



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 19, 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
WATERFRONT PARK SITE PLAN REVIEW & SHORELINE SUBSTANTIAL
DEVELOPMENT PERMIT, SPR18924 & SSDP18924 – Public Meeting
HISTORIC PRESERVATION COMMISSION – Briefing on future work
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
2016 COMPREHENSIVE PLAN UPDATE

Economic Element: Confirm changes to DRAFT *Element*

Transportation Element:

- Discuss Transportation Related Chapters of Winslow Master Plan
- Discuss Non-Motorized Transportation Plan

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
NEW/OLD BUSINESS
ADJOURN

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

Chair J. Mack Pearl opened the meeting at 6:06 PM. Planning Commissioners also in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Michael Killion. City Staff present were Engineering Manager Chris Hammer, Special Project Planner Jennifer Sutton, Senior Planner Heather Beckmann, Engineering Project Manager Mark Epstein, Development Engineer Janelle Hitch and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

The agenda was reviewed and no conflicts were disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

**WATERFRONT PARK SITE PLAN REVIEW & SHORELINE SUBSTANTIAL
DEVELOPMENT PERMIT, SPR18924 & SSDP18924**

Senior Planner Beckmann introduced the project (stating it had been in the works since 2013) and Engineering Project Manager Mark Epstein. Planner Beckmann gave an overview of the timeline/history of the Waterfront Park as well as the receipt of funding sourced out of the monies

received from the Washington State Ferry system for the purchase of land used to house the ferry repair yard.

Project Manager Epstein gave an overview of the more recent developments in this project since February 2014 stating the City was scheduled to receive the final design package within the following couple of days. Mr. Epstein went on to outline *Master Plan Phase I* and the approved 30% design. One item of highlight was storm water infiltration and disbursement into the rain gardens. He stated that not only would 100% of the park's storm water runoff be captured through these methods, but also a portion of the runoff from Winslow Way would be captured and infiltrated through the Park's rain gardens. Discussion of the differences between pervious and impervious pathways was discussed. Chair Pearl asked about tree protection during construction. Mr. Epstein replied there were very strict requirements for that and they were very cognizant of protecting them.

Motion: We recommend approval of this Waterfront Park proposal with the removal of that one condition about requiring a pervious surface on the lower part of those walkways.

Commissioner Gale wanted it stated in the record that the Commission recognized the problematic nature of doing this and that this would be an exception to the norm that is available in instances where it is possible to do something that mitigates, which is what they believed was happening there. They were not just ignoring the issue.

Lewars/Gale: Passed unanimously 5-0

HISTORIC PRESERVATION COMMISSION – Briefing on future work

Planner Beckmann gave a brief overview of the work the Historic Preservation Commission (HPC) had performed in the last five years. She stated they were working hard to amend the Land Use Code. She introduced Dave Williams and Glen Hartman from the Historic Preservation Commission and they made a presentation concerning the Land Use Code (see attached presentation). The Planning Commission asked the HPC to send their proposed changes to the Land Use element language to them. They agreed to do so.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

2016 COMPREHENSIVE PLAN UPDATE

Chair Pearl started off the discussion with the need for a definition of Business/Industrial. Conversation ensued with Commissioners taking different stances on whether a new definition or zone should be created without speaking to current Business/Industrial landowners to find out why there were other tenants than light manufacturing in the Business/Industrial zoning and how that was working for them. Commissioner Chester felt it was possible to be specific about which types of businesses could be in these areas.

Motion: I move we conditionally approve this Economic Element with the exception of this one goal, EC 15.

Lewars/Gale: Passed unanimously 4-0

Planner Sutton gave a brief overview of the work the Planning Commission had performed thus far on the Transportation Element. She introduced Development Engineer Janelle Hitch and recognized Engineering Manager Chris Hammer's presence to answer questions.

After a conversation about combining the Non-Motorized Plan and the Island-Wide Transportation Plan (IWTP) into the Comprehensive Plan, the Commission agreed they would like to start with the Non-Motorized Committee's recommendations for changes in the Transportation Element at the December 10, 2015 meeting.

Engineer Hitch gave a brief synopsis of the type of work she performs for the City as well as her history of work in the Washington State Department of Transportation before coming to the City four and a half years ago. She encouraged the Commissioners to look at the private development traffic impacts as well as the public. She also stated her desire to see the IWTP adopted instead of just accepted as there were difficulties inherent with an "accepted" document. There was conversation regarding Highway 305 and different studies on how to achieve better traffic flow. Councilmember Val Tollefson informed the Commission the Council was already working with their partners on the other side of the bridge to solve this issue, that it would begin to move quickly (faster than the Comprehensive Plan update process) and urged them to look beyond the next year and a half in regard to the highway. Consultant Tovar recommended they address vegetation in the State's easement and the cross-overs along Highway 305 so the State would understand where the City stands on those issues.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

NEW/OLD BUSINESS

Planner Sutton announced the Housing Element Workshop would be held on December 3, 2015. The Commission asked that Consultant Tovar introduce and kick-off the workshop so attendees would know what type of information the Commission was looking for.

ADJOURN

The meeting was adjourned at 8:28 PM.

Approved by:

 FOR MACK PEARL

J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist

