



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MAY 14, 2015
6:00 p.m.-9:00 p.m.
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
PLEASANT BEACH RESORT (PLN13880D SPR) - SITE PLAN & DESIGN REVIEW - Recommendation
ORDINANCE 2015-10, TENT CITY REGULATIONS - Study Session
2016 COMPREHENSIVE PLAN UPDATE - Discuss Land Use Element Workshop Comments
NEW/OLD BUSINESS
ADJOURN

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

Meeting was called to order by Commission Chair J. Mack Pearl at 6:06 PM. Commissioners present were Maradel Gale, Michael Lewars, Jon Quitslund and William Chester. Commissioner Julie Kriegh arrived at 7:20 PM while Commissioner John Thomas was absent and excused. City Staff in attendance were Planning Director Kathy Cook, Special Project Planner Jennifer Sutton, Planning Manager Joshua Machen, City Attorney Lisa Marshall and City Consultant Joe Tovar. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

There were not any conflict disclosures.

PUBLIC COMMENT - Accept Public Comment on Off-agenda Items

None.

**PLEASANT BEACH RESORT (PLN13880D SPR) - SITE PLAN & DESIGN REVIEW -
Recommendation**

Planning Manager Joshua Machen introduced the project highlighting that the project has been around for 8 years in total describing this piece of the project as the “donut hole” of the overall property that has been under development. The 15 unit Inn will be made up of one main building as well as several cottage units in a mixed development zoning area. The project passed the Design Review Board unanimously.

Charles Wenzlau, Architect – Provided background information and presented site plans and photos of what the site currently looked like. He spoke about parking for the Inn which required 15 parking spaces, two in front of the manor house and 15 on Pitts Path, which was directly adjacent to the Inn. He also detailed the number of parking spots available in other areas of the resort overall. Commissioner Lewars asked what the bottom line number of parking spots was. Mr. Wenzlau stated they have 9-10 extra, unassigned parking spots in the overall resort property. He also spoke about the grading of Pitt’s Path being

too great for ADA requirements. The cottage area was described as a sort of bungalow courtyard. There is close access to the resort pool and open space area. Commissioner Pearl asked about the landscape buffer and how tall it would be since it abuts the open space. Discussion continued about whether the open space belonged to the development or was owned by someone else. It is owned by the Pleasant Beach Village developer and there are three wells belonging to South Bainbridge Water, so the likelihood of the open space being developed was very small. Conversation continued with a dialogue about the traffic study and the time of day/week the study was performed. Commissioner Gale was unhappy that the study did not take into account the weekend traffic at Lynwood Center but Commissioner Lewars felt the peak traffic for the week would be check-in on Fridays during rush hour traffic, so he did not have a problem with the traffic study.

Motion: I move that we recommend approval of this site plan and design review subject to the conditions laid out by staff in their memo to the Planning Commission.

Lewars/Quitslund: Passed 5-0

ORDINANCE 2015-10, TENT CITY REGULATIONS - Study Session

Planning Director Kathy Cook gave an overview of the work that had been done since the first study session on the Tent City Ordinance including City Attorney Lisa Marshall's answers to the Commissioners questions from the first study session being included in their agenda packets.

City Attorney Lisa Marshall gave an overview of the history of tent city ordinances citing the origin of tent city temporary permits in the Cities of Burien and Woodinville, Washington. She stated the Association of Washington Cities (the City's insurance carrier) requires the City to have an ordinance regulating the use of tent cities. Director Cook mentioned there would be a public hearing on the 28th of May with the Planning Commission making a recommendation to City Council after that. Discussion was begun by Commissioner Gale who asked about families with children since no one under the age of 18 is allowed in a homeless encampment hosted by an organization that already exists. Commissioner Pearl asked about whether the City had the power to limit where on the religious organization's property the encampment would be located. City Attorney Marshall said the City would have the ability to ask the organization to keep the encampment off critical areas. Commissioner Chester brought up the issue of setback and it was discussed whether a 25 foot setback would be better than a 20 foot one. The subject of different non-profit organizations securing permits that would allow back to back encampments in one location was spoken of and City Attorney Marshall agreed to look into providing language that would limit the ability to do that.

Motion: I move that we forward this to public hearing on May 28, 2015.

Gale/Quitslund: Passed 5-0

The Planning Commission took an 11 minute break at 7:06 PM.

2016 COMPREHENSIVE PLAN UPDATE - Discuss Land Use Element Workshop Comments

Planning Director Kathy Cook recapped the last study session on May 7, 2015 identifying two areas the Planning Commission asked City Staff to look into. Growth strategy (whether it should be modified in some manner) and Neighborhood Service Centers: 1) Policy that says you cannot expand the boundaries in any manner without doing a special planning area process; and 2) Which should come first, the sewer or the density plan. She asked the Commission if there were other topics they would like staff to focus on. Commissioner Pearl stated he would like to go through the list provided in the memorandum contained in the agenda packet.

Discussion began with the topic of Growth Strategy. Special Project Planner Sutton gave the Commission four strategies to think about:

- Keep 50%/5%/45% Strategy and enlarge Winslow Master Plan Study Area (WMPSA) to add units.
 - Suzuki Property (13.83 acres) not in WMPSA.

- Keep WMPSA as is; increase residential density in Winslow residential zones.
 - Change R-2.9 and R-3.5 Zones to r-4.3, resulting in infill spread over Winslow residential zones.
- Increase density at NSC areas, less in Winslow.
- Get rid of Growth Strategy altogether.

Approximately 71% of population growth from 2004 to 2014 occurred in the Winslow area. Commissioner Chester stated that if they decided the Neighborhood Service Centers (NSCs) had to take more population growth the Commission would also have to expand/change zoning in the NSCs to allow for that growth. Consultant Joe Tovar spoke about all the aspects of increasing density at the NSCs and that there would not be time to make a decision about that between now and June 2016. He felt this was more of a subarea or special planning area topic and that it could be discussed later by adding a statement or plan saying the Commission would do so. Commissioner Lewars brought up that the Commission needed a starting place and he was concerned that during the last comprehensive plan update they overshot the number. Ms. Cook stated they had not done that, the growth just finally caught up with the predicted pattern. The process the Island Center NSC went through several years ago was discussed and the lack of neighborhood support noted. Commissioner Chester liked the idea of neighborhoods having input into how their area is developed.

The Commission asked for City Staff to come back with some scenarios based upon the four strategies Ms. Sutton presented.

Ron Peltier, Citizen – It almost seems like the land use element should have come after the Transportation, Water and Capital Facilities elements because all this stuff fits together. The Transportation element is really important because we are talking about an island that doesn't have a big square area where you can lay out a grids and roads and everything. We are increasing more and more down in the south end, where most of the traffic gets funneled around the head of the bay and through that one road, so what is that going to do to our level of service to our roads there and how much burden is that going to put on the City to upgrade and maintain that level of service. We have a schedule with the Land Use Element first and the other elements second, I would encourage the Commission to keep this bigger picture in mind because that should really help you decide if we want to change the growth strategy or not. All those things are very pertinent and I haven't heard you talking about those very much and I would encourage you to think about those other elements.

Commissioner Lewars said they spoke at great length in the Steering Committee about all of this and that they have to start somewhere. Commissioner Chester also said they were trying to start here and then when they have discussion on other elements, they will be able to go back to this one.

Charles Wenzlau, Citizen – Found the conversation fascinating and was pleased that a lot of the items the Commission was circling around were similar items that were put in their package a week ago. The only thing that was worrisome to him was the thought of expanding the Winslow boundary. He saw that as creep and he thought the boundary was essential to keeping quality innovation within Winslow, keeping it walkable and he personally thought there was still capacity for the small pocket in-fill projects that were the livable, successful part of Winslow's growth.

The Commission reiterated the desire to have staff bring some projected scenarios to the discussion, including possibilities for the Neighborhood Service Centers that have not had a plan done. Commissioner Gale wanted information on some of the up-zoning possibilities in the existing Winslow area and what that would accomplish. Commissioner Lewars asked for staff help with giving the NSCs a slightly higher allocation and what would they do to accomplish that. Special Planner Sutton asked for clarification on what exactly the Commission would like to see: density, size and boundaries assuming that sewer would happen.

The Commission asked for more information about the following topics:

- In-fill development on High School Road
- Neighborhood Service Centers
- Rural neighborhood communities (Temporary Moorage)
- Adopt a mandatory green building code
- Form based code (link to special planning areas)
- Promoting transit diversity (move to Transportation Element)
- Extending the housing design demonstration program island wide (Sustainable Bucket)
- Water conservation measures as a mandatory element (Sustainability Element)
- Designate aquifer resource recharge zones (Water Element)
- Sea water intrusion (Water Element)
- Growth Management Act update
- Metrics to determine development impact (Every Element)

Charles Wenzlau, Citizen – Spoke about the metrics. His group felt very strongly that it was something the City should have as a consideration in their policies. One was a goal setting exercise, i.e., green building code or water conservation, should a target be set in the future like a strategic plan where success can be measured. He felt that was really missing and he knew they could not be overly specific about it but sometimes goal setting is sometimes great for the community to see how the City is doing. Commissioner Kriegh agreed and felt the City needed a baseline, a target and then in a time period, track if the goal has been met.

- Site development on micro-scale
- LEED (Sustainability Element)
- Downtown residential/mixed use development
- Unlock Neighborhood Service Center box
- Finish Island SPA started in 2002
- Revitalize Neighborhood Service Centers
- Rolling Bay SPA
- Coppertop development zoning
- Resident planned neighborhoods
- Land “banks”
- Social cost of upzoning (Keep in mind in further discussions)

Commissioner Kriegh brought up the topic of parking as a private/public joint venture. She felt the Commission needed to think about how they would deal with parking capacity. Special Planner Sutton felt that when the Commission looked at what the neighborhood service centers should look like, parking would be a key issue. She continued by outlining the different ways to calculate how much parking is needed.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting was adjourned at 9:04 PM.

Minutes accepted by:


J. Mack Pearl, Chair


Jane Rasely, Recording Secretary



**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION – REGULAR MEETING
May 14, 2015**

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