CITY OF
BAINBRIDGE ISLAND

Planning Commission
Special Meeting and Public Hearing Minutes
Thursday, July 12, 2018

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT
2019-2024 UPDATE TO CAPITAL IMPROVEMENTS PLAN – Public Hearing
SHORELINE MASTER PROGRAM AMENDMENT
ORDINANCE 2018-20 SUBDIVISION DESIGN STANDARDS AND PROCESS – Study Session/Recommendation
PUBLIC COMMENT
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
Chair William Chester called the meeting to order at 6:30 PM. Planning Commissioners in attendance were J. Mack Pearl, Jon Quitslund, Michael Killion, Don Doman and Kimberly McCormick Osmond. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Public Works Director Barry Loveless, Senior Long Range Planner Christy Carr and Permit Specialist Lara Lant who monitored recording and prepared minutes.

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

PUBLIC COMMENT
Ms. Lucy Ostrander urged Planning Commissioners to construct a crosswalk connecting Sea to Sky Trail and the Grand Forest.

2019-2024 UPDATE TO CAPITAL IMPROVEMENTS PLAN – Public Hearing
Director Loveless introduced the Capital Improvements Plan (see attached.)

Ms. Brenda Padgham, Conservation Director for the Bainbridge Island Land Trust stated her organization wished to work with the city to integrate conservation projects into the Capital Improvements Plan.

Mr. Peter Harris, President of Squeaky Wheels, urged the city to add Miller Road traffic calming measures to reduce speeding. He requested a traffic island and a crosswalk be added to the Capital Improvements Plan (see letter attached.)

> **Motion: I move the Planning Commission recommend traffic calming measures and a traffic crossing system be added to the Capital Improvement Plan.**
> **McCormick/Killion: Passed Unanimously.**

Motion: I move the Planning Commission recommend City Council include crosswalk and traffic calming measures on Miller Road to the Capital Improvement Plan.
Pearl/Killion: Passed Unanimously.

SHORELINE MASTER PROGRAM AMENDMENT – Update
Senior Planner Christy Carr gave a brief informational update to the Shoreline Master Program Amendment.

Mr. Dick Haugen asked that the public be allowed to comment and presented a letter to the Planning Commissioners for consideration (see attached.)

Mr. Michael Zigich presented a letter signed by several Rockaway Beach residents to the Planning Commission (see attached.)

Commissioner Chester asked Planning Commissioners to form a small group to review Shoreline Master Program Amendments and asked Senior Planner Carr to assist the group.

ORDINANCE 2018-20 SUBDIVISION DESIGN STANDARDS AND PROCESS – Study Session/Recommendation
Planning Commissioners discussed amending subdivision design standards and process.

Motion: I move to forward to City Council for review, the recommendations regarding the review process for land use decisions.
McCormick Osmond/Quitslund: Passed Unanimously.

PUBLIC COMMENT
There was no comment on off agenda items.

NEW/OLD BUSINESS
Commissioner Quitslund will be participating in a podcast with Senior Planner Christy Carr.

ADJOURN
The meeting was adjourned at 10:03 PM.

Approved by:

William Chester, Chair

Lara Lant, Permit Specialist

CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting and Public Hearing
Thursday, July 12, 2018
6:300 pm – 9:00 pm

PLEASE PRINT

Name	Address	Phone/ E-Mail	Join ListServ Yes/No
Peter Harris	14037 Fairview Lane	842-0828	
GARY TRIPP	9605 Olympus Beach	GARY@TRIPP.Net	Y ✓
MARTHA McDONALD	6737 CRYSTAL SPRINGS	wcrystalsprings@aol.com	✓
Jerry DeGroot	15664 Point Monroe	jerrydegroot1949@aol.com	✓
MARILYN Allen	8416 Jenkins Ave	marilyn.allen@coldwellbanker.com	✓
Richard Allen	"	RJAA@COMCAST.NET	YES ✓
PAT MORTON	8471 HANSEN RD NE	pbmorton@comcast.net	NO
Keith Barlow	4908 Rockaway Beach	360-801-7101 / KBHERLTHYD@Gmail.com	
ED RYMARZ	11670 SUNRISE	ed@interactions.com	✓
DAVE + SUSAN BAVO	10460 NE Brackenwood	sudaba@nccn.net	NO
Anne + Jack Air	16631 Mariner Ave	jack@workhorsewines.com	✓
KEITH BEVERLY	15558 BROOK ST.	keithbeverly@gmail.com	✓
Teri & Larry Haysler	15630 Point Monroe Rd	Spin1212@comcast.net	✓
Brenda Padgham	P.O. Box 10144 BI, 98110	brenda@bi-landtrust.org	already on it
Melanie Cohn	5020 Rockaway Beach	2068420128 melschi7@yahoo.com	✓

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Name	Address	Phone/ E-Mail	Join ListServ Yes/No
KARL KREUTZER	6310 EAGLE HARBOR DR.		
JORDAN GATES	4660 Rockaway B.	206 390 8274 rjordanjgates@yahoo.com	✓ ?
Greg Bredice	4012 Rockaway Beach	562/254-4864	✓
John Foy	11752 Sunrise Dr NE	206 780-2323 johnlfoy@earthlink.net	no
HAL SNOW	15670 Point Monroe Drive	halsnow@comcast.net	✓ ✓
[illegible]	12229 Madrona	BI	–
John Waldhausen	15702 Point Monroe Dr	BI 206-612-2134	✓ ✓
Nancy Schuldt	15700 Point Monroe Dr BI		✓
Renée DeTolla	4470 Rockaway Bch.	425 829 5374	
Myatt Jameson	6967 Bayman	206 235 1936	–
John Roskeig	3911 Pleasant Beach	206 696 3300	
Donald Spencer	5834 Parkwood Ln NE	206-842-6239	
Dick Hayes			
M.J. Sebastian	5065 Rockaway	206-855-9095	
Heidi Gulbe	15648 Point Monroe	206 910 1631 ✓	

July 11, 2018

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

Bainbridge Island Planning Commission
280 Madison Avenue N
Bainbridge Island, WA 98110

Dear Commissioners:

Your agenda for tomorrow includes a discussion of the update to the Capital Improvements Plan (CIP).

The Squeaky Wheels Board urges you to include traffic calming measures for Miller Road in the Transportation Projects section of the CIP. Speeding is common on Miller, and traffic calming would help. Squeaky Wheels has offered matching funds for new radar feedback signs on Miller, and we also have encouraged Chief Hamner to increase traffic enforcement on this road. A combination of encouragement, enforcement and physical features that signal the appropriate speed for motorists would help make Miller safer for everybody.

This is especially important given the great work the City is doing on shoulder improvements on Miller. If we want to get the most benefit from these investments, it will be important that motorists stay within the speed limit.

A great place to start would be with an island and crosswalk where the Forest to Sky Trail crosses Miller, comparable to the island near Blakely Elementary. An island would make it easier to use the trail and reduce speeding at the same time.

I look forward to hearing your thoughts on this, and to any ideas your most capable City staff may have in this vein.

Thank you for your attention.

Peter Harris
Squeaky Wheels President
14037 Farmview Lane, B.I.
206-842-0828

Dick Haugen

City of Bainbridge Island
JUL 12 2018
Planning and Community Development

I HAVE A VERY SIMPLE MESSAGE... *AND SHORT.*

FIRST POINT. LET THE BAINBRIDGE **PLANNING COMMISSION** COMPLETE THE GOOD WORK THEY STARTED LAST NOVEMBER ON SMP AMENDMENTS. THEY HAVE ENOUGH DIVERSITY AND INTEGRITY TO DO THE WORK IN A TRANSPARENT MANNER. THE **PLANNING DEPARTMENT** MUST SIMPLY CARVE OUT THE TIME.

SECOND POINT. WE REQUEST THAT THE **PLANNING DEPARTMENT** COMPLETE WORK TO WHICH THEY COMMITTED ALMOST THREE YEARS AGO.

SUCCESSFUL COMPLETION OF THE SMP AMENDMENT PROCESS WILL PRODUCE AN SMP WE ALL CAN LIVE WITH THUS AVOIDING THE NECESSITY OF HIRING AN ATTORNEY TO "FIGURE IT OUT".

THIRD POINT. WE COULD GET THIS DONE IN **TWO MONTHS** AS WORKING DOCUMENTATION IS ALREADY PREPARED.

THE KEY DOCUMENTS ARE:

1. THE "SECRET LIST" OF 68 ISSUES DEVELOPED JOINTLY AT SIGNIFICANT EXPENSE BY CITY COUNCIL, CITY STAFF AND PRSM.

2. THE 10 POINT LIST DEVELOPED BY THE PLANNING DEPARTMENT AND PLANNING COMMISSION LAST JANUARY

3. THE ORIGINAL "CORNERSTONE" LIST OF 16 ISSUES PREPARED BY PRSM ON SEPTEMBER 11, 2014.

IN TOTAL THAT IS 94 DOCUMENTED POINTS DISCOUNTING SOME OVERLAP. MANY ISSUES ARE ALREADY RESOLVED BUT NOT INTEGRATED INTO THE LANGUAGE OF THE SMP.

THE HARD WORK IS DONE. WE NEED TO "CONNECT THE DOTS".

HERE IS ONE WAY TO GET IT DONE QUICKLY.

ASSEMBLE A SMALL FOUR PERSON TEAM: ONE MEMBER FROM THE **PLANNING DEPARTMENT**. ONE FROM **PRSM** AND TWO FROM THE **PLANNING COMMISSION**. DEVOTE AN ENTIRE DAY IN A LOCKED ROOM ORGANIZING AND AGREEING ON THOSE ITEMS WHICH CAN BE AGREED TO. SET A FRAMEWORK FOR THE WHOLE PLANNING COMMISSION TO ADDRESS WHAT IS LEFT OVER AND ALSO REVIEW THE "AGREED TO WORK" OF THE SMALL TEAM.

THERE WILL BE ONE HANG UP... " **NO NET LOSS**".

HERE IS HOW WE HANDLE THAT. WE MOVE FORWARD WITH THE ROB COUSINS PROPOSAL WHICH HAS UNIVERSAL SUPPORT. WE START IMMEDIATELY WITH A FUNDING PROPOSAL FOR $25,000 TO CITY COUNCIL WHICH HAS ALREADY BEEN BROACHED. IF WE CAN PRODUCE A VIABLE *NO NET LOSS* DOCUMENT IN TWO MONTHS WE INCLUDE THAT DOCUMENT INTO THE SMP AMENDMENT PROCESS.

IF WE CANNOT WE COULD SIMPLY CREATE SMP LANGUAGE FOR **WHAT "NO NET LOSS" IS *NOT*** RATHER THAN DEFINE WHAT IT IS. FOR EXAMPLE ADD LANGUAGE DIFFERENTIATING PRESERVATION FROM RESTORATION

THAT'S IT. WE HAVE ALL THE COMPONENTS TO GET THIS DONE. WE ARE WILLING TO DO OUR PART SO LET'S GET STARTED.

ALL WE NEED IS A RECOMMENDATION FROM THE **PLANNING COMMISSION.** YOU HAVE THE CLOUT TO GET THIS GOING.

LET'S GET IT DONE.

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

July 12, 2018

Good evening!

My name is Michael Zigich and I live on Rockaway Beach Road.

This evening I would like to enter into the public record signed letters from eighty-four residents of Rockaway Beach Road. These signatures represent owners of eighty percent of the homes on Rockaway Beach Road.

I would like to read the letter for those in the audience who have not been attending prior Planning Commission meetings.

(Read Letter)

These letters have been sent to the Mayor, City Council members, Planning Commission members and City Manager.

Hopefully, these letters in support of the Planning Commission's recommended amendments regarding nonconforming structures will help in obtaining City Council approval.

Shoreline property owners want the Planning Commission to continue their comprehensive review of other sections of the Shoreline Master Program. The Planning Commission's common sense and balanced approach in their review is a welcome change.

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

City of Bainbridge Island
JUL 12 2018
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One of the more controversial sections in the SMP is the **nonconforming/existing structures section.** These structures were lawfully constructed or established, but do not conform to SMP standards. The State Legislature in RCW 90.58.620 stated that new or amended SMP's approved by the Department of Ecology after September 1, 2011 may include provisions that allow: (a) Legally established residential structures and appurtenant structures that are used for a conforming use to be considered a conforming structure even though they do not meet SMP standards for setbacks, buffers, yards, area, bulk, height or density (Department of Ecology, SMP Handbook, Chapter 14 Legally Existing Uses and Development). Even though this option was available to the City of Bainbridge Island, they choose the more restrictive nonconforming approach.

The Planning Commission has been reviewing the **nonconforming/existing structures section** of the SMP. The nonconforming use and development standards in the SMP have been very controversial, since the SMP was adopted. I support the Planning Commissions' recommendations for amendments to the **nonconforming/ existing structures section** of the SMP. The Planning Commission has taken a common sense and balanced approach in their review and have made many important changes. The City Council should adopt the Planning Commissions' recommended amendments for the **nonconforming/existing structures section** of the SMP.

Respectively Submitted by:

Signature:

Print Name:

Address:

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Respectively Submitted by:

Signature: Marjorie Sheldon

Print Name: Marjorie Sheldon

Address:

3914 Rockaway Beach Rd
Bainbridge Island, WA 98110

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Respectfully submitted,

Signature: Carla McShane

Print Name: Patrick + Carla McShane

Address: 3944 Rockaway Beach Road
Bainbridge Is. WA 98110

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Respectively Submitted by:

Signature:

Print Name: Sam Featherston III Sok Lee Featherston

Address: 3992 Rockaway Beach Road

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Respectfully submitted,

Signature:

SUNNY BREDICE

Print Name:

4012 ROCKAWAY BEACH ROAD N.E.
BAINBRIDGE ISLAND, WA 98110

Address:

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Respectfully submitted,

Signature:

Greg W. Bredie

Print Name:

4012 Rockaway Beach Rd. NE
Address: Bainbridge Island, WA.
98110

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Respectively Submitted by:

Signature: Pearl M Keller

Print Name: JOHN B. KELLER

Address: 4032 Rockaway Beach Rd. N.E., Bainbridge Isl. 98110

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Respectively Submitted by:

Signature: Gene A. Pace

Print Name: GENE A. PACE

Address: 4062 ROCKAWAY BEACH

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Respectively Submitted by:

Signature: Arthur E. Keegan Sheila H. Keegan

Print Name: ARTHUR E. KEEGAN SHEILA H. KEEGAN

Address: 4082 ROCKAWAY BEACH ROAD
BAINBRIDGE ISLAND, WA 98110

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Respectively Submitted by:

Signature: Elliott Green

Print Name: Elliott Green

Address: 4089 Rockaway Beach Rd NE
BI, WA 98110

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Respectively Submitted by: BRIDGET LOCKETT

Signature:

Print Name: BRIDGET LOCKETT & GREG LOCKETT

Address: 4128 ROCKAWAY BEACH RD

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature:

Print Name: SB Vaughan

Address: 4150 Rockaway Beach Rd NE
Bainbridge Isl WA 98110

Michael 4460

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

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COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature: Amy Benson David Benson

Print Name: Amy Benson DAVID BENSON

Address: 4170 Locust Way ~~BEACH~~ RD. NE
~~BAINBRIDGE~~ ISLAND, WA 98110

Gmail

Doug Hansmann <doug.hansmann@gmail.com>

We are SO close!

Rebecca Hoveida <rebeccahoveida@gmail.com>
To: Doug Hansmann <doug.hansmann@gmail.com>

Thu, Jun 28, 2018 at 12:41 AM

Doug, you can add me to the list of supporters of the June 24 SMP letter.

Thank you,

Rebecca Hoveida

Sent from TypeApp
[Quoted text hidden]

4218/4220

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

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JUL 12 2018
Planning and
Community Development

June 24, 2018

Mayor Kol Medina
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I am writing in support of the work being done by the Planning Commission to review and make recommendations for amendments to the Shoreline Master Program. The Planning Commission has been reviewing the nonconforming/existing structures section of the Shoreline Master Program. The nonconforming use and development standards in the SMP have been very controversial, since the SMP was adopted. I support the Planning Commissions' recommendations for amendments to this section. The Planning Commission has taken a common sense and balanced approach in their review and have made many important changes. The City Council should adopt the Planning Commissions' recommended amendments for this section.

Submitted by: John Weisgram Penny Weisgram

Print Name: John Weisgram Penny Weisgram

Address: 4252 Rockaway Beach Rd

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor, City of Bainbridge Island
cc COBI City Council Members
cc COBI Planning Commission Members

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Respectfully submitted,

Signature:

Print Name: James Baldwin MD.

Address: 4284 Rockaway Beach NE
Bainbridge

City of Bainbridge Island

JUL 12 2018

Planning and
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June 24, 2018

The Honorable Kol Medina
Mayor, City of Bainbridge Island
c: COBI City Council Members
c: COBI Planning Commission Members

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Respectfully submitted,

Signature:

Print Name: MICHELE MATICS BALDUCCI

Address: 4284 ROCKAWAY BEACH ROAD
BAINBRIDGE ISLAND

City of Bainbridge Island

JUL 12 2018

Planning and
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Respectively Submitted by:

Signature: Georgia Vincent

Print Name: Georgia Vincent

Address: 4290 Rockaway Beach, BI

City of Bainbridge Island

JUL 12 2018

Planning and
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Respectively Submitted by:

Signature:

Print Name: Ivan Lesnik Michele Lesnik

Address: 4300 Rockaway Beach Rd NE
Bainbridge Island, WA 98110

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Respectively Submitted by:

Signature: Judith Joseph

Print Name: JUDITH JOSEPH

Address: 4310 ROCKAWAY BEACH Rd.
BAINBRIDGE ISLAND 98110

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Respectively Submitted by:

Signature: M. Melanie Howell

Print Name: M. Melanie Howell

Address: 4349 Rockaway Beach Rd., Bainbridge Island, WA 98110

City of Bainbridge Island
JUL 12 2018
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Respectively Submitted by:

Signature: Nikki L. Beilfuss

Print Name: Nikki L. Beilfuss

Address: 4360 Rockaway Beach Rd. NE
Bainbridge Island, WA 98110

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Respectively Submitted by: Gregg Rule

Signature:

Print Name: Gregg L. Rule

Address: 4442 - Rockaway Beach Rd NE
B.I.

City of Bainbridge Island

JUL 12 2018

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Respectively Submitted by:

Signature: Flora S. Thompson

Print Name: Flora S. Thompson

Address: 4448 Rockaway Beach Road, NE.
Bainbridge Island, WA. 98110

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Respectively Submitted by:

Signature: [illegible] [illegible]

Print Name: Patricia Zellers MICHAEL ZIGICH

Address: 4460 Rockaway Beach Road
Bainbridge Island, WA 98110

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Respectively Submitted by: Renée DeTolla

Signature: Michael DeTolla

Print Name: Renée + Michael DeTolla

Address: 4470 Rockaway Beach Rd NE
BI, WA 98110

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Respectively Submitted by:

Signature: Gretchen Seifert and Tom Seifert

Print Name: GRETCHEN SEIFERT and TOM SEIFERT

Address: 4476 Rockaway Beach Rd NE
Bainbridge Island, WA 98110

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Respectively Submitted by:

Signature: Joanne Stowell

Print Name: Joanne Stowell

Address: 4480 Rockaway Beach Rd NE.
Bainbridge Island, WA 98110

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature: [illegible]

Print Name: [illegible]

Address: 4440 [illegible]
[illegible]

City of Bainbridge Island

JUL 12 2018

Planning and Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
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Respectively Submitted by:

Signature: Peter F Wiedemann Patti A. Wiedemann

Print Name: Peter F Wiedemann Patti A. Wiedemann

Address: 4550 Rockaway Beach Rd NE
BI.

Gmail

Doug Hansmann <doug.hansmann@gmail.com>

Letter

Casey Pitinga <cpitinga@comcast.net>
To: doug.hansmann@gmail.com

Tue, Jun 26, 2018 at 11:30 AM

Dear Doug,

Please add my name to the letter dated June 2018 to Mayor Kol Medina and the City Council members asking them to approve the Planning Commission's recommendations for the SMP.

Thank you,
Catherine (Casey) Pitinga
4600 Rockaway Beach Rd NE
4636 Rockaway Beach Rd NE

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
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COBI City Council Members
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Respectively Submitted by:

Signature:

Print Name: Julia Sam

Address: 4672 Rockaway Beach Rd NE

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature: R. Jordan Gates Carol Gates

Print Name: **R. Jordan and Carol D. Gates**

Address:

4690 Rockaway Beach Road, NE
Bainbridge Island, WA 98110

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature: James S. Bleecker

Print Name: JAMES S. BLEECKER

Address: 4692 ROCKAWAY BEACH RD.
BAINBRIDGE IS. WA 98110

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 28, 2018

The Honorable Kol Medina
Mayor, City of Bainbridge Island
COBI City Council Members
COBI Planning Commission Members

I have been frustrated since the City of Bainbridge Island adopted the Shoreline Master Program (SMP) in July of 2014. The SMP is very difficult to understand, contradicts itself and severely restricts my rights as a shoreline property owner to use and develop my property.

One of the most egregious sections in the SMP is the nonconforming/existing structures section. By adopting the most restrictive approach possible, COBI seems intent on damaging my property values and restricting my reasonable ability to use my property.

I have been watching the work of the Planning Commission closely. The Planning Commission seems to be making good progress in simplifying the SMP and making it more reasonable. I support the Commissions' recommendations for amendments to the nonconforming/existing structures section of the SMP and urge the City Council to adopt their recommendations.

Thank you in advance.

Robert Wise

Robert Wise
4704 Rockaway Beach Road NE
Bainbridge Island, WA 98110

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature: R. Jordan Gates Carol Gates

Print Name: **R. Jordan and Carol D. Gates**

Address:

4716 Rockaway Beach Road, NE
Bainbridge Island, WA 98110

City of Bainbridge Island

JUL 12 2018

Planning and
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June 24, 2018

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Respectively Submitted by:

Signature:

Print Name: Jerry Damron

Address: 4612 Rockaway

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature:

Print Name:
C. DANIEL BROWN

Address:
4864 ROOSEVELT BEACH RD.

June 24, 2018

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

The Honorable Kol Medina
Mayor, City of Bainbridge Island
c: COBI City Council Members
c: COBI Planning Commission Members

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I am writing in support of the work being done by the Planning Commission to review and make recommendations for amendments to the Shoreline Master Program. The Planning Commission has been reviewing the nonconforming/existing structures section of the Shoreline Master Program. The nonconforming use and development standards in the SMP have been very controversial since the SMP was adopted. I support the Planning Commission's recommendations for amendments to this section. The Planning Commission has taken a common sense and balanced approach in their review and have made many important changes. The City Council should adopt the Planning Commission's recommended amendments for this section.

Respectfully submitted,

Signature:

Pat M Jensen

Print Name:

Pat M Jensen

Address:

4908 Rockaway Beach Rd NE
Bainbridge, WA 98110

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

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Respectively Submitted by:

Signature: DAVID LINDSEY Susan L Lindsey

Print Name: DAVID LINDSEY SUSAN L. LINDSEY

Address: 4912 ROCKAWAY BEACH RD
dave@dplindsey.com
206 851 6328

City of Bainbridge Island

JUL 12 2018

Planning and
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June 24, 2018

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Respectively Submitted by:

Signature: [illegible]

Print Name: Robert De Freitas

Address: 4998 Rockaway Beach NE
Bainbridge Island, WA 98110

City of Bainbridge Island

JUL 12 2018

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Respectively Submitted by:

Signature: Sumi De Freitas

Print Name: Sumi De Freitas

Address: 4990 Rockaways Beach NE
Bainbridge Island, WA 98110

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

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Respectively Submitted by:

Signature: [signature]

Print Name: DOUGLAS HANSMANN

Address: 5008 Rockaway Beach Rd NE

Nancy Scharf
NANCY SCHARF
5008 ROCKAWAY
BCH RD NE

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

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Respectively Submitted by:

Signature: Melanie Cohn

Print Name: Melanie Cohn

Address: 5020 Rockaway Beach Rd NE
Bainbridge Island WA 98110

C

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

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Respectively Submitted by:

Signature: CM Campbell Evan B Campbell

Print Name: CHARLES M. CAMPBELL EVAN B CAMPBELL

Address: 5632 Rockaway Beach Rd NE

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

Mayor Kol Medina
City Council Members
Planning Commission Members

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Submitted by:

Gail D Hendler Jared Hendler

Print Name: Gail + Jared Hendler

Address: 5044 Rockaway Beach Rd
BI

City of Bainbridge Island

JUL 12 2018

Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
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Respectively Submitted by:

Signature: M.J. Sebastian
Sally Sebastian

Print Name: M.J. SEBASTIAN
SALLY SEBASTIAN

Address: 5066 Rockaway Beach Rd. N.E.
Bainbridge Is. WA 98110-3706

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

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Respectively Submitted by:

Signature: Wayne Sundberg

Print Name: Wayne Sundberg

Address: 5128 Rockaway Beach Rd NE, BI WA 98110

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

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c: COBI City Council Members
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Respectfully submitted,

Roseann Lierle
Signature:

Roseann Lierle
Print Name:

5166 Rockaway Bch Rd NE
Address: Bainbridge Isl WA 98110

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Submitted by: Dan Brotherton

Print Name: DAN BROTHERTON

Address: 5166 - Rockaway Beach Rd NE

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Submitted by:

Pat Brotherton

Print Name: Pat Brotherton

Address:

5100 Rockaway Beach Rd NE
Bainbridge Island WA 98110

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Submitted by: Kenneth Jay Wirthlin Jacqueline W. Wirthlin

Print Name: KENNETH JAY WIRTHLIN Jacquelyn W. Wirthlin

Address: 5188 ROCKAWAY BEACH RD 5188 Rockaway Beach R

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Respectively Submitted by:

Signature: John Fletcher

Print Name: JOHN FLETCHER

Address: 5216 ROCKAWAY BEACH RD
B.I., WA 98110

City of Bainbridge Island

JUL 12 2018

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Signature: Kathryn Fletcher

Print Name: Kathryn Fletcher

Address: 5216 Rockaway Beach Rd NE
Bainbridge Is, WA 98110

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Respectively Submitted by:

Signature:

Print Name: Janet Luhr

Address: 5284 Rockaway Beach Dr NE
Bainbridge WA 98110

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Submitted by: Dorothea Williams

Print Name: DOROTHEA WILLIAMS

Address: 5292 RBR

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Submitted by: Peggy O'B Foghard

Print Name: Peggy Foghard

Address: 5300 Rockaway Beach Rd NE

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Respectively Submitted by:

Signature:

Print Name: JOHN KEPPELER

Address: 5342 ROCKAWAY BEACH RD NE.
BI 98110

From: **Mark Levine** klmarkl@me.com
Subject:
Date: June 25, 2018 at 4:42 PM
To:

City of Bainbridge Island
JUL 12 2018
Planning and Community Development

June 24, 2018

The Honorable Kol Medina
Mayor City of Bainbridge Island (COBI)
COBI City Council Members
COBI Planning Commission Members

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Respectively Submitted by:

Signature:

Print Name:
Mark Levine

Address
342 Rockaway Beach Rd NE.
B.I., Wa. 98110

From: **Mark Levine** klmarkl@me.com
Subject:
Date: June 25, 2018 at 4:42 PM
To:

City of Bainbridge Island
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Respectively Submitted by:

Signature:

Print Name: JULIE KEPPELER

Address: 5388 Rockaway Beach Rd
Bainbridge WA 98110

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Respectfully submitted,

Signature: Gwynne L Jackson

Print Name: Gwynne L. Jackson

Address: 5402 Rockaway Beach Rd NE
Bainbridge Island, WA 98110

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Respectfully submitted,

Signature:

Print Name: MITCHELL S. JACKSON

Address:
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BAINBRIDGE ISLAND, WA 98110

City of Bainbridge Island
JUL 12 2018
Planning and
Community Development

June 24, 2018

The Honorable Kol Medina
Mayor, City of Bainbridge Island
c: COBI City Council Members
c: COBI Planning Commission Members

The development and uses of shoreline property in the State of Washington are controlled by the Shoreline Management Act (SMA). The City of Bainbridge Island adopted the Shoreline Master Program (SMP) in July 2014. The SMP at over 400 pages is difficult to understand, is inconsistent and severely restricts shoreline property owners use and development of their property.

One of the more controversial provisions in the SMP is the nonconforming/existing structures section. These structures were lawfully constructed or established, but do not conform to SMP standards. The State Legislature in RCW 90.58.620 stated that new or amended SMP's approved by the Department of Ecology after September 1, 2011 may include provisions that allow: (a) Legally established residential structures and appurtenant structures that are used for a conforming use to be considered a conforming structure even though they do not meet SMP standards for setbacks, buffers, yards, area, bulk, height or density (Department of Ecology, SMP Handbook, Chapter 14 Legally Existing Uses and Development). Even though this option was available to the City of Bainbridge Island, they chose the more restrictive, nonconforming approach.

I am writing in support of the work being done by the Planning Commission to review and make recommendations for amendments to the Shoreline Master Program. The Planning Commission has been reviewing the nonconforming/existing structures section of the Shoreline Master Program. The nonconforming use and development standards in the SMP have been very controversial since the SMP was adopted. I support the Planning Commission's recommendations for amendments to this section. The Planning Commission has taken a common sense and balanced approach in their review and have made many important changes. The City Council should adopt the Planning Commission's recommended amendments for this section.

Respectfully submitted,

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