



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MARCH 26, 2015
CITY COUNCIL CHAMBER
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
REVIEW AND APPROVAL OF MINUTES - February 12, 2015 Planning Commission Meeting
ROSEBUD II (PLN19288 SPR) - SITE PLAN & DESIGN REVIEW - Recommendation
2016 COMPREHENSIVE PLAN UPDATE SCHEDULE AND NEXT STEPS - Discussion
ORDINANCE 2015-04 LANDSCAPING AND TREE PROTECTION - Study Session
NEW/OLD BUSINESS
ADJOURN

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

The meeting was called to order at 7:01 PM by Chair J. Mack Pearl. Planning Commissioners also in attendance were Maradel Gale, John Thomas, Jon Quitslund and Julie Kriegh. Michael Lewars was excused and absent. William Chester was absent. City Staff present were Senior Planner Heather Beckmann, Special Project Planner Jennifer Sutton and Planning and Community Development Director Kathy Cook. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

PUBLIC COMMENT - Accept public comment on off-agenda items

None.

REVIEW AND APPROVAL OF MINUTES - February 12, 2015 Planning Commission Meeting

Motion: I move we approve the minutes of February 12, 2015

Quitslund/Thomas: Motion carried 5-0

ROSEBUD II (PLN19288 SPR) - SITE PLAN & DESIGN REVIEW - Recommendation

Senior Planner Heather Beckmann gave a brief overview of the Rosebud II project touching on allowable floor area, Tree Unit Requirement and parking.

Commissioner Quitslund felt the DRB did a commendable job but did not notice any discussion of the landscaping plan. Ms. Beckmann stated the landscape plan had been modified since DRB review and the landscaping proposed had increased due to the DRB's initial recommendations. He also asked about size requirement of trees which is 6 feet.

The owner of the Rosebud property spoke stating he had nothing but compliments about his development 10 years ago so he wanted to add more living space. Commissioner Pearl asked about the office space and

whether it was going to be commercial. The owner stated it would not be commercial, just home office space.

Commissioner Thomas asked about whether the units would be rentals or condominiums. They will be rentals.

Commissioner Kriegh asked about the green sustainability aspects of the project including surface landscape and driveway composition. The contractor replied they would be using concrete as they did 10 years ago with the first development. The owner stated they are extremely sensitive to the landscaping especially on the north side of the property that borders a funeral home. The contractor spoke about the trees being 6 feet in diameter and 40 feet tall.

Commissioner Gale asked about the dotted lines north of the back development. The dotted line represented a fence on the funeral home's property. Ms. Beckmann stated there is a site 2 or 3 parcels to the east that has been identified as a connector for non-motorized transportation. Commissioner Pearl asked if it was possible to make that connection within this project. The developer stated it would not be possible and any trail built would not go anywhere. Commissioner Gale felt it would be nice if the City would work with developers to provide this sort of connectivity. The developer stated it would not be feasible because there is another property that would be involved as well. Commissioner Gale wanted to make the point that she would like to see the City ask neighboring properties of a current project to be open to connecting non-motorized trails.

Citizen Ron Peltier spoke stating that Commissioner Gale's concern could be addressed with the developer here just by asking if he would be willing to provide access contingent upon the funeral home or whoever is adjacent to also doing the same. It's a pretty straightforward question. If he was willing to do it, then he could go to the other property owners and see if they were willing to provide that trail or access through there.

Commissioner Pearl stated that in this particular case they would lose the landscaping because the setback is only 4-5 feet there.

Commissioner Thomas mentioned that if we try to address these things on a piecemeal basis as they come up does not seem to be a great way to do it. Commissioner Gale replied that if you don't address it as they come up then you lose opportunities.

Director Kathy Cook mentioned that the Planning Commission can look at addressing the missed opportunities with the Comprehensive Plan update and the only way it can be required is if it is actually identified in the Non-Motorized Transportation Plan, which is part of the Comp Plan. If the feeling is that there are missed opportunities, the place to address that is as part of the comprehensive plan update.

Commissioner Quitslund stated they really need to study what kinds of opportunities exist at the present, plan for possibilities and make it a priority.

Commissioner Pearl asked if there were patios or outdoor space on the first floor or just the second. The contractor said there would not be and that the balconies were smaller without any stairs.

Commissioner Thomas asked about the conditions requested for approval. Ms. Beckmann listed the conditions contained within the staff report which Commissioners stated they did not receive. (Ms. Rasely inadvertently left the staff report out of the agenda packet.)

Commissioner Pearl asked about purchasing FAR credits. Ms. Beckmann showed the formula for purchasing FAR and Director Cook spoke about where the money would go. Commissioner Gale wanted to know how much money was in the downtown “bucket.”

Commissioner Gale told the developer that she really liked the Rosebud but wanted to know why they were making Rosebud II apartments. He replied that it was an administrative decision. An apartment was easier to manage. Director Cook mentioned that the City has a shortage of rental residences.

Motion: I move that the Planning Commission recommend the Rosebud II for approval as conditioned in the staff report.

Quitslund/Thomas – Passed unanimously 5-0

2016 COMPREHENSIVE PLAN UPDATE SCHEDULE AND NEXT STEPS - Discussion

Special Project Planner Jennifer Sutton spoke about the next steps in the Comprehensive Plan update process and showed “word cloud” examples of words most commonly used by the public during the six listening sessions held in February and March. Discussion centered on the four buckets Joe Tovar illuminated in his memorandum dated March 20, 2015.

Discussion began with the information taken in during the listening sessions being divided into 4 buckets:

1. Should be discussed during update process.
2. Temporary moorage, may be relevant, but may not need looking at during update process.
3. Does not relate directly to Comprehensive Plan but more to the City’s operational plan and budget process. May be already supported by or no need to be supported by Comp Plan.
4. Issues best directed to another agency (i.e., Fire, Parks, etc.).

Discussion ensued with concern about what happens to the items in Temporary Moorage? Will they be looked at during the process? The fear was that someone would have had a good idea and then it is not noticed during the process. Director Cook stated they would need to build a step into the process for reviewing code type suggestions making sure there is already a supporting policy in the comprehensive plan. What has also been talked about is identifying which implementing regulations should be processed as closely in tandem with the comprehensive update as they can. Some will need to be done because they are State requirements and then prioritize the rest in some manner. Commissioner Gale wanted to make sure the City didn’t get through the Comp Plan update and the ideas not get noticed until after the process is completed. Commissioner Kriegh stated they would need to add looking at Temporary Moorage during the process. Commissioner Pearl asked about critical areas.

Commissioner Kriegh spoke about making sure the historical elements brought up by Ron Peltier were added to the history and not lost and asked if incorporating an updated history statement could be added. Commissioner Quitslund brought up the Growth Strategy and whether that was fixed or could be changed. Director Cook stated that it could be changed if it was determined that was not what the City wanted. She also mentioned that pages 2 through 4 of Mr. Tovar’s March 20th memo were the beginning of a scope of work. Commissioner Thomas felt it would be helpful to pull out the themes of each bucket and not just call them Bucket 1, 2, etc. Commissioner Gale asked if Mr. Tovar or someone else could provide the same type of analysis to buckets 2, 3 and 4 as there was for Bucket 1. Ms. Sutton asked if they would rather have it be by theme and/or element based? Commissioner Gale stated whichever made more sense. Commissioner Quitslund was pleased with the amount of analysis already done this soon after the listening sessions.

Commissioner Kriegh brought up Waterfront Park and making sure it will be part of the discussion. Director Cook stated it is part of the Winslow Master Plan. Commissioner Gale expressed concern over what was going on with the park. Director Cook stated the Public Works Department is in charge of that project.

Ron Peltier stated that Commissioner Kriegh brought up a good point. He thinks it could relate to our Comp Plan. When you read through Joe Tovar's memorandum and how it's categorized and all the comments. You read through the land use and there are a lot of different things in there and you get to the water element and it just kind of jumps out at you because people are really concerned about not just our groundwater but our marine resources and that could relate a lot to Waterfront Park and the dock. A water theme related to stewardship of the Sound perhaps. It would seem like if we're really committed to that, it would be a good place to showcase our commitment to helping clean up Puget Sound. He was not exactly sure how that would flesh out, but he thinks Commissioner Kriegh is right it should be part of the comprehensive plan.

Discussion continued with the overall question of how to include Waterfront Park and all the great changes going on there in the comprehensive plan. The consensus was the Planning Commission needed to think about how they would like to include that or a more general marine environment in general. Director Cook felt this was the time to make that request.

Commissioner Quitslund wanted to add business industrial with the NSCs as another key issue to address in the economic element. He also felt it was important to engage the real estate community because they had a lot of information to contribute. He felt the real estate community was second only to food services. The idea of branding Bainbridge Island for business development instead of software firms was discussed. The discussion continued into the five overarching principles that may need to be looked at again because they may not be applicable.

Ron Peltier thanked everyone for the work and energy put into this work. He was concerned that there was an important issue that's been talked about as part of the transportation element and that's Highway 305 and the bridge. He didn't feel the community had been given enough time and opportunity to get into those issues as they relate and he hoped they would think about how they could do that because there is a benefit to the community for people to talk about that complicated set of issues. It needs to be more than just part of a workshop; it needs to be its own workshop or two or three workshops. Maybe they could invite citizen groups to submit proposals or overviews of how they look at that topic. Maybe think a little out of the box because what he was seeing is that this has been under discussed even though people really do care about it one way or another. It's not all just one way, but maybe they could think about how they could make sure it was really discussed. Commissioner Gale mentioned it was listed but that it needed to be a separate item. Mr. Peltier mentioned that at the town hall meeting with Senator Rolfes, she stressed that local communities have a lot to say about what happens with the highway and the bridge, but if we haven't really come to some consensus here and there are people saying different things and if we haven't really worked it out as a community, we're going to get something imposed on us. Whatever this is going to look like in the future, I think it is going to take a lot of thought. He did not think it was a simple question. There will be a bunch of things that will go into a solution for addressing the situation. Commissioner Gale felt it a topic worthy of a separate workshop or two and she wondered if there were non-profit groups who would be willing to hold those. Mr. Peltier felt that if citizens were invited to get more involved and take some initiative, they may find there are two or three groups that want to do that. They may have different thoughts and ideas, but they can come together and share what they are thinking and the information they have. He felt that should be a goal of city government, to get citizens more involved and there might be a way to do that.

Discussion moved to the USGS water report and the work the Water Resources Division is doing.

Commissioner Quitslund asked about how the document would actually be written and how open that process would be to interested parties. Director Cook stated that the process has not been fine tuned but what had been discussed was staff working with the consultant (Joe Tovar) to bring the Planning Commission draft mandatory language which would then be reviewed and subjected to public comment and

Discussion of the comprehensive plan update time line continued to confirm that staff was on the right track. Director Cook mentioned that the agendas should reflect what will be discussed at each meeting. Concern was expressed by the Commissioners about how to encourage citizen workgroups to continue working on particular elements and getting their input before the drafts are written. It was determined that groups should be submitting "papers" before the drafts are written to better accommodate incorporating their ideas. Commissioner Kriegh mentioned that the Commissioners will not want to be surprised with new information they have not had a chance to look at before the element discussion begins. She felt it was important to get the dates for submission out to the public and that there was a definite process to submissions. Commissioner Pearl brought up the idea of having a public meeting before the element is actually drafted. Ms. Sutton spoke more in depth about the process and the meetings that will be held.

Ron Peltier was really concerned about hearing what he was hearing there that people will be able to submit suggested revisions to the Comp Plan and maybe they would be lumped together with the Comp Plan amendment process because you really have people who want to be able to have a restaurant at Coppertop or some other adjustments that really have to do with their own interests and if you mix that with proposals regarding something that is more community oriented that's not about them, it's about community, it seems like those need to be separate. You really need a process that people understand; they know what their opportunities are for contributing. Public participation has already been a little on the lean side at times with this process and it would be really nice if all of this was really clear that if a group wants to recommend some changes to one of the elements, here is how you do that. Director Cook stated that was exactly what they were struggling with. Mr. Peltier would like the City to make sure everyone knows they have the opportunity to do that as best as the City can. He understood there was no way you could guarantee everybody knows. Ms. Sutton mentioned that the City is trying to plaster every available outlet, both paper and electronic-wise with the PCD e-mail address and distribute anything we get through there to both the Planning Commission.

Discussion continued centered around the idea of getting information/reports from citizens before meetings on the pertinent topic occurs. Director Cook stated that this topic was up for discussion on the next meeting agenda as well, so staff would bring back some recommendations for the Commissioners to look at.

ORDINANCE 2015-04 LANDSCAPING AND TREE PROTECTION - Study Session

Postponed until next meeting.

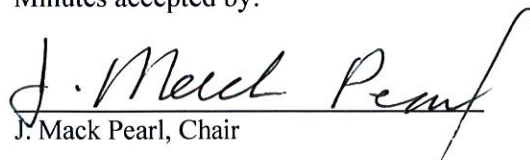
NEW/OLD BUSINESS

None.

ADJOURN

Meeting was adjourned at 9:13 PM.

Minutes accepted by:


J. Mack Pearl, Chair


Jane Rasely, Administrative Specialist

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