

**City of Bainbridge Island
PLANNING COMMISSION
Regular Meeting
July 10, 2014
7 - 9 PM**

1. 7:00 P.M. CALL TO ORDER
Call to Order, Agenda Review, Conflict Disclosure
- 1.I. AGENDA REVIEW, APPROVAL OF MINUTES, CONFLICT DISCLOSURE
Documents: [PC 061214.PDF](#)
2. 7:15 P.M. COMP PLAN 101 WORKSHOP - JULY 22, 2014
Discussion
3. 7:30 P.M. ISLAND CRAFT 2.0 SITE PLAN REVIEW

Recommendation

Attachments:

STAFF REPORT
A. APPLICATION
B. SITE PLAN/ELEVATIONS
C. GRADING PLAN AND UTILITY PLAN
D. LANDSCAPE PLAN
E. BOUNDARY LINE ADJUSTMENT PLAN
F. DESIGN REVIEW BOARD CHECKLIST - BUSINESS/INDUSTRIAL
G. DESIGN REVIEW BOARD MINUTES - NOVEMBER 18, 2013
H. NOTICE OF APPLICATION
I. ENVIRONMENTAL CHECKLIST
J. CERTIFICATE OF TRAFFIC CONCURRENCY
K. TRAFFIC REPORT
L. PUBLIC COMMENTS
M. Fire Dept. memo
N. ENGINEERING DEVELOPMENT REVIEW
O. HEALTH DISTRICT REVIEW
P. GEOTECHNICAL REPORT

4. 7:05 P.M. PUBLIC COMMENT
Accept public comment on off-agenda topics
5. 8:45 P.M. NEW/OLD BUSINESS
6. 9:00 P.M. ADJOURN

Times listed on this agenda are approximate. Public Comment may be limited to allow time for Planning Commission to deliberate.

Americans with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations, please contact the City Clerk at 206-842-2545 (cityclerk@bainbridgewa.gov) by noon on the day preceding the meeting.

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DISCUSSION ITEMS

1. CALL TO ORDER
2. PUBLIC COMMENT
3. PUBLIC HEARING: ORD. 2014-14, ZONING REGULATIONS FOR TEMPORARY COMMERCIAL PARKING
4. EAGLE HARBOR BEACH MAINS NOISE VARIANCE
5. NEW/OLD BUSINESS
6. ADJOURN

1. CALL TO ORDER

Chair J. Mack Pearl opened the regular meeting of the Bainbridge Island Planning Commission at [7:01:01 PM](#). A quorum was established with the following commissioners in attendance: Julie Kreigh, Maradel Gale, Kate Kelly, Jon Quitslund, John Thomas, J. Mack Pearl

There were no conflicts of interest reported and no changes made to the agenda. The minutes for the meeting of May 22, 2014 were unanimously approved upon a motion by Commissioner Gale, seconded by Commissioner Thompson.

2. PUBLIC COMMENT

Sarah Usinski told the Commission she was speaking to plea for reconsideration of the zoning regulations for roosters in residential areas. Ms. Usinski told the Commission that her neighbors two rooster makes living in her house unpleasant because they crow hundreds of times a day. Her family can't open windows or stay outside because of the noise.

Ms. Usinski added that there are no regulations regarding animal noise and she feels there is probably a lot of support in the community for regulating roosters.

After learning that the neighbor with roosters is not subject to covenants or easily approachable, Commissioner Gale suggested that Ms. Usinski work with the homeowners' association to approach the property owner.

Planning Director Kathy Cook asked Ms. Usinski to write a letter to the City Council about the roosters and her frustrations. Councilmembers have been receiving a number of complaints about agricultural uses and is discussing reconsideration of the agricultural regulations.

3. PUBLIC HEARING: ORD. 2014-14, ZONING REGULATIONS FOR TEMPORARY COMMERCIAL PARKING

Chair Pearl opened the public hearing at [7:11:08 PM](#). As there was no public comment, the hearing was closed at [7:11:20 PM](#).

Commissioner Quitslund commented on Section 3, I.2, on page 3 of the draft ordinance. After some discussion, the Planning Commission agreed to amend this provision to read:

“The applicant shall be exempt from site plan and design review pursuant to BIMC 2.16.040. The application shall be processed as an administrative approval under BIMC Title 2. Clearing or grading permits are ~~be~~ required if a new surface lot is

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being created or expanded. The City shall request assurance that all significance trees are retained and none are harmed, pursuant to subsection (6).”

[7:16:12 PM](#) When Commissioner Kriegh asked about air quality issues, such as dust in the air or dirt and debris, associated with dirt parking lots, Special Project Planner Jennifer Sutton said there is a standard condition for air quality and dust. The Commission asked that a reference to dust control measures be added to section 3.B on page 3.

Bonding to ensure restoration to the site’s original condition was briefly discussed.

Commissioner Kelly reviewed a number of typographical/grammatical changes. There were also questions about how the parking need would be assessed and the time frame for temporary commercial parking.

Commissioners again expressed their support of a parking structure and discussed the new Bainbridge Ride service.

[7:32:39 PM](#) Commissioner moved to recommend approval the draft ordinance as amended, seconded by Commissioner Thompson. The motion carried unanimously.

4. EAGLE HARBOR BEACH MAINS NOISE VARIANCE

[7:33:17 PM](#) Public Works Engineer Patricia Jenkins explained the tight construction schedule to meet a “fish window” (a period during which construction is not allowed to avoid interference with forage fish hatching) and why construction must occur at the lowest tides possible. Engineer Jenkins also described the project and summarized discussions with neighbors. A noise variance is being requested because construction times will need to start at 6:00 a.m. and end at 10:00 p.m., which is outside the allowed hours for construction – and will occur on Saturdays and Sundays.

When asked why the work is being done so low on the beach, Engineer Jenkins responded that the forage fish habitat is actually above where the work will be done, adding that there cannot be any open trenches during a tidal event.

There were also questions about what equipment will be used, the location and use of the staging areas, and what will be noisy. Commissioner Gale, who spends quite a bit of time on that stretch of beach, discussed specific features that she would like to see removed or retained.

Commissioner Kelly moved to approve the noise variance and Commissioner Gale seconded the motion. The approval was unanimous.

5. NEW/OLD BUSINESS

[8:10:26 PM](#) Director Cook told the commissioners that staff has been working on developing a schedule for the update of the Comprehensive Plan, which will start with a community workshop dubbed “Comp Plan 101” in July. A public participation plan must be developed and adopted by the end of the year and will be a component in determining the scope of work for the project.

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The Planning Commission considers this update to be a critical junction for the community and was concerned that they have not been involved in planning the Comp Plan 101 workshop.

One commissioner remarked that the City Council doesn't seem to have the same level of knowledge about land uses and the importance of the Comp Plan. Another said that the update is an opportunity to prove that we can do community-based long range planning with vision and problem-solving on a broad scale.

Director Cook responded that Comp Plan 101 is being planned and staffed by the Executive Department in consultation with the Planning Department and added that the Commission's concerns will be relayed to the City Council.

6. ADJOURN

The meeting adjourned at [8:33:57 PM](#). The next meeting is scheduled for June 26th at 7:00 p.m.