

ITEMS DISCUSSED

1. CALL TO ORDER / ROLL CALL
2. ACCEPTANCE OR MODIFICATION OF THE AGENDA / CONFLICT OF INTEREST DISCLOSURE
3. UNFINISHED BUSINESS
 - A. ORDINANCE NO. 2016-29, COMPREHENSIVE PLAN UPDATE, AB 15-018 – PLANNING
4. FOR THE GOOD OF THE ORDER
5. ADJOURNMENT

1. CALL TO ORDER / ROLL CALL 7:01 PM

Deputy Mayor Medina called the meeting to order at 7:01 PM with Councilmembers Blossom, Medina, Peltier, Roth, Scott, and Townsend present. City Clerk Lassoff monitored the recording and prepared the minutes.

2. ACCEPTANCE OR MODIFICATION OF THE AGENDA / CONFLICT OF INTEREST DISCLOSURE

MOTION: The agenda was accepted as presented.

TOLLEFSON/PELTIER: Motion carried 7-0.

3. UNFINISHED BUSINESS

A. ORDINANCE NO. 2016-29, COMPREHENSIVE PLAN UPDATE, AB 15-018 – PLANNING

Elise Wright supported adding an action item to be change wording in the SMP or any other City documents necessary so that the percentage of liveaboards allowed in a marina, without triggering a conditional use permit, would be restored to 25 percent.

Charles Wenzlau would like to see priority 3 elevate financing of affordable housing. He also believed sustainability should also be elevated.

Whitney Reardick, Housing Resources Bainbridge, felt there was a sense of urgency to create the conditions to be able to create more affordable housing. She also suggested aiming a little bit higher with some of the targets and improving action items such as improving zoning ordinances.

Housing Element

Note: CC/Tollefson indicates comments that simply clarify or correct, but do not change meaning.

1. Add Housing Kitsap to Glossary? *(Roth/Townsend)– Motion withdrawn.*
2. **Intro, Paragraph 2:** The copy of the HNA on the City website is dated April, 2016. Is the date difference significant? *(CC/Tollefson) – Remove the date.*
3. **Bainbridge Island Snapshot, paragraph 4, page HO-1** ~~Multi family units that constitute 16% of the housing stock are now concentrated in Winslow and Lynwood Center. While the designated centers total about 10% of the Island's land area, a significant portion of that area the designated centers is occupied by commercial uses with which have no residential component. Rental apartments make up less than 7% of total housing units on the Island. Very few rental units have been built on the Island in the last decade which partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-functioning rental markets~~ *(Peltier). Withdrawn*
4. **Page HO-2, Housing Need: Paragraph 1:** change last sentence to read “It also includes an in-depth analysis of affordable housing needs on Bainbridge Island.” *(CC/Tollefson) – Comment only.*
5. **Housing Needs, 2nd paragraph, page HO-2:** Individuals and families who spend more than 30% of their income are considered to be “cost burdened”. A 2014 report from Harvard’s Joint Center for Housing Studies found that just over half of U.S. households paid more than 30% of their income toward rent in 2013, up from 38% of households in 2000. On Bainbridge Island, almost 34% of individuals and families at all income levels who live in owner-occupied housing units are cost burdened, considerably below the national average. ~~meaning they spend over 30% of their income on housing.~~ Almost 40% of individuals and families at all income levels who live in renter-occupied housing units are cost burdened. The majority (around 28%) of these residents have an annual income between zero and \$34,999. *(Peltier/No second) – Suggested Proposed adding some context.*

6. **Housing Needs, 5th paragraph, page HO-2:** Bainbridge Island's jobs/housing balance is 0.59 jobs for every housing unit, making it a "bedroom community." The Puget Sound Regional Council suggests that housing-rich neighborhoods add employment in order to increase economic opportunities for current residents. Within the context of Bainbridge Island's housing market, however, this means a focus on increasing Island businesses that provide higher paying jobs. Making broadband internet, for example, a high priority for supporting and attracting such businesses, along with various home businesses and occupations. *(Peltier/No second)*.
7. **Housing Needs, 4th paragraph, page HO-2:** The HNA analysis of Workforce Housing Affordability indicates that there is a gap in housing affordable for the Island's workforce in service professions (e.g., restaurant workers, bank tellers, retail clerks, school bus drivers). Many of these workers are obliged, or choose ~~therefore~~ to commute from less-expensive off-Island housing, which increases their transportation costs, congestion on SR 305 and greenhouse gas emissions. Given that Bainbridge Island is likely to continue becoming more gentrified and affluent, the number of service workers, such as landscape maintenance workers and house cleaners, can be expected to rise. *(Peltier/No second)*.
8. **Housing Vision 2036:** First sentence should read "...diversity of housing alternatives to **further the** equally important goals...." *(CC/Tollefson) – Comment only.*
9. ~~**Housing Vision, 3rd paragraph, page HO-3**~~ The residential land use pattern outside of designated centers remains at much lower densities and constitutes almost 90% of the Island's area. Houses built in the previous twenty years in the vicinity of designated centers and elsewhere in the Open Space Residential zones are compact, energy efficient and well integrated in their landscape. Typical housing types in these areas include detached houses on lots of various sizes, attached and detached accessory dwelling units and conservation villages. *(Peltier) – Withdrawn.*
10. **Housing Vision:** The Housing Vision includes a statement that the residential land-use pattern outside of designated centers will include "attached and detached accessory dwelling units." Policies in this Element include this as well - e.g., Policy HO 4.6. *(Medina comments)*

I do not support allowing ADUs outside of designated centers if those ADUs are lived in by a person or person who do not have a family relationship with the primary property-owner. In other words, I am okay with ADUs used by family members (mother-in-law, grown children, etc.), but not okay with ADUs used for rental income, condominimization, or other income-generating activity.

Allowing ADUs for general use throughout the 90% of the Island that is not in designated centers effectively doubles the zoning density of 90% of the Island and thereby goes against one of the main organizing principles of the Comp Plan: keep most future growth in the designated centers where it is on sewer and water systems, has access to public transit, and limits additional vehicle traffic.

I understand that allowing ADUs is a strategy aimed at creating affordable housing. However, I believe there are much better affordable housing strategies that do not go directly against one of the main principles of the Comp Plan.

Motion: We make whatever changes would be necessary in the comp plan to indicated that our policy would be to not have ADU's in the low density residential zones which are R-2, R-1 and R-0.4 (Medina/Peltier) – Motion failed 6-1 with Blossom, Peltier, Roth, Scott, Tollefson and Townsend dissenting.

11. **Policy 1.6:** I would appreciate hearing the reasoning behind this Policy.

Motion: I move that we change policy HO1.6 to retain today's 89/11 split between the mixed-use town centers and the neighborhood centers (Peltier/No second). Amended motion: Delete policy HO1.6 (Peltier/No second – Motion failed).

12. **Goal HO-2:** Second sentence should read ".... Policies HO1.1 through HO 1.7 *(CC/Tollefson) – Typo only.*

13. **Policy HO 2.1 #9:** should read "...and the number of for-purchase **affordable** housing units...." (CC/Tollefson) – *Typo only.*
14. ~~**Policy HO 2.1 #12:** change this to Goal HO-3, and renumber following Goal and Policies. This is a judgment call that will require Council action after receipt of the Housing Report, and can't be part of the study itself. (Tollefson) – Withdrawn.~~
15. **Proposed new item under Policy HO 2.1, page HO-4 12:** The extent to which rising property taxes impact ~~cost-burdened~~ homeowners. *Motion revised to delete the cost burdened. (Peltier/Blossom). Motion amended to change policy number to 13 (rather than 12) – Motion failed 4-3 with Councilmembers Roth, Scott, Tollefson and Townsend dissenting.*
16. ~~**Policy HO 2.2:** change first sentence to read "Publicize the Biennial Housing Report." (CC/Tollefson) – Withdrawn.~~
17. **Fig. HO-3:** add "Tiny Houses" (CC/Tollefson) – *requested a picture of a liveaboard as a type of housing – be added to HO-3 – there was consensus to add photo).*
18. **HO 3.2:** "...the City should work with the Kitsap Regional Coordinating Council and Housing Kitsap to develop..." (Roth/Scott)

Amendment: the City should work with the Kitsap Regional Coordinating Council and other regional entities to develop (Roth/Tollefson) – *Motion carried 7-0. (Remove an from 3rd sentence).*
19. **Policy HO 3.3:** delete the word "effort" from the first sentence (CC/Tollefson) – *Suggestion.*
20. **Policy HO 4.6:** second sentence should read "Review and revise **regulations** as appropriate...a." (CC/Tollefson) – *Suggestion.*
21. **Policy HO 4.6: Allow** *accessory dwelling units* in all residential zones, except at Point Monroe, the Sandspit (R-6). Review and revise as appropriate to create reasonable flexibility regarding development standards including lot coverage, setbacks, parking requirements and Health District requirements for water and sewage. Address issues that undermine accessory dwelling unit affordability. (Peltier/Blossom) *Motion failed 5-2 with Roth, Medina, Scott, Tollefson and Townsend dissenting.*
22. **Policy HO 5.3: Support** Water-based (live-aboard) housing ~~provides~~ as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

Motion: I would like to move that we adopt Ron's language exactly as stated in his suggested change to Policy HO 5.3 (Tollefson/Scott seconded the motion with the following small modification: ~~and shall be~~ subject to... carried 7-0.
23. **Policy HO 6.4:** first sentence should read "Create a new *conservation villages* permit...." (CC/Tollefson) – *Typo.*
24. **Add a Policy 6.7:** "Consider implementation of a *Livable Neighborhoods* strategy in *designated centers*." Add definition of *Livable Neighborhoods* to the Glossary: "Livable Neighborhoods are places that are affordable to diverse populations with a mix of housing types. They are designed with pedestrians and non-motorized transportation in mind, where children can play safely outdoors, and where public spaces exist for recreation and for neighbors to gather and socialize." (Tollefson/Roth) – *Motion carried 7-0.*
25. **Policy HO 7.2:** End first sentence after "first occupancy." Remainder of that sentence might be included in the implementing regulation, but isn't needed in the Policy. (Tollefson/Scott) – *Motion carried 7-0.*
26. **HO-9:** "Explore the use of City's bonding capacity and pursue other resources to support the creation of affordable housing" (Roth/Townsend) – *Motion carried 7-0.*

27. **HO 9.4:** "Increase City support of the Housing Trust Fund..." (Roth) – Editorial comment only.

NOTE: Current annual budget is \$100,000. No increase proposed for FY2017 & FY2018.

28. **Add under Housing Implementation,** "Create a short-term (60-90 days) citizen affordable housing task force to consider the revised Housing Element and provide specific recommendations for near-term action. (Tollefson/Roth). Mayor Tollefson requested adding this as a high priority action. Motion carried 7-0.
29. **HO Action #2:** Would it be beneficial to call out directly in the Action statement some specific strategies that we'd like to consider implementing? (Medina) – Covered in #28.
30. **Add High Priority Action:** That we review and revise City regulations related to permissible liveaboard capacity in City marinas (Tollefson/Scott). Mayor Tollefson requested adding this as a high priority action. Motion carried 7-0.
31. **Change Policy HO 7.3** to read: Explore methods and the merits of source-of-income discrimination controls. (Tollefson/Blossom)

Whitney Rearick, HRB, shared that a lot of communities in this region that have prohibited such discrimination based on income.

Motion carried 7-0.

Staff was asked to list the appropriate policies under the last two motions.

Transportation Element:

NOTE: CC/Tollefson indicates comments that simply clarify or correct, but do not change meaning.

1. 8:31 PM **Page TR-1**, Existing Conditions, paragraph 1: "~~Bainbridge is largely a bedroom community of Seattle and Kitsap County so~~ Many Islanders commute to work off-island by ferry or bridge." (Tollefson/Roth) Motion carried 6-1 with Peltier dissenting.
2. **Page TR-1**, last paragraph: "Motorized transportation is a significant contributor..." (Tollefson/Scott) – Motion carried 7-0.
3. **Page TR-2**, Vision: Replace second sentence to read "The system provides good facilities for non-motorized users and pedestrians, and good access to transit, consistent with and supporting the other elements of the comprehensive plan" (Tollefson/Roth) – Motion carried 6-1 with Peltier dissenting.
4. **Page TR-2**, Add a sentence at the end of the third paragraph (second full paragraph) stating, "Where practical, the City shall collect storm water runoff from transportation infrastructure in aquifer recharge areas." (Townsend/No second)
5. **Page TR-3.C:** Change third sentence: "The affects Island residents and off-Island commuters using the corridor....." (CC/Tollefson) – Consensus to change.
6. **Page TR-4, Section H (Transit Service).** Add a sentence at the end stating, "Transportation planning should consider whether commuters to Seattle over the Agate Pass Bridge may be diverted through Ferry Service from other locations (e.g., Kingston) directly to Seattle." (Townsend/Scott) – Motion failed 4-2 with Blossom, Peltier, Roth and Tollefson dissenting. Medina abstained.
7. **Page TR-4, Section I (Transportation Network Connectivity).** Add a sentence between sentences 2 and 3 stating, "The South End of the Island has limited connectivity to the rest of the Island." (Townsend/Blossom) – Motion carried 7-0.
8. **Page TR-5**, last paragraph: Strike "which is hereby adopted by reference." Already did that in the first paragraph of the Introduction. (CC/Tollefson) – Suggestion only.

9. **Page TR-5**, under “Relationship of the Transportation Element”, second sentence: “mixed use centers within a much larger ~~conservation~~ less dense landscape....”(Tollefson/Blossom) – Motion carried 5-2 with Medina and Peltier dissenting.
10. **Page TR-5, “Transportation Issues” Paragraph “O”** “...coordinate with WSDOT (WSF Olympic Region), KRCC, Kitsap Transit, and ...”(Roth) – Suggestion.
11. **Page TR-6, “Transportation Element Utilization” Paragraph 2** “Other agencies, such as the State Department of Transportation, KRCC, Kitsap Transit, and Kitsap County ...” (Roth) – Suggestion.
12. **Policy TR 1.2.** Add language: ~~The following public education programs should be provided to Island citizens that are listed on page TR 7 would be reconciled with the bullet points on page TR 21~~
(Townsend/Roth) – Withdrawn

- 12a. Add a fifth bullet point stating, “Boating safety.” (Townsend/Blossom)

Note: there is almost no discussion in the transportation element regarding boating or other boating safety (except for a reference to encouraging water taxis! – Policy TR 3.3). In light of a new public dock and discussions of new boat ramps, is this an oversight that should be corrected? |

Motion failed 4-3 with Blossom, Roth, Scott, and Tollefson dissenting.

13. ~~**Policy TR 1.2:** The sentence at the end of this Policy is not a Policy statement. It is just a statement of fact. I recommend that it be deleted.~~ (Medina) – Withdrawn
14. **Policy TR 1.3 (NEW)** Encourage and support the establishment of ride sharing and ride hailing services.
(Roth/Tollefson) – Motion carried 7-0.
15. **New Policy TR 1.4:** Add a new policy stating, “Promote the coordination of a walking and non-motorized map which identifies areas of interest for all Island constituents and tourists.” (Townsend/Scott)

Note: This policy is a reflection of my experience as a member of LTAC and the consistent observation that we have many maps for tourists (and residents) that are not coordinated with each other.

Motion carried 6-1 with Peltier dissenting.
16. **Goal TR-2** “Provide ~~the citizens of Bainbridge Island with~~ a non-motorized...” (Roth/Tollefson) – Motion carried 6-1 with Peltier dissenting.
17. **Policy TR-2.1, Paragraph 3** “...complement the character of ~~existing~~ neighborhoods.” (Roth/Tollefson) – Motion carried 5-2 with Peltier and Scott dissenting.
18. **Policy TR 2.1.** Move to strike “or ride horses.” (Townsend) – No motion made.
Correct typos in first paragraph ...that ~~are~~ also connecting to regional systems. Second line of second paragraph remove ...such as a doctors’ ...
19. **Policy TR 2.1.** Add a fourth paragraph: “The non-motorized system should allow for students at all Bainbridge Island schools of all ages to safely bike to and from school.” (Townsend/Tollefson) carried 7-0.
20. **Policy TR-2.6:** Strike “(Waterfront Park Trail)”. Redundant with “Waterfront Trail” already referenced in same paragraph. (CC/Tollefson) suggests striking Water Front Park – No motion made.
21. **Policy TR-2.6, Replace Paragraph 2** Multi-use trails accommodate users of all ages and abilities. Such trails provide an alternative to the shoulder network along arterial streets and connect with other non-motorized facilities to form an integrated system. (Roth/Scott) – Motion carried 7-0.

22. **Policy TR 2.7**, last sentence: Change “are” to “should be”. (CC/Tollefson) – Suggestion only.

23. **Policy TR 2.8** (and elsewhere): Does the term “permeability” as applied to the ability to get across Hwy 305 need a definition in the Glossary? (Tollefson) – *Definition added without a motion needed.*
24. **Policy TR 2.9:** “Improve the safe use of non-motorized facilities by ~~non-motorized and motorized~~ all users...” (Roth/Townsend) – *Motion carried 7-0.*
25. **Policy TR 2.10:** Change second sentence to read “The City will maintain an advisory committee to **advise the City Council and staff, and to** advocate for transportation planning, public ~~non-motorized~~ projects, private development projects, and education and outreach, **as directed by the City Council.**” (Tollefson/Blossom) – *Motion carried 7-0.*

Follow-up: Revise BIMC 2.32 defining the role of the Non-Motorized Transportation Advisory Committee.

26. **Policy TR 2.10:** Second two paragraphs should be made into separate Policies, with all subsequent renumbered. (Tollefson)
27. **Policy TR 2.10:** This Policy has three paragraphs. I do not see any logical reason why all three paragraphs are lumped into one Policy. I recommend that they be broken into three policies: TR 2.10, TR 2.11, and TR 2.12. (Medina/Roth) – *Motion carried 7-0.*
28. **TR 2.11:** (as renumbered by my prior recommendation). Secure easements and other land dedication for non-motorized facilities through development and redevelopment mitigation and conditions, donation, tax incentives, and direct acquisition. (Medina/Townsend) – *Motion carried 7-0.*
29. **TR 2.12:** (as renumbered by my prior recommendation).
Take out municipal code and replace with Islandwide Transportation Plan.
~~Add the following language at the end of the Policy: and shall provide and construct any easements and improvements required to build out the non-motorized improvements shown in the IWTP for the property being developed or redeveloped.~~ (Medina/Roth) – *Motion withdrawn.*
- 29a. **TR 2.10:** Strike the term from third paragraph: ~~commercial and residential~~ (Tollefson/Scott) – *Motion carried 7-0.*
30. **Goal TR-3:** “....and other **ferry service** providers to **ensure that** ferries that meet local service....” (CC/Tollefson) – *No objection to change.*
31. ~~**Goal TR-3 FERRY SERVICE** “Coordinate with Washington State Ferries (WSF) and other possible providers Kitsap Transit to operate ferries that meet ...” (Roth) *Withdrawn*~~
32. **Policy TR 3.1:** Change to Advocate for ferry services to and from Bainbridge Island. Advocate for policies that support commuters from north of Bainbridge Island to commute to Seattle without traveling through Bainbridge Island. (Townsend/No second)

Restated Motion: Advocate for ferry services to and from Bainbridge Island (Townsend/Tollefson) – *Motion carried 6-1 with Peltier dissenting and Medina abstaining.*
33. **Policy TR 3.3:** Move to Strike. (Townsend/inaudible)

Planner Commissioner Gale explained why she thought the language should remain.

Motion failed 7-0.

34. **Policy TR 3.5:** Add “Promote safe and efficient pickup and drop off from the ferry terminal. Promote safe and efficient taxi and public transportation services from the ferry terminal.” (Townsend/Scott). *Friendly amendment to make this as a new Policy TR 3.6 – Motion carried 7-0.*
35. **Policy TR-4.5:** typo in second line (CC/Tollefson) – *Correct typo.*
36. **Policy TR 4.6:** Modify to reflect that Bainbridge Island can’t improve Kitsap Transit’s fleet, can only encourage/coordinate with Kitsap Transit to do that. (Townsend) – *Comment only.*

37. **Policy TR 5.1:** Strike “at City-controlled parking.” (*Tollefson/Scott*) – *Motion carried 7-0.*
- 37a. **Policy TR 5.1:** Change language to read: Use fee structure, space allocation program, or other programs to discourage *Single Occupancy Vehicle (SOV)* parking. ~~at City-controlled parking.~~ (*Tollefson/Scott*) – *Motion carried 7-0.*
38. **Policy TR-6.1** “...3) correct *LOS* deficiencies, and 4) improve connectivity and emergency response times, ~~and 5) meet Comprehensive Plan goals~~” (*Roth/Tollefson*) – *Motion 5-2 with Peltier and Tollefson dissenting.*
39. **Policy TR 7.1:** Strike second sentence. This statement of fact adds nothing to the Policy. (*Tollefson/Roth*) *Motion carried 6-1 with Peltier dissenting.*
40. **Policy TR 7.3.** ~~The use of “permeability” is unclear here. Are we talking about aquifer recharge, traffic flow, something else?~~ (*Townsend*) – *Discussed under #23.*
41. **Policy TR 7.4:** Reverse the order of the sentences. Change “new bridges” to “other bridges”. (*Tollefson/Roth*) – *Motion carried 6-1 with Peltier dissenting.*
42. **Policy TR 7.4** ~~“Oppose proposals to construct any new bridges to Bainbridge Island.”~~ Move this sentence to the end of the paragraph. (*Roth*) – *Withdrawn.*
43. **Policy TR 7.8,** ~~“Encourage commuters who come over the Agate Pass Bridge to circumvent Bainbridge Island in commuting to Seattle.”~~ (*Townsend*) *Withdrawn.*
44. **Policy TR 7.9 (a new Policy):** Oppose any proposal to widen SR 305 with the following exception: widening of SR 305 solely to accommodate increased transit or non-motorized modes may be supported. (*Medina/Scott*) – *Motion failed 6-1 with Blossom, Peltier, Roth, Scott, Tollefson, and Townsend dissenting.*
45. **Add new policy between 8.2 and 8.3:** Require sidewalks on new developments in *Designated Centers* and *Subdivisions*. (*Townsend/Motion failed for lack of a second.*)
46. **Policy TR 8.5 (a new Policy):** Give positive consideration to proposals to close appropriate streets to motorized traffic and dedicate those streets to non-motorized and other neighborhood uses. (*Medina/Peltier*).

Friendly amendment: Consider closing appropriate streets to motorized traffic and ~~dedicate~~ devote those streets to non-motorized and other neighborhood uses. *Motion carried 7-0.*

47. **Policy TR 8.6 (a new Policy):** Consider re-striping or re-designing appropriate streets to make half of the street available for one-way motorized traffic and the other half of the street available for two-way non-motorized transport and other appropriate neighborhood uses. (*Medina/Peltier*) – *Motion carried 7-0.*
48. **Policy TR 9.4:** Replace the “should” in the second line with “shall”. (*Medina/Townsend*) – *Motion failed 4-3 with Roth, Scott, Tollefson and Townsend dissenting.*
49. **Modify goals set forth in Goal TR-10 (“Parking”)** to recognize that parking policies apply to the *designated centers* in addition to Winslow. Change the second sentence in the goal to replace “core commercial district . . . on Winslow Way” to state “*designated centers*” (*Townsend/Blossom*).

Restated motion: Change the sentence under TR-10 to read: ~~On-street~~ Parking is a vital element of designated centers. (*Townsend/Scott*).

Amended Motion: Strike the last sentence of TR-10 (*Tollefson/Townsend accepted*) – *Motion carried 7-0.*

50. **Policy TR 10.1:** Change first sentence to read “~~Encourage on-street~~ **Provide adequate parking . . .**”, and strike the third sentence. (*Tollefson/Scott*)

Planning Commission Killan explained why they preferred using on-street parking language.

Motion carried 7-0.

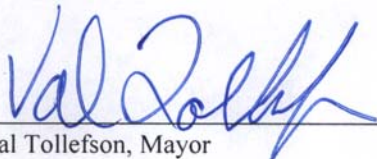
51. Add new ~~Policy TR 10.2~~: Consistent with the Land Use element, plan for adequate on-street and off-street parking in Winslow to accommodate residents and visitors who drive downtown for shopping, participation in local government, attendance at cultural events and centers, and to use other resources in Winslow. (Scott) – *Withdrawn.*

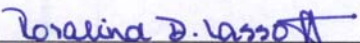
4. FOR THE GOOD OF THE ORDER

Mayor Tollefson requested everyone leave December 20 open in case a meeting needs to be held. He asked if everyone would like their names to appear individually on the letter to Chase which there was consensus to do so. There was a brief discussion regarding the issue.

5. ADJOURNMENT 10:05 PM

Mayor Tollefson adjourned the meeting at 10:05 PM.


Val Tollefson, Mayor


Rosalind D. Lassoff, City Clerk