



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JANUARY 22, 2015
280 MADISON AVE N, BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
PUBLIC COMMENT - Accept public comment on off-agenda items
DRAFT KITSAP COUNTY 2014 BUILDABLE LANDS REPORT - Briefing
2016 COMPREHENSIVE PLAN: UPDATE TO PLAN VISION STATEMENT - Review and
Recommendation
NEW/OLD BUSINESS
ADJOURN

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

7:03 PM Meeting called to order by Commissioner Pearl. Commissioners Julie Kriegh, Maradel Gale, Michael Lewars, Jon Quitslund, John Thomas and William Chester were in attendance. City Staff present included Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. Administrative Specialist Jane Rasely monitored recording and prepared minutes. No conflict disclosures were reported.

PUBLIC COMMENT - Accept public comment on off-agenda items

None

DRAFT KITSAP COUNTY 2014 BUILDABLE LANDS REPORT – Briefing

Planning Director Kathy Cook spoke about the three items the WCIA stated the City needs to update:

1. Wireless Communication Ordinance;
2. Develop a Tent City Ordinance; and
3. Develop a standardized Public Participation Program.

Commissioner Pearl introduced Commissioner William Chester to everyone.

Special Project Planner Jennifer Sutton provided an overview of the Draft 2014 Buildable Lands Report. The official comment period ran through the end of January 2015. (A link to the document was provided to Planning Commissioners in their staff memo.) She explained the BLR and Land Capacity Methodology going over the BI Land residential capacity and demand. Commissioner Pearl asked if that capacity took into account accessory dwelling units. Director Cook gave the statistics on Accessory dwelling units saying the numbers are not perfect. Commissioner Quitslund asked whether that meant the Island would reach build out by 2035. Planner Sutton stated no, it meant the way land is zoned now, capacity could be reached and that zoning could change later. Commissioner Gale asked about aquifer capacity and whether the aquifer recharge areas would be affected by this amount of development. Planner Sutton referenced the USGS report dealing with priority aquifer areas. Director Cook replied that the critical areas ordinance has to be updated at the same time as the Comprehensive Plan and it would be looked at in the next phase of the Comprehensive Plan update.

Commercial development was also reviewed with future job and building capacity. Commissioner Quitslund found the statistics not reflecting the high number of home-based jobs. Jennifer explained that the home based worker *is* included in the 2.6 people per job. Commissioner Gale asked if it was something required to have that many new people. Director Cook stated no, the city's zoning just has to show there is capacity to grow with the population. Kathy reiterated that the most important thing to understand was that this document was at a draft stage and public comment would be accepted at the county until January 31, 2015. The whole document was just a tool for use during the Comprehensive Plan update. Commissioner Gale asked if there was ever a point at which the Island will reach capacity. She would like to know how, when or what can they do to keep from becoming an island like Manhattan. Director Cook agreed those were great questions. Commissioner Quitslund asked about whether they can restrict growth to the downtown Winslow area. He also wondered how many development rights had been extinguished or released during the last 6 years or so. Commissioner Gale asked about agricultural lands/zoning. Commissioner Lewars brought up the back tax bill if the agricultural areas are subdivided into residential areas. Commissioner Kriegh asked about zoning for neighborhood service centers and whether they can take the growth expected for Winslow and put some of it there instead. Commissioner Pearl stated the bottom line is they do not need to change anything this time, but that in the future, it will have to be looked at again.

Charles Schmid, Citizen - One of the worries they have had for 35 years is not whether there is enough buildable land but is there enough water to sustain this community? He spoke about the last City Council meeting and that the Utilities Advisory Committee reported about the 6% tax on the Winslow water system and how they decided it was inequitable because the rest of the City was not being taxed. They felt there were two options: 1) Remove the tax or 2) Start charging the tax to the other water systems as well. Mr. Schmid felt they should keep the tax or \$150,000 would come out of the General Fund. He thought there should be a moderate tax and that would be used for safety, roads, etc. He felt the City should be taking that tax (making it a 3% moderate tax for everyone even though they might not currently have the staff) and using it for water monitoring because when the USGS study was done, one of the questions asked was how do we as a City keep this model up? This way, there would be a dedicated staff person to provide the monitoring. This staff person would be able to say how the Island is doing in water supply. He stated he would suggest to Council that the tax should remain because it is always hard to reinstate a tax and since it is in place, it would be better to perhaps lower the Winslow water system tax to 3% and give other water supplies a 3% tax.

Ron Peltier, Citizen - Spoke about the BLR and a conversation he had with Joe Tovar about the possibility of taking less growth. He stated that if the City had *reasons* to take less growth that is an available option. Commissioner Quitslund asked how they would take less growth. Mr. Peltier replied with changing our zoning so there is less density. Commissioner Quitslund asked why that would not be a burden on those property owners whose zoning would be changed. Mr. Peltier felt zoning could be analyzed and there might be other ways to reduce the amount of development that occurs. The feeling Mr. Peltier was getting listening to the conversation was that this BLR was sort of imposing a mandate that the City had to accommodate a certain amount of growth. He stated it was not clear from his conversation with Joe that the City even has to plan for those projected growth targets if it has a reason to do otherwise. Mr. Peltier stated part of his position was concerns about water. There is talk about building sewers which reduces recharge and if you look at the USGS report it says we have drawn down Fletcher Bay aquifer 10-25 feet and that aquifer supplies 1/3 of our fresh water on Bainbridge Island and when you take into consideration the sole source aquifer designation by the EPA because there are no viable water sources from off island. He stated he oftentimes heard people say the City can become another Mercer Island and pipe in water but no one has explained where that water would come from. Commissioner Quitslund stated he was not in favor of piping water in. Mr. Peltier mentioned that KPUD is moving water around on Kitsap Peninsula because some places do not get enough rainfall to charge their aquifers. Mr. Peltier stated his point was that these growth projections are not written in stone and we can push back if we do not feel they are appropriate.

Dave Henry, Citizen - Spoke about the evolution of Bainbridge and that he sees the Island taking a big evolutionary step in the near future as they did in 1985. The City needs to go back into history to some studies that may be long lost now one being what the future demographic and nature of Bainbridge Island would be in the future. Basically it was determined that 90% of BI would be a retirement community or bedroom community. He could quantify five different Bainbridge Islands right now in the last decade of development. Mr. Henry felt the City's government doesn't really represent all five types of residents, they represent maybe two of those as an example in your zoning considerations you are hearing some of the little comments kind of amuse me. "You need to setup a zoning for living in a cardboard box in the woods. It's important." We have people moving into that nature after losing their boats in the harbor and things like that. Water is a very important thing and something came out in the paper recently that said a new study says our water is now definitively defined as water recharged from rain and if you know about islands, water basically exists in islands in a cone underneath the island because of the pressure of the salt water from the outside, so that is the nature of what we have. If you go deep water on Bainbridge Island, old water, there was a Corp of Engineers study in the early to mid 1980's that defined two aquifers on the Island and I think there may be some newer opinions about that. There was a lot of speculation by the old timers that we were actually getting water from the Olympic peninsula as it came under the Hood Canal and the argument was why do we have water in some of the highest points of the island? What's important about this is that I think I know from a long time ago, long history that through water right issues on the island, I maybe have a way to shut the water off to Bainbridge Island if you drop our water level below a certain level and a certain pressure. I'm sure the City doesn't know about this and a lot of other people, but I ran into it years ago and I know the people who know something about this. What we're not addressing in the expansion of this community is water because everybody and this is not typical of Bainbridge Island. I grew up in an agricultural area of Northern California and all the farmers had little wells and they grew their gardens and orchards and everything and then the big corporations moved in. The little guys had 150 foot wells and the big corporations put in really large casings to 2,000 feet.

Commissioner Pearl interrupted Mr. Henry to say that the discussion tonight was not about water but about the vision for the Comprehensive Plan. He stated that you hear different anecdotal statements about whether we have tons of water or we don't he'd really like to see some facts from a scientist or from somebody.

Mr. Henry returned to the study about the retirement community and stated the island is also a commuter or bedroom community and that was where the bulk of our income comes from. Income was very important and that is where he focused since the crash of the .coms, but it's the other little Bainbridge's that are out of the mix and what you are going to find is there is going to be a melding of things. This population is aging. He has helped move two businesses off the island and onto the peninsula and your charts show there isn't much commercial business here. You're right. There isn't much and there isn't much room for that. I brought a project here before 2000 that would have made \$20 million annually for the greater Puget Sound, but it could have been on Bainbridge Island, but that didn't happen. That would have created 30-50 high paying jobs. Bainbridge Island is not a place for business and jobs and we need to consider that.

2016 COMPREHENSIVE PLAN: UPDATE TO PLAN VISION STATEMENT - Review and Recommendation

Commissioner Pearl asked for someone from the group that formulated the proposed vision statement to speak about the process they used to work on the vision statement. Commissioner Gale spoke about the vision statement never being perfect and that she hoped people would spend the energy they want to expend on the vision statement on the actual body/code of the comprehensive plan. Commissioner Quitslund reiterated that it is page one of the Introductory Section of the entire comprehensive plan.

Motion: I move to adopt the Vision Statement with grammatical changes made by Commissioner Quitslund.

Wendy Tyner, Friends of the Farm - Asked that before the Planning Commission votes on the Vision Statement they look at their (Friends of the Farm) version stating they have a very engaging group of folks and many of the board members looked at it and made some minor changes using strong language showing they are an engaging community. They talk about sustainability, farm land and people. Their wordsmiths wanted to make the statement more succinct. She felt if it was the first document the Island's community reads it should be very succinct about who they are and where they want to be. She stated that it was their first attempt to give them a little information from the perspective of community members and board members. Commissioner Quitslund mentioned that some of their changes were the same as the ones he made and in other places the changes took the vision away from where they wanted to be such as striking out support for the arts in the first paragraph. Ms. Tyner stated that it should be inclusive not exclusive and stating in the first 20 words that we're supporting the arts we should say "arts, history, farmland, open space, wetlands, education, etc." Commissioner Gale mentioned this is why she moved to adopt it the way it is because they received so many wonderful additions of this and when they went to work and looked at all of them, they could spend the next year word-smithing this and that is not where they want to put the energy. She felt they needed to move onto the heavy lifting. Ms. Tyner urged them to go back to the three or four meetings that the community met when there were spreadsheets and pages of comments. Go back to see what people said. Commissioner Gale stated they did. She felt that support for the arts should be removed because it has not even been in the City's budget the last few years, so to put that in there is very interesting when the City budget does include Kitsap Conservation District as a line item that supports agricultural farmlands. She felt it was very specific when you say one area and you don't say the others. Commissioner Quitslund mentioned there were other places where they spoke about other things besides the arts. Commissioner Kriegh spoke about the vision statement evolving as the comprehensive plan update continues and they will look at it as they go along, but they cannot go on to the next step until they get past this step. Ms. Tyner thanked them and stated they do trust the work they are doing and to keep up the good work.

Ron Peltier, Citizen – Mentioned he was concerned about the process going into the vision. The first version or draft we received came straight out of the Steering Committee and there really wasn't much of an effort to encourage citizens to work on this. I went to the Steering Committee meeting in December and it was announced that Commissioner Pearl and Councilman Tollefson and staff were going to get together and come up with a vision. He asked at that time if other citizens could submit one but there wasn't much discussion about how do we get the word out that they're working on a vision statement. This vision is in part a result of the vision that Islanders for Responsible Development put out there to encourage people to engage in this process. To some extent we are doing the work the City should be doing which I guess is natural, citizens should participate/contribute to the process. I appreciate what you've done. I have expressed that I am not overly happy with it. In the fourth paragraph global warming is mentioned and he wanted to know why they were only going to adapt to global warming/climate change instead of trying to contribute to climate change. It is not just an aspirational document it is part of the comprehensive plan. It is a policy document that is supposed to guide the laws that we implement in our municipal code. He felt the language was not strong enough giving examples of aspire and aim. It is not strong language and will not cause them to have to write any laws to implement these goals and policies. He wished they would wait on approving the vision statement because if they had more time they could get more people involved to flesh it out, not making it longer but improving it. He felt that was something the community could contribute to more. Commissioner Pearl spoke about the first draft being purposefully short so they didn't get into every person's idea of what should be in the plan. We could create a plan that had these elements in it. After more discussion, he stated the intent was to revisit the Vision Statement at the end of the whole process to see if it really captured what they were doing with the comp plan. Discussion ensued about things not being stated in the vision statement will not keep them from doing the hard work in developing the code.

Commissioner Kriegh stated she liked a lot of things Mr. Peltier's group brought forward and felt a lot of the things they wrote would go really well in updating the historical profile of the Island which kind of ends before we even get to a lot of the things they talked about. These things really get into a lot of the meat of

the history of our Island and would fit really, really well at the end of the history that speaks about the forces of change. She was hoping they would be able to integrate both of those things.

Charles Schmid, Citizen – Stated this is good enough.

Motion: I move to adopt the Vision Statement with grammatical changes made by Commissioner Quitslund.

Gale/Lewars: Motion passed 7-0

The Vision Statement will go to Council next.

NEW/OLD BUSINESS

None

ADJOURN

8:23 PM Meeting adjourned by Commissioner Pearl.

Minutes accepted by:


J. Mack Pearl, Chair


Jane Rasely, Recording Secretary