



**CITY OF BAINBRIDGE ISLAND
PLANNING COMMISSION MEETING
AND CONTINUED PUBLIC HEARING
THURSDAY, FEBRUARY 11, 2016
6:00 p.m.-8:30 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

ORDINANCE 2016-01 TREE AND LANDSCAPING REGULATIONS - Continued Public Hearing (held January 21, 2016)

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE

- *Revised Climate Change Guiding Principle*
- *Review DRAFT Transportation Element*
- *Debrief from Water Resources Element Workshop*

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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

Chair Mack Pearl called the meeting to order at 6:01 PM. Commissioners in attendance were Jon Quitslund, Maradel Gale, Lisa Macchio, William Chester, Michael Killion and Michael Lewars. City Staff in attendance were Interim Planning Director Joseph Tovar, Senior Planner Jennifer Sutton, Water Resource Specialist Cami Apfelbeck and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. The agenda was reviewed. There were not any conflicts disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

ORDINANCE 2016-01 TREE AND LANDSCAPING REGULATIONS - Continued Public Hearing (held January 21, 2016)

The public hearing was continued at 6:02 PM. Planner Sutton recapped the action during the first part of the hearing during the January 21, 2016 meeting. Chair Pearl then continued by discussing full screen buffers and how much space was allowed between required trees. He went on to propose language that would protect not just the trees, but the whole buffer including the soil. Chair Pearl also asked Planner Sutton if the changes Charles Schmid had suggested had been

incorporated into the ordinance. She stated some of them had, but others were not and she had explained why in the Staff Memo to the Planning Commission dated February 11, 2016 which Mr. Schmid also received. Commissioner Chester began a discussion on whether or not the 50' buffer required along Highway 305 should allow averaging. Commissioner Macchio weighed in with arguments for not allowing buffer averaging along the highway.

Public Comment

Olaf Ribeiro, Citizen – Thanked the Commission for incorporating his and Mr. Schmid's suggestions. He was pleased they had been included. Mr. Ribeiro asked about the penalties on page 8, paragraph 3 wanting some wording saying that if a tree was old growth or significant, value of the tree times 3 would be used for a penalty thereby protecting them more strongly. He did not feel it was applicable to say these types of trees were just like any other tree. Commissioner Lewars asked for clarification. Mr. Ribeiro asked if the wording could be changed to say "if an old growth or significant tree then it is no less than 3 times the value of the trees." He felt developers would then pay more attention to preserving significant and old growth trees. Ms. Sutton clarified the question and stated that after speaking with the City Attorney twice, she had been assured this particular section reads like a menu in that the City may apply the penalties and fines described including the greater financial penalty and/or replacement of the tree. Commissioner Gale asked if the concern was that old growth and significant trees were not called out specifically. Mr. Ribeiro agreed. Commissioner Pearl explained that during a site plan review process when a tree is supposed to be saved it will be assigned a value right on the site plan. If the tree is not protected during construction and dies, the developer has to pay 3 times the value of the tree without question. There would not be any alternatives. Mr. Ribeiro continued saying he would like more tree units required per tree removed. Mr. Ribeiro asked about the buffer required for the Sound to Olympics trail. Ms. Sutton stated that under the zoning codes, there was not a buffer required for a trail.

Robert Dashiell, Citizen – Had an editorial change to suggest on page 2, "Specific Zone Districts" reiterating Mr. Schmid's question about Section 2.a: "Preserve the greenbelts along designated scenic roadway corridors." Mr. Dashiell stated the only designated scenic corridor on the Island was Highway 305. He asked to put that information in the ordinance if that is the only scenic road on the Island. When he read the ordinance, he thought about going through the Grand Forest and wondered if that was a scenic road or not? He felt if there was only one, it should just be stated. Commissioner Macchio said she was hoping in the future more scenic roadways would be designated around the Island. Mr. Dashiell stated he did not know the criteria for designating a scenic roadway but when he read the ordinance, he was confused as to why it was not stated if it was the only one. He mentioned he was not opposed to having more scenic roadways. Commissioner Macchio said she could imagine a time in the future where more scenic roadways were designated and protected for additional scenic, aesthetic and ecological value that currently exist. Mr. Dashiell felt that was a fair answer and thanked the Commission for considering it. He went on to say Bainbridge Island was becoming a pretty expensive place to live and every time a requirement for building was added, the cost of housing was incrementally increased.

The public hearing was closed at 6:42 PM.

Motion: I move that the Planning Commission recommend approval of Ordinance 2016-01 as amended in the discussion tonight and forward it to City Council.
Gale/Lewars: Passed 7-0

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Jane Silverstein, Citizen – She liked the changes that had been made and appreciated the comments EcoAdapt had made on the Guiding Principle for climate change. She wanted to suggest that Guiding Principle 7 state something along the lines of, “Reduce greenhouse gas emissions generated by Island residents and businesses whether they are produced on the Island or externally.” She thought they could not put their heads in the sands and only worry about things that were produced here but needed to realize that what they used also made pollution elsewhere and residents needed to be responsible and adult about that. Regarding Guiding Principle 7.1, she thought there needed to be more numbers so it was specific and clear as to what levels they were reaching for. Jane felt that having percentages and end result numbers would make it clearer without citizens having to do the math. She asked that the word “encourage” be removed from Guiding Principle 7.6 and replaced with “new development needs to be durable, low impact, energy efficient...” thinking it might be clearer. Commissioner Killion asked her to clarify who she meant by “we” when she spoke about emissions produced on or off the Island. Jane replied energy use and that the “Island” needed to be more responsible about their energy emissions. She continued by saying everyone should be more mindful of all the ways they consume products. She felt when it came to climate change, they needed to assess how they were living their lives in general as well.

Robert Dashiell, Citizen – Stated he would send written comments and then referenced page 5, subparagraph p of the Transportation Element entitled “Stormwater.” Mr. Dashiell read the passage referenced then said he had followed Stormwater many, many years and gone to school to study it. He felt Stormwater had not changed much and asked to have the word “exponentially” struck. He thought the only time it was increased exponentially was when there was a project like Winslow Way. Mr. Dashiell said there was a move afoot to increase the Stormwater fees of the City and that word would add fuel to the fire. Chair Pearl felt the whole thing seemed like an editorial comment that was not necessary at all. Mr. Dashiell agreed. Commissioner Macchio suggested the phrase “Stormwater management is an important environmental aspect.” Mr. Dashiell then brought up Policy TR 2.3 “Sidewalk Facilities,” stating one of the things he noted when walking in Winslow was the very poor illumination of sidewalks. He said he walked from the library to downtown on a rainy night and when cars were coming at him, he could not see the sidewalk and the mailboxes embedded in the sidewalk were a hazard. His walking companion actually walked into one because it was not visible. He felt the same thing existed on Ericksen Ave when leaving the ferry terminal and walking north. It was completely black out there, so much so that driveway cuts are not visible, so he would like to see something in there for proper illumination. Mr. Dashiell stated he would send the rest of his edits/comments to the Planning Commission in writing.

Bob Bosserman, Citizen – Commented on adding a Principle about reducing climate change and that it was hard for some environmentalists to think about how to implement or fashion a response to a value when considering all the things the Planning Commission considers. If you talk about developing more housing on Bainbridge Island and also about mitigating greenhouse gases, you figure out ways to enhance the transportation for those people in plans that are presented for buses and zip cars, etc. Practically speaking, you have to recognize that Americans do not walk a lot so when you plan a development in a certain area and you say it’s a walkable community, there was a

question there. Another question would be parking and cars that come in and add to our carbon footprint and greenhouse emissions. It's not that you just have a guiding principle but it's how that will translate into the actions you take and proposals you evaluate and how you go about evaluating them. Commissioner Pearl responded that implementation came at a later date. They knew they were writing policies in an ideal situation and that what they could do about them would be limited by many factors but that would come later.

2016 COMPREHENSIVE PLAN UPDATE

Discussion began with the revised Climate Change Guiding Principle. Mr. Tovar presented Commissioner Gale's suggested wording combining Guiding Policies 7.1 through 7.3 into one policy. Commissioner Gale expounded further on her draft stating she thought to put the policies relying on collaboration with neighboring jurisdictions together into one policy. Commissioner Macchio wanted to see stronger language stating that the City "will" create and do specific things and not just "encourage" which would not require anything. She went on to state unless the Guiding Policy required great things, the City would not do great things. Conversation of the memorandum received by EcoAdapt detailing their recommended changes to the Environmental Element was led by Commissioner Quitslund. It was confirmed the Drafting Committee would continue working out the language in this Element.

The Transportation Element received another review. Planner Sutton provided each of the Commissioners with a copy of public comment received from "Squeaky Wheels" the afternoon of the meeting. Commissioners Macchio and Gale stated they liked their suggestions. Illumination of sidewalks for pedestrian safety and to help automobile drivers see pedestrians was discussed extensively. Kitsap Transit services became a topic of conversation with Planner Sutton offering to have Ed Coviello, Kitsap Transit's Community Planner, come and address some of the issues discussed.

The future work schedule for the Planning Commission was presented. Mr. Tovar then introduced Cami Apfelbeck to discuss the Water Resources portion of future work. Water well documentation was reviewed.

Consultant Joe Tovar reviewed the Comprehensive Plan meeting schedule.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Rick Langendoen, Squeaky Wheels – Thanked the Commissioners for their consideration of the letter they presented. He wanted them to keep in mind that they were looking at details that would be addressed in level of service standards that were introduced and so they did not need to get into all the "what if" scenarios. They could be addressed as the process moved forward. Rick felt that if they could continue to work together on this they could create a really great community where the walkability, bicycling and traffic can coexist.

NEW/OLD BUSINESS

None.

ADJOURN

Chair Pearl adjourned the meeting at 8:40 PM.

Accepted by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist

