, Senior City Planner
8:45 PM	PUBLIC COMMENT
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

Planning Commission
Regular Meeting Minutes
Thursday, April 26, 2018

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – March 22 and 29, April 12 and 19, 2018
PUBLIC COMMENT – Accept public comment on off agenda items
MADISON PLACE HDDP – Review and Recommendation
SMP 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 6:36 PM. Planning 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, Senior City Planner Christy Carr, Associate City Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW OF MINUTES – March 22 and 29, April 12 and 19, 2018
Commissioner Quitslund asked for the substance of the Ordinance 2018-11 be provided as part of the March 29, 2018 minutes.

> **Motion: I move the approval of the minutes from March 22, March 29, April 12 and April 19 subject to one change in the minutes for March 29. I move approval of those minutes.**
> **Quitslund/Chester: Passed Unanimously**

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

MADISON PLACE HDDP – Review and Recommendation
Associate City Planner Kelly Tayara gave the Planning Commission an overview of the HDDP project beginning with an overview of the subdivision review process.

Commissioner Osmond asked for a condition to be added that provided depiction of open space in a more centralized area of the development.

> **Motion: I move the Planning Commission's approval of the Madison Place HDDP, PLN50892 SUB in the SmartGov system, as conditioned in Kelly Tayara's Staff Recommendation Report, specifically pages 15 to 18 and also with reference to Peter**

Corelis' Engineer's Report with an understanding that those conditions are to be observed religiously by the project developers.
Quitslund/Killion: Failed 3-1 (McCormick Osmond)

Motion: I would like to add to the first motion that the developer rearrange the duplex pieces and 16, 17 and 18 in such a way that he uses the northwest open space as a building area and then create a somewhat L shaped open space that comes down from the north and goes slightly to the east the purpose being that he's taking these duplex units and arranging them in such a way that we create a small open space opposite the hammerhead. (Commissioner McCormick Osmond added) the trees that are proposed for retention now will continue to be retained. The amount of open space currently proposed in the Staff Report will not be reduced.
Chester/McCormick Osmond – Passed Unanimously

SMP AMENDMENT – Study Session
Moved to next meeting. Senior City Planner Christy Carr discussed the future public hearing with Department of Ecology and policy points for their consideration.

NEW/OLD BUSINESS
Planning Commission schedule was presented.

ADJOURN
The meeting was adjourned at 9:21 PM.

Approved by:

__________________________________ ____________________________________
J. Mack Pearl, Chair Jane Rasely, Administrative Specialist

Planning Commission
Regularly Scheduled Meeting Minutes
Thursday, May 10, 2018

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT – Accept public comment on off agenda items
COMPREHENSIVE PLAN AND MUNICPAL CODE CONSISTENCY – Introduction
SUBDIVISION STANDARDS AND REVIEW PROCEDURES – Introduction to Moratorium Work Plan
MADISON LANDING SITE PLAN REVIEW – 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 6:30 PM. Commissioners present were Michael Killion, Lisa Macchio, Kimberly McCormick Osmond and Don Doman. William Chester and Jon Quitslund were absent and excused. City Staff in attendance were Planning Director Gary Christiansen, Engineering Manager Michael Michael, Senior City Planner Christy Carr, Associate City Planner Kelly Tayara and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

PUBLIC COMMENT – Accept public comment on off agenda items
Dick Haugan, Citizen – Spoke in favor of including the RCW 90 in the SMP and defining “non-conforming.”

COMPREHENSIVE PLAN AND MUNICPAL CODE CONSISTENCY – Introduction
Planning Director Gary Christensen introduced BERK Consulting and presented the project timeline.

SUBDIVISION STANDARDS AND REVIEW PROCEDURES – Introduction to Moratorium Work Plan
Senior City Planner Christy Carr introduced the work plan (see attached Power Point presentation).

MADISON LANDING SITE PLAN REVIEW – Review and Recommendation
Associate City Planner Kelly Tayara presented the project providing an overview of the project area and a Right of Way vacation in trade for a trail connecting neighboring subdivisions. Developer Todd McKittrick made a brief presentation to the Planning Commission (see attached presentation).

Public Comment
None.

Motion: I move to approve the project but I do want to state strongly that we are very uncomfortable with approving a project that has the unanimous recommendation from the Design Review Board to not approve this project based on their concerns about design however, because we don't have information that tells us which guidelines were a problem for the DRB and how they were affected or how they would have been complied with if these items in their minutes had been accepted by the project developer, I don't think it's fair for us to rely on that DRB recommendation to deny the whole project. Just as an afterthought, not an afterthought, but the other important point about the decision or at least the recommendation to approve is that, this project did solve a much larger problem for this community by allowing the access for this project and the project next door to be along Wallace Way to Madison and not to the west. I think that's an important point.
McCormick Osmond/Doman – Failed 3-1 (Killion)
Killion Vote amended to a yes with protest.

NEW/OLD BUSINESS
Planning Commission Schedule for next few months was presented.

ADJOURN
The meeting was adjourned at 9:09 PM.

Approved by:

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J. Mack Pearl, Chair Jane Rasely, Administrative Specialist