City of Bainbridge Island
PLANNING COMMISSION
Regular Meeting
July 24, 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 062614.PDF, PC 071014.PDF

2. 7:05 P.M. PUBLIC COMMENT
   Accept public comment on off-agenda topics

3. 7:10 P.M. PUBLIC HEARING: ORD. 2014-27, 2015-2020 CAPITAL FACILITIES PLAN
   Accept public comment

   ATTACHMENT 1, TRANSPORTATION
   ATTACHMENT 2, NON-MOTORIZED TRANSPORTATION
   ATTACHMENT 3, FACILITIES
   ATTACHMENT 4, FLEET
   ATTACHMENT 5, WATER SEWER
   ATTACHMENT 6, SSWM

4. 8:00 P.M. CAVE LANDING SITE PLAN REVIEW

   Recommendation

   STAFF REPORT

   - ATTACHMENT A, PRE-APPLICATION LETTER
   - ATTACHMENT B, PUBLIC PARTICIPATION MEETING NOTES
   - ATTACHMENT C, APPLICATION
   - ATTACHMENT D, REVISED NOTICE OF APPLICATION
   - ATTACHMENT E, FIRE COMMENTS
   - ATTACHMENT F, HEALTH COMMENTS
   - ATTACHMENT G, O&M COMMENTS
   - ATTACHMENT H, DEVELOPMENT ENGINEER COMMENTS
   - ATTACHMENT I, PUBLIC COMMENTS
   - ATTACHMENT J, DESIGN GUIDELINES CHECKLIST
   - ATTACHMENT K, DESIGN REVIEW BOARD MINUTES

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.

PLANNING COMMISSION REGULAR MEETING
JUNE 26, 2014

Discussion Items

1. CALL TO ORDER
2. PUBLIC COMMENT
3. COMMERCIAL/INDUSTRIAL BUILDABLE LANDS AND EMPLOYMENT PROJECTIONS
4. PLEASANT BEACH VILLAGE II POOL
5. ANNUAL UPDATE TO THE CAPITAL FACILITIES PLAN AND CAITAL IMPROVEMENT PLAN (CIP)
6. NEW/OLD BUSINESS
7. ADJOURN

1. CALL TO ORDER
Chair Mack Pearl called the meeting to order at 6:30:36 PM . A quorum was established with the following members in attendance: J. Mack Pearl, Jon Quitslund, Julie Kriegh, John Thomas, Michael Lewars, Maradel Gale, and Kate Kelly.

There were no changes to the agenda. Commissioner Lewars noted that Commissioner Thomas's name was misspelled in the June 12 minutes. He then moved to approve the minutes as amended. Commissioner Quitslund seconded the motion, which was unanimously approved.

2. PUBLIC COMMENT
There was no public comment.

3. COMMERCIAL/INDUSTRIAL BUILDABLE LANDS AND EMPLOYMENT PROJECTIONS
Planning Director Cook introduced Kitsap County Senior Planner Katrina Knutson, who coordinates the county's buildable lands program.

Special Project Planner Jennifer Sutton told the Commissioners that the buildable lands is part of the Comprehensive Plan update required by the Growth Management Act. She also explained that the data will be used in making zoning decisions as part of the Comprehensive Plan update.

Responding to a question from Commissioner Gale, Senior Planer Knutsen spoke about the buildable lands calculations, noting that the Island is meeting its growth target.

How rebuilding, commuters, and vacancy rates are factored in was discussed. The Island has more commercial land than what is needed for the planned employment rate. Staff commented that any changes to the current commercial zoning would probably be to zone more industrial land.

4. PLEASANT BEACH VILLAGE II POOL
Planning Manager Josh Machen introduced the project, reminding the Commission that it has been several years since the Pleasant Beach master plan (Blossom Hill) was adopted. The original master plan included about 17 acres of land at the corner of Baker Hill and Lynwood Center Road. Phase I is almost completely built out.

Phase II originally included multifamily units that have been removed from this application because of water availability issues. What is now proposed is a community pool and gym and the applicant has reached agreement with the only resident on landscaping to mitigate the impacts of that use.

Parking, solar power, tree retention, and the proposed pedestrian path were discussed. After the discussion, the Planning Commission amended condition #23 to say that pool activities shall end by 10:00 p.m. and added a condition to ensure that the trail access is maintained through the entire site.

In response to a concern raised by Robert Dashiell, project architect Charlie Wenslau said that the chemicals are stored separately from the equipment.

Commissioner Lewars moved to recommend approval subject to the change in condition 23, addition of condition 24, and the revised site plan. Commissioner Quitslund seconded the motion, which was unanimously approved.

5. ANNUAL UPDATE TO THE CAPITAL FACILITIES PLAN AND CAITAL IMPROVEMENT PLAN (CIP)
Barry Loveless, Public Works Director, introduced himself and reviewed the materials that had been provided, highlighting changes from last year.

There was discussion about trails and pedestrian facilities. Director Loveless responded that pedestrian and other non-motorized transportation facilities are frequently connected to other transportation and utility projects and added that the advocacy for those projects really occurs at the Non-motorized Transportation Committee level.

Director Loveless also explained that the water and sewer projects are pending the updated water and sewer plans. There are also a number of annual/programmatic stormwater projects.

Replying to questions about the police station, Director Loveless said that 2016 would be the earliest that construction could begin. The project would require voter approval only if the City Council chooses to go to a voter-approved funding mechanism.

In discussing how all the small individual wells and systems feed into the water system plan, Director Loveless talked about the city’s responsibility to provide timely service and the option to approach another water provider. The goal of the water system planning effort is to show how the entire service area can be served to full build-out.

6. NEW/OLD BUSINESS
No new or old business was discussed.

7. ADJOURN
The meeting adjourned at 8:37 p.m. The next regular meeting is scheduled for July 10, 2014, at 7:00 p.m.

PLANNING COMMISSION REGULAR MEETING
JULY 10, 2104

DISCUSSION ITEMS

1. CALL TO ORDER
2. PUBLIC COMMENT
3. COMP PLAN 101 WORKSHOP DISCUSSION
4. ISLAND CRAFT 2.0 SITE PLAN REVIEW
5. NEW/OLD BUSINESS
6. ADJOURNMENT

1. CALL TO ORDER
Chair Mack Pearl called the regular meeting of the Bainbridge Island Planning Commission to order at 7:00 p.m. A quorum was established with the following Commissioners in attendance: Maradel Gale, J. Mack Pearl, Michael Lewars, Jon Quitslund, John Thomas, and Julie Kriegh.

There were no minutes to approve and no conflicts of interest disclosed.

The Planning Commission thanked Theresa Rice for her work and congratulated her on her upcoming retirement.

The Planning Commission asked if the terms of the officers should be adjusted (from January to January to July to July) to match the appointment schedule. Planning

2. PUBLIC COMMENT
No public comment was presented.

3. COMP PLAN WORKSHOP
Kellie Stickney, the city's Community Engagement Specialist, distributed flyers for the July 22nd meeting, talked about the Navigate Bainbridge branding, and gave a brief overview of guest speaker Joe Tovar's background.

The purpose of the meeting on the 22nd is to help educate the citizenry about the Growth Management Act and the process for updating the city's Comprehensive Plan so that everyone is starting on the same page. After that, the real public engagement meeting will be the Planning Commission's second meeting in August.

Commissioner Maradel Gale volunteered to speak about the Planning Commission's role in the Comprehensive Plan at the July 22nd meeting and the remaining Commissioners assented to her representation.

Planning Director Kathy Cook told the Commissioners that the purpose of the August 28th meeting is start developing the public participation plan that will then be adopted by City Council. Joint meetings between City Council and Planning Commission can be recommended as part of the community engagement process.

Commissioner Quitslund complimented the flyer and commented that he hopes the update process will be an opportunity for people to learn more about community and how to come together as a community.

4. ISLAND CRAFT 2.0 SITE PLAN REVIEW
Associate Planner Sean Conrad gave a brief presentation on the project, which will include three buildings with two accesses from Day Road, landscaping, and drainage. Buildings would be divided into units, each with working space, restroom, and mezzanine that could be used as an office.

Applicant Tony Puma talked about the formation of a community of interest and the formation of an LLC of 14 Islanders, who will become the owners after the project is built and turn into condominiums.

Roger Katz, architect for the project, spoke about the unique quality of the project and the constraints faced in finding an appropriate piece of property and developing a site plan for that property. Mr. Katz stated that the project made every effort to comply with all the policies and regulations and used the drainage solution as an example of how the process had worked.

Questions and issues raised by Commissioners included the size and design of the cistern, incorporation of a rain garden, the design of the drainfield, tree retention, noise mitigation, and the proximity of the road to the wetland. Commissioner Gale was particularly concerned about hazardous waste disposal.

There was no public comment on the proposal.

Commissioner Lewars moved that the Planning Commission agree with the staff recommendation, including the 16 conditions; Commissioner Quitslund seconded the motion, which passed unanimously. Commissioner Lewars wished the project great success.

5. NEW/OLD BUSINESS
No new or old business was discussed.

6. ADJOURNMENT
The meeting adjourned at 8:06 p.m. The next meeting is scheduled for July 24th at 7:00 p.m.