
CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – February 28, 2019
PUBLIC COMMENT – Accept public comment on off agenda items
ERICKSEN TOWNHOMES (PLN50804B SPR) – Review and Recommendation
SITE PLAN REVIEW AND CONDITIONAL USE PERMIT DECISION CRITERIA – Study Session
NEW/OLD BUSINESS
ADJOURN

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

Chair William Chester called the meeting to order at 7:03 PM. Planning Commissioners in attendance were J. Mack Pearl, Don Doman and Joe Paar. Jon Quitslund, Lisa Macchio and Kimberly McCormick Osmond were absent and excused. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Christy Carr, Planner Olivia Sontag and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW OF MINUTES – February 28, 2019

Motion: I move to approve the minutes.

Paar/Pearl: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

Dick Haugan, Citizen – Spoke in favor of rewriting the definition of “no net loss” and his list of tasks the Planning Commission should accomplish (see attached written statement).

ERICKSEN TOWNHOMES (PLN50804B SPR) – Review and Recommendation

Planner Olivia Sontag provided an overview of the project (see attached).

Motion: I’ll make a motion to approve the project with the change to Condition 9 as written.

Paar/Pearl: Passed Unanimously

SITE PLAN REVIEW AND CONDITIONAL USE PERMIT DECISION CRITERIA – Study Session

Long Range Senior Planner Christy Carr introduced the process for review.

NEW/OLD BUSINESS

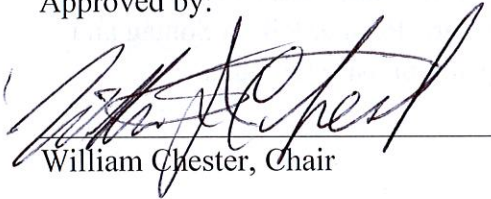
Commissioner Doman asked for a recurring spot after the minutes on the agenda for the Design Review Board Liaison to update the Planning Commission. He briefed the Commissioners on the last two meetings highlighting the new review process and a proposed project north of the Bainbridge Pavilion.

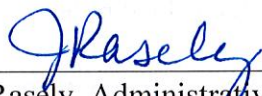
Planning Director Gary Christensen reviewed the upcoming meeting schedule as well as subjects of interest on future City Council agendas.

ADJOURN

The meeting was adjourned at 8:40 PM.

Approved by:


William Chester, Chair


Jane Rasely, Administrative Specialist

Planning Commission Recorded Motion

Planning Commission Meeting Date:	March 14, 2019
Project Proposal Name and Number:	Ericksen Townhomes PLN50804B SPR
Documents available at:	Online Permit Portal
Decision Maker:	Gary R. Christensen, AICP, PCD Director

Purpose: The purpose of the Planning Commission's review and recommendation is to determine if a proposed project is consistent with the comprehensive plan and applicable design guidelines, BIMC Titles 17 and 18.

Consideration: The Planning Commission shall consider the project application at a public meeting where public comment will be taken. The Planning Commission shall recommend approval, approval with conditions, or denial of the proposed project.

The Planning Commission will adopt written findings of facts and conclusions and determine if the project is consistent with Bainbridge Island Municipal Code and the comprehensive plan. This motion will be included in the staff report transmitted to the reviewing bodies and decision maker.

Findings of Fact and Reasons for Action

1. The project, as conditioned, is found to meet all the applicable decision criteria.
2. The project, as conditioned, is found to be compliant and consistent with the comprehensive plan.
3. The project, as conditioned, to the best of our knowledge is found to meet all other applicable laws.
4. The project is either :

 X Found to meet the recommendations by the Design Review Board; **OR**

 Recommended for deviation from the Design Review Board's recommendation for the following reasons:

- a.
- b.
- c.

Planning Commission Recorded Motion

Recommendation:

The Planning Commission recommends the Director:

_____ Approve the proposal as recommended.

X _____ Approve the proposal with the following changes:

a. Condition 9 should contain the additional words as presented in red and underline below:

The Henry Groos House is listed on the Local Historic Register and shall be preserved for the life of the project. No person shall alter, reconstruct, relocate, remodel or restore the exterior of a property listed on the local register without a review or a waiver. Local register properties require a certificate of appropriateness or a waiver and register eligible properties require review and comments from the Historic Preservation Commission per BIMC 18.24.

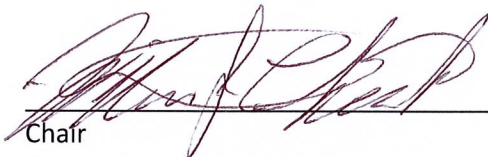
_____ Deny the proposal for the following reasons:

Recorded motion on March 14, 2019:

Planning Commission Record of Vote:

Commissioner	Support	Oppose	Absent	Abstain
Chester	X			
McCormick Osmond			X	
Pearl	X			
Quitslund			X	
Macchio			X	
Doman	X			
Paar	X			
Total	4		3	

CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION


Chair

Date: 03/14/19


Administrative Specialist, Planning and Community Development

Date: 3/14/19

CITY OF
BRIDGE ISLAND

Planning Commission Regular Meeting
Thursday, March 14, 2019
7:00 pm – 9:00 pm

PLEASE PRINT

[illegible]

March 14, 2019 Speech to Planning Commission

I was inspired by Tuesday night's City Council Study Session which discussed the Shoreline Master Plan.

The major issue was discussion on No Net Loss. On one hand the Planning Department said No Net Loss is already "clearly defined" in the SMP. On the other hand the Planning Commission maintains that the concept lacked any real definition. These are diametrically opposed statements.

A COBI staff memo dated January 25, 2018 clearly outlines the need for clarification on several points – including No Net Loss. It is interesting to note that there is, according to Herrera, no measurement or monitoring of any kind to measure No Net Loss. Therefore there is no way to tell how this SMP is performing.

So where am I going with all this.

Maybe we have the cart before the horse. Here is a new take grounded on the facts.

We all want to protect the environment. And we want to protect Puget Sound. And the battle cry is to not make the environment any worse – and better if we can. But since, especially on Bainbridge, 97% of the waterfront is already developed there really is not much opportunity for shoreline homeowners to make it worse.

And because there is no measurement or monitoring of ecological function, for example water quality, it is a concept not a scientific method.

Let's turn this around. Let's define what elements are to be measured as "ecological function" like water quality and salmon health. Let's quantify how reasonable and equitable buffers can maintain ecological function.

Dick Haugan. Bainbridge Island Resident.

Let's rewrite a comprehensive No Net Loss definition. Then instead of having 400 pages of minutia get rid of all the tables and gobbledygook and create a simple document everyone can understand.

You spent 9 months reviewing 9 pages relating to non-conforming language. You will never get through the next 400 pages in this lifetime or this session.

I don't think the City can disagree that the four years we have had this SMP in effect has produced any tangible evidence it is improving the environment – mainly because there is no monitoring or measurement. There is no way to tell.

So here is the simple concept I would like you to think about.

First. Create a No Net Loss document which will be the heart of a new SMP.

Second, in conjunction with the preceding rewrite the vegetation section in a more concise manner.

Third. Figure out a pragmatic way to address armoring recognizing that existing homeowners are not likely to put their homes at risk.

And then add other elements to create an SMP that can be a standard and adaptable to the other 262 SMP's in Washington State.

And do it in less than 100 pages.

We can do this.