

PUBLIC PARTICIPATION MEETING – Anderson Short Subdivision Preapplication

(PLN51504 PRE)

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

PUBLIC COMMENT – Off Agenda Items

REVIEW AND APPROVE MINUTES – July 25, 2019

SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT DECISION CRITERIA

CITY COUNCIL UPDATE

NEW/OLD BUSINESS

ADJOURN

PUBLIC PARTICIPATION MEETING – Anderson Short Subdivision Preapplication

(PLN51504 PRE)

Chair William Chester opened the meeting at 6:04 PM.

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

Chair William Chester called the meeting to order at 6:32 PM. Planning Commissioners in attendance were Jon Quitslund, Lisa Macchio, Kimberly McCormick Osmond, Don Doman and Joe Paar. J. Mack Pearl and Don Doman were absent and excused. City Staff present were Interim Planning Director Heather Wright, Interim Planning Manager David Greetham, Long Range Senior Planner Jennifer Sutton and Planner Ellen Fairleigh and Administrative Specialist Jane Rasely who prepared minutes from meeting recording.

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

PUBLIC COMMENT ON OFF AGENDA ITEMS

None.

REVIEW AND APPROVE MINUTES – July 25, 2019

Motion: I move approval of the minutes as distributed for the meeting of July 25, 2019.

Quitslund/McCormick Osmond: Passed Unanimously.

**SITE PLAN & DESIGN REVIEW/CONDITIONAL USE PERMIT DECISION
CRITERIA**

Long Range Senior Planner Jennifer Sutton provided an introduction and facilitated discussion.

Motion: The Planning Commission directs the Planning Staff to prepare a draft ordinance using the, based on the discussion of decision criteria and the documented version of those decision criteria from our meeting.

Quitslund/Macchio: Passed Unanimously

Motion: We move to adopt the revisions to 2.16.110 as we have discussed during this meeting.

McCormick Osmond/Quitslund: Passed Unanimously

CITY COUNCIL UPDATE

Interim Planning Director Heather Wright provided an update of City Council actions of interest including RVs and tiny home communities. She also invited them to the September 3, 2019 meeting with City Council where inclusionary zoning and the multi-family tax exemption would be discussed. The Planning Commission's future schedule was reviewed.

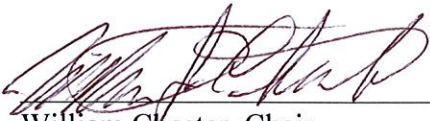
NEW/OLD BUSINESS

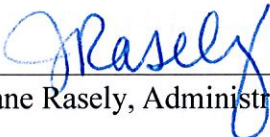
None.

ADJOURN

The meeting was adjourned at 9:20 PM.

Approved by:


William Chester, Chair


Jane Rasely, Administrative Specialist



August 8, 2019

PLEASE PRINT

**Join
ListServ
Yes/No**

[illegible]

August 7, 2019

TO: Planning Commissioners; Jennifer Sutton, David Greetham, and Heather Wright

FROM: Jon Quitslund

I am proposing alternative language for some of the Decision Criteria pertaining to Site Plan and Design Review and Conditional Use Permit review.

I am somewhat concerned that in both the draft proposed by staff and my alternatives below, too little attention is paid to the "overall goal" stated on the first page of Christy Carr's memo dated March 14, 2019: "The overall goal of this chapter is to minimize land alteration, provide greater site development flexibility and consequently provide more creative and imaginative design than generally is possible under conventional zoning regulations." Insisting on adherence to the comprehensive plan and pertinent design guidelines should point toward this aspirational goal.

Subject to correction, I have deleted references to Housing Design Demonstration Projects, believing that such references are unnecessary relics. I have used "in accord with" rather than "in conformance with." Underlining shows departures from the staff draft.

Decision Criteria for 2.16.040 – Site Plans and Design Review

1. The site plan and design is in accord with all applicable provisions of the BIMC; and
2. The locations of the buildings and structures, open spaces, and landscaping are adequate, safe, and efficient; and
3. The Kitsap Public Health District . . . ; and
4. The city engineer . . . ; and
5. The Design Review Board has found that the site plan and design is consistent with all applicable design guidelines, approving the project or approving with conditions; and
6. No harmful or unhealthful conditions are likely to result from the proposed site plan; and
7. The site plan and design is in accord with the comprehensive plan and other applicable adopted community plans; and
8. If the subject property contains a critical area or buffer as defined in Chapter 16.20 BIMC, the site plan and design conforms to all requirements of that chapter; and
9. If the subject property is within the shoreline jurisdiction as defined in Chapter 16.12 BIMC, the site plan and design conforms to all requirements of that chapter; and
10. If the applicant is providing dedicated open space and is requesting credit against a dedication for park and recreation facilities required by BIMC 17.20.020.C, the requirements of BIMC 17.20.020.D have been met; and

11. The site plan and design has been prepared in accord with the purpose and review procedures of this chapter.

Decision Criteria for 2.16.050 and 2.16.110

1. The conditional use is compatible with the established and intended character of the immediate neighborhood, considering such factors as hours of operation, the type of activities generated, and the predictable levels of any adverse impacts; and
2. The conditional use is designed in a manner which responds to the character, appearance, and quality of development in the immediate vicinity; and
3. The conditional use is in accord with the comprehensive plan and other applicable adopted community plans, including the Island-Wide Transportation Plan; and
4. The conditional use complies with all applicable provisions of the BIMC; and
5. All necessary measures have been taken to avoid or minimize adverse impacts of the use on properties and residents in the immediate vicinity; and
6. Noise levels shall be in compliance . . . ; and
7. The city engineer has determined . . . ; and
8. The Kitsap Public Health District has determined . . . ; and
9. The Bainbridge Island Fire Department has reviewed . . . ; and
10. A conditional use may be approved with conditions; if no reasonable conditions can be imposed that ensure the application meets the decision criteria of this chapter, the permit shall be denied.

I am uneasy with the fact that in both the SPR and CUP reviews, the city engineer signs off on compliance with the LID/Stormwater regulations in BIMC 15.20 & 15.21, with only informal involvement of Planning staff and the Planning Commission.

I looked at subsections G. and H. on pp. 4-5 of the staff draft and I don't have anything to add or subtract.