CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 8, 2015
6:00 p.m.-8:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES
July 23, 2015 Planning Commission Meeting
August 13, 2015 Planning Commission Meeting
PUBLIC COMMENT - Accept public comment on off agenda items
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
2016 COMPREHENSIVE PLAN UPDATE
Environmental Element: Review changes to DRAFT *Element*
Economic Element: Review changes to DRAFT *Element*
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
Vice-Chair William Chester called the meeting to order at 6:02 PM. Commissioners in attendance were Michael Lewars, Maradel Gale, John Thomas and Michael Killion. Commissioners J. Mack Pearl and Jon Quitslund were absent and excused. City Staff in attendance were Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. City Consultant Joe Tovar was also present. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

The meeting agenda was reviewed and there were not any conflicts disclosed.

REVIEW AND APPROVAL OF MINUTES
July 23, 2015 Planning Commission Meeting
August 13, 2015 Planning Commission Meeting
Tabled until Commissioner Thomas arrived. The microphone system was reviewed.

PUBLIC COMMENT - Accept public comment on off agenda items
None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
None.

2016 COMPREHENSIVE PLAN UPDATE

Environmental Element: Review changes to DRAFT *Element*

Economic Element: Review changes to DRAFT *Element*

It was decided the Planning Commission would review only those items that were underline/updated. Commissioner Lewars felt the revisions were great. Commissioner Gale mentioned the "pins" in the draft as items that were commented on by the public. There was discussion of Policy EN 6.16 and the word "essential" was struck.

> **Motion: I move that the Planning Commission provisionally adopt the Environmental Element as reviewed on 10/8/2015 with the understanding that it's open for subsequent change as the situations may dictate.**
> **Gale/Lewars - Passed Unanimously 4-0**

Planner Sutton presented an overview of the Economic Element stating City Manager Doug Schulze and Finance Director Ellen Schroer would have their comments ready for the next meeting. She also introduced City Intern Jenna Boyd who helped compile the Economic Profile in the night's presentation. Commissioner Gale asked if home based businesses were represented in **Figure 6: Bainbridge Island Business Patterns**. Ms. Boyd stated she would find out. Commissioner Lewars asked for the three tables on pages 21 and 22 of the previous Comprehensive Plan to be updated and added to the current draft of the Economic Element. There was concern expressed about the lack of participation from the businesses on the Island. Planner Sutton briefly recapped the types of items heard from the business community during the Listening Sessions in the Fall of 2014. She also reminded the Commissioners they could review the comments from those sessions by clicking on a link located on the Navigate Bainbridge webpage on the City's website. It was requested that City Staff try to engage the business owners in a more active manner. Director Cook offered to speak with the City's Community Engagement Specialist Kellie Stickney about reaching out to them. Commissioner Chester stated he was worried the Economic Element did not adequately reflect the reality on the Island. Commissioner Gale agreed that it should at least reflect the Island as a bedroom community for Seattle.

The Commissioners gave input into the language proposed by the Drafting Committee requesting they include internet based businesses and healthcare specifically.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Was glad the Commissioners were talking about the role that commuting to Seattle and the amount of money that comes from off-island paychecks. He knew the City had a recent leakage report that highlighted the amount of money that leaks off the Island, but there was a lot of money that leaks ON to the Island. Mr. Peltier said that as a tradesperson who had worked on the Island for years that made it possible for people like him to work here because there were folks who could afford to hire him. He wondered of some of the numbers they had for businesses accounted for a lot of businesses that come here. General contractors, plumbers, electricians, the trades. Were they reflected in there? He felt they had a complex economic picture on Bainbridge Island. They spoke about housing and that mixed-use may provide affordable housing opportunities for those with a lesser income. He wanted to know what data they had to back that up. The cost of housing now, he did not know how

anyone who worked in a lot of the businesses here could afford to live on the Island if they didn't have family property or had already been established on the Island years ago. He thought this was a really complex element and he felt they were missing some of the essential data needed to intelligently look at the whole picture. What tools were there to attain goals and policies we find desirable. He said he tended to react when he heard that more housing should be built because that would help the workers be able to afford to live here because he did not actually believe that was true. From what he had observed, those workers have to compete with people who work in Seattle and they would not be able to compete for housing.

Commissioner Gale expressed concerns about what could the really do about creating the economic climate. Commissioner Thomas stated he did not really think of Bainbridge as an island economically because it was connected to Seattle. Director Cook mentioned the Island was also connected to Kitsap County.

NEW/OLD BUSINESS

Minutes were revisited with the arrival of Commissioner John Thomas.

Motion: I move we approve the minutes as presented.
Lewars/Thomas: Passed Unanimously – 4-0

ADJOURN
Meeting was adjourned at 7:14 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist