



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JULY 9, 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

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

1. Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting
2. Island-wide Conservation Strategy
3. Comprehensive Plan Amendment Applications
 - o Submitted by BI Metro Park and Recreation District, to create a new "Park" Zone for parks
 - o Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
 - o Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area
 - o Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area
 - o Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area
 - o Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads
4. High School Road District Policies
5. Discuss Possible Food Security Policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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

Planning Commission Chair J. Mack Pearl called the meeting to order at 6:09 PM. Commissioners in attendance were Jon Quitslund, Michael Lewars, Maradel Gale and William Chester. John Thomas and Julie Kriegh were absent. City Staff present included Planning Director Kathy Cook and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

There were no conflicts disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

Motion: I move the minutes be approved as circulated.

Gale/Lewars – Passed unanimously 5-0

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Each meeting we get suggested revisions to the Comp Plan from Mr. Tovar and oftentimes it is really unclear where these suggested revisions come from. It would be nice if we had a better explanation of where they originated in the sake of transparency. Regarding what we would be calling what was previously the Overriding Principles of the Plan, he liked Overriding Principle himself, Mr. Tovar explained to us last time that in his opinion it did not matter what we called them, he had listed every name we had come up with, i.e., framework, goals or the guiding principles, it is always something that weakens what we call them. It has not been suggested we call them the Five Commandments. It's always something weaker than Overriding. He wondered why we were trying to downplay the Five Overriding Principles. He asked that during the meeting when going over stuff, they could see it on the screen because oftentimes they are talking about things in the Comp Plan and not everyone has time to print out the whole packet, so it would be nice to see it on the screen. He noticed in the edits to the Land Use Element references to the Overriding Principles had been removed. He felt it was good to have them in there as a reminder that anything that was being talked about, those were the Overriding Principles or Overriding Goals or Guiding Principles or whatever you want to call them. It was nice to have them in there and they do not take up that much space. Regarding Overriding Principle Five, the word development has been suggested to be removed. He felt Islanders universally recognized that development is one of the major impacts on sustainability. The question of how the Island should be developed was really the primary thing that drives one way or the other.

Commissioner Pearl let Mr. Peltier know that the Drafting Committee and the Planning Commission have been giving Mr. Tovar direction on what to write and then he has helped to draft it. They were there to review what had been drafted because the Commission could not sit together to write it, so we're getting some help with the writing and then were reviewing it. Mr. Peltier felt some of the proposals did not appear to be that well-conceived and he was curious if whoever's idea it was would like to say it was their idea or to know where they came from whether it was the Steering or Drafting Committees or otherwise.

Robert Dashiell, Citizen – Spoke about retaining the Transfer of Development Rights (TDRs). He stated that during the 2025 Committee meetings they had a consultant speak about TDRs. The conclusion by the 2025 Committee was that this program was probably not going to work on Bainbridge Island. Two years previously, he read an NPR comment paper on TDR's throughout the United States and whether they were successful or not. Surprisingly, Seattle was one of the really successful ones. 87% of the TDR programs in the United States have either never been used or used unsuccessfully. He felt it was a program fraught with problems that they continue to spend time, money and staff time on. There needs to be a bank to successfully run a TDR and the 2025 Committee came to the conclusion that we probably would not have a bank. He wanted the Planning Commission to give serious thought on whether the TDR should or should not be continued. He personally did not see any use for it.

Commissioner Quitslund found Mr. Dashiell's remarks well taken. He stated there was a lot of reference to the TDR as a tool in the 2025 Final Report. A lot of reference, but experience has not borne it out. He fully agreed a bank was essential to any function the TDR can perform. He said they would see what they could do about that.

Peggen Mulhern, Citizen – Wanted to revisit the Special Planning Areas for Island Center. She had been checking around the neighborhood and there seemed to be a lot of the same confusion that was reflected at the Planning Commission as to where it had gone when it had been moved quite along. She encouraged the Commission to take some action to go back to the City Council and see how they might pick it up from where it was on the Island Center NSC. There were a number of people (citizens) who thought it had already been a done deal so maybe it wasn't so bad, maybe they just didn't comment because they thought it was done. She wanted to encourage them to pick that up from where it was and maybe they did not need to reinvent the wheel. Commissioner Gale asked what Ms. Mulhern meant by a "done deal." What was a done deal? Ms. Mulhern replied there was a whole report on the plan and how the area could be developed. Last meeting we spoke about how it went along and then there wasn't any public comment towards the end of the process so there was some uncertainty as to whether there was public support for the Island Center Special Planning Area. Commissioner Gale assured her they were working on getting that process done. Ms.

Mulhern reiterated the Plan was pretty far along. Director Cook stated the Planning Commission recommended last meeting was the City should initiate the Special Planning Area Processes within three years and that the Island Center Plan should be the starting point. Pick it back up; do not go back and reinvent the wheel. Ms. Mulhern agreed they did not want to go back to a blank slate, there was a lot of good stuff to work with.

Stacey Justice-Nordgren, Citizen – Asked if the Commission would be open to hearing public comment on the Guiding Principles again. Commissioner Pearl stated they would not.

Patti Dusbabek, Citizen – Was concerned about the amount of money being spent on this procedure. It seemed to her that there was already a Comp Plan that was not presently being followed. She did not understand why they kept rewriting these things other than to open the doors for other kinds of expansion that are not necessarily desirable for the Island. She thought that should be scrutinized quite heavily. She was bothered that Staff and Council were making decisions that impact all of the Island especially when some of that development was harmful to the Island. She stated she was addressing the water issue. When the City was pulling water from Fletcher Bay and the Fletcher Bay aquifer was being impacted by a negative 20-25%, it seemed to her that at some point in time, especially when the EPA had advised the Island to curtail development. We keep ignoring what that Federal agency was saying. She did not understand the logic involved with that. When they brought in outside agencies that were telling the City and Council what they want to hear rather than objective analysis that would protect the Island, she felt it was foolish to be utilizing resources paying for those people when EPA had highly technical people who had advised the Island to curtail development and we still ignore them. They have been telling us that for over 20 years at this point and we have continued to ignore them. She did not feel that the City or the Council were utilizing the resources wisely.

Election of Commission Chair and Vice Chair

Motion: I move that we re-elect Mack to be our Chair for the coming year.

Lewars/Quitslund – Passed unanimously 5-0

Motion: I nominate Bill Chester as the Vice-Chair

Gale/Quitslund – Passed Unanimously 5-0

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting

Director Kathy Cook gave an overview of work completed since the last Planning Commission. She spoke specifically about the Special Planning Area process and that the Drafting Ad Hoc Committee was recommending they shorten the process and length of time necessary. She also spoke about the Transfer of Development Rights (TDR) program and removing it from the Comprehensive Plan but keeping the program within the City. Commissioner Pearl asked what the process would be to expand the Lynwood Center NSC since they have already gone through the Special Area Plan (SAP). Director Cook replied they would have to go through the entire SAP process again. She asked if the Commission had any particular areas they wished to speak about.

Island-wide Conservation Strategy

Consultant Joe Tovar gave an overview of the proposed Land Use policy changes and edits. A copy of his overview is attached.

A 7 minute break was taken at 7:22 PM.

Comprehensive Plan Amendment Applications

Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks

Senior Planner Perry Barrett for the BI Metro Park and Recreation District (BIMPRD) presented an overview of the BIMPRD proposal stating their proposal also worked to enhance cooperation between the two agencies. Planning Commissioners agreed this was a good idea and voted to approve the *idea* while asking for BIMPRD to bring specific language back to them.

Motion: I move we recommend approval of this Comp Plan amendment.
Lewars/Quitslund – Passed Unanimously 5-0

Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
Skipped because it became irrelevant with passage of BIMPRD amendment.

Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area

Susan Thomas gave an overview of her proposed amendment. Discussion ensued about a building that sits on a boundary line between two zones and increasing a Special Planning Area by incremental amounts. The Planning Commission asked Staff to come back with more information about previous Comp Plan Amendment requests.

Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area

William M. Palmer gave a brief history of the zoning of the subject property and the aborted Special Planning Process for Island Center as part of his presentation. He also detailed the different Comp Plan Amendment applications Mr. Cainion has made to have the zoning changed.

Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area

Gave a history and overview of their proposal. Mr. Anderson provided a copy of the Island Center Special Planning Process Report prepared in 2002. He spoke about helping to change the face of Island Center to be more friendly and inviting as well as providing moderately priced housing.

Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads - High School Road District Policies and Discuss Possible Food Security Policies

Devon Johnson gave a brief overview of his concern over the ability to have Business Industrial NSC areas and the lack thereof.

High School Road District Policies

Director Cook began a brief discussion on the possibility of changing the policies around this district.

Charlie Wenzlau, Citizen – Was part of the architects' group with some of the suggestions. The High School Road Mixed-Use District was in part an outgrowth of the existing land use patterns seen and to some extent the development patterns we have been witnessing now on the Visconsi property. There will be an opportunity to shift the emphasis for the High School Road zone. One of the potential by-products of this would be a better area for mixed-use development. We are all aware right now it has been a single-use zone, primarily one story with extensive parking lots. We think the FAR should be bumped up significantly with perhaps a mandatory requirement for multi-story buildings to encourage residential so we do not have large, single-use building footprints. While the community may be thrilled about the opportunity for the Sakai park, we have also lost quite a bit of housing potential on these properties that could be restored close into town where it would be best to locate housing. Commissioner Pearl asked if there was land to do this with or was Mr. Wenzlau speaking about re-development. Mr. Wenzlau replied the Island Village site, another site behind Ace Hardware were economically viable now, but some point in the future there might be a higher and better use that he thought the community would rather see than shopping centers.

Possible Food Security Policies

A brief overview of what had been proposed by citizens was given.

Carolyn Goodwin, Sustainable Bainbridge – Sustainable Bainbridge proposed some ideas that could be incorporated into the redo of the Comprehensive Plan. Planning for food was very much a topic of interest both locally and around the country. She found a study from the University of California indicates that 90% of necessary food could be produced within 100 miles of residents but only if major changes were made to the food system. Supporting local food was important for the local economy, for community food security and for reducing the distance food travels from farm to table. Local governments could play a significant role in supporting local agriculture to promote local health, improve access to healthy and affordable food and reduce environmental impacts. She stated great strides had been

made on Bainbridge Island in that direction and she wanted to see the Comprehensive Plan do more to incorporate that into the language of what the City thinks is an important agenda.

Discussion between Commissioners Pearl and Gale ensued about incorporating these ideas into a lot of different places within the different Elements of the Comprehensive Plan.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Was glad to hear discussion about food policy and farms and locally grown foods. One of the things that should come up later was water because to grow stuff, you need water. He was afraid that if there was not a water plan for the Island that allocates a certain amount for farmers and we continue to develop and draw down our aquifers, in the future we could have a situation where farmers are pinched and that water would be prioritized for commercial and residential use. He had seen that happen around the country. As the process moves along toward the Water and Environmental Elements, he wanted everyone to think a little bit about the issue of water in relation to our locally grown foods. Another thing he wanted to mention was the Special Planning Process in regard to Rolling Bay. He was curious as to what would drive the beginning of the Special Area Planning Process for Rolling Bay. Did the City think this would be initiated by the City or the community? Commissioner Pearl thought they were being given direction by the City that both of the plans should be initiated. Commissioner Quitslund elaborated stating they were being directed because there was a declared need for planning from within the community. They knew a lot of people in Rolling Bay had been talking about what they need and the City's role was to respond in a proactive way to move the process along and fit it to the requirements of City Code. Mr. Peltier did not feel the needs he had heard would not necessarily be satisfied by the existing commercial zoning there or the NSC zoning. He knew of one proposed development that would provide some of the things people had been talking about. Clarification of the purpose of a Special Area Planning Process was provided as not necessarily meaning growth would occur. It would be driven by the citizens participating in the process. Further discussion occurred about who initiates the Special Area Planning Process.

Pegeen Mulhern, Citizen – Had a couple of comments about the FAR increase the architects brought up. In the written comments they submitted, she was concerned about the change or impetus to innovative communities from the HDDP and the compact rural communities. She urged the Commission to think about how these HDDP standards have been used thus far and do we really have affordable housing as a result. Has the matrix been so weighted toward green and higher density that we have that expensively? She thought that was what happened at the Grow Community. Maybe we were not ending up with affordable housing the way it was set up now. She did not know that as a fact, but she felt that was what it looked like from the outside. She did not know if the "cottage" housing would end up with the same thing. Commissioner Gale elucidated that there were two paths to the HDDP one being affordability and the other being green. She also added the Planning Commission had recommended a requirement for affordability at levels that increased density. Ms. Mulhern felt they should continue looking at that because housing diversity was something the Island needed.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting adjourned at 8:56 PM.

Accepted by:


J. Mack Pearl, Chair


Jane Rasely, Administrative Specialist

