

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – February 25, 2016
PUBLIC COMMENT – Accept public comment on off agenda items
HISTORIC PRESERVATION ORDINANCE – Study Session
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
2016 COMPREHENSIVE PLAN UPDATE – Study Session on Water Resources Element
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 6:03 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Senior Planners Heather Wright and Jennifer Sutton, and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

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

REVIEW AND APPROVAL OF MINUTES – February 25, 2016

Commissioner Gale corrected the date in her statement on page 4 from July 2015 to July 2014.

Motion: I move approval as corrected.
Quitslund/Lewars: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

None.

HISTORIC PRESERVATION ORDINANCE – Study Session

Senior Planner Heather Wright gave an overview of the proposed ordinance creating a “Local Register Eligible” properties list and also stating that the ordinance included new duties the Planning Commission would be taking on. Ms. Wright went on to introduce the Historic Preservation Commission (HPC) Co-chairs, Dave Williams and Glen Hartmann. Mr. Williams began by telling the Commission about a well-attended public meeting that was held in February. He went on to describe the duties of the HPC including some success stories as well as some recent losses of historic buildings. He then turned the presentation over to Mr. Hartmann who outlined the benefits being on a Local Register would provide for the property owner, including tax incentives. (See attached presentation.) Commissioner Lewars asked what the criteria for being listed on the register were. Mr. Hartmann stated the State of Washington wanted every building over 50 years old to be inventoried. There was discussion of the benefits of being on

the Local Register and whether those incentives would go away should the owner decided to demolish the building after time. Historic Island Farm registry was also mentioned as an honorary designation only. Ms. Wright asked the Commissioners if they would like to have another study session or move the Ordinance forward to a public hearing. The Planning Commission agreed they should move forward to a public hearing.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

2016 COMPREHENSIVE PLAN UPDATE – Housing Element

Senior Planner Jennifer Sutton confirmed a quorum for the Commission's extra meeting on May 19, 2016. She also confirmed the date for the Capital Facilities/Utilities Elements public workshop date of May 26, 2016.

Ms. Sutton provided an overview of the work accomplished on the Housing Element at the last Planning Commission meeting. Consultant Joe Tovar gave his take on which tools of the 16 presented he felt would increase affordable housing. Commissioner Macchio brought up "tiny houses" and wondered why they would not make a bigger impact than reflected in Mr. Tovar's "toolbox." Commissioner Lewars stated he felt they had put a lot of work in and done a good job of protecting the environment and now it was time to do something for people. He expressed concern about the nation's homeless problem and that it was time to look at some ideas that could help provide housing that was within reach for both the homeless and the people who provided service by working on the Island but could not afford to live on the Island.

Commissioner Killion spoke about the Vision of the Housing Element and having it contain what Islanders really wanted the community to look like in 20-30 years. He spoke of an aspirational number that would relieve the cost burden of the rental housing market. Commissioner Chester spoke about using ALL the tools to create not just affordable housing, but a whole range of housing that would provide housing for teachers, shop assistants, etc. He felt they should use the appropriate tools for different types of zones or areas in order to remain flexible.

A conversation about apartments versus condominiums occurred with Charlie Wenzlau weighing in that the current market did not support development of condominiums at this time. He also stated the ratio of apartments to single family homes on Bainbridge Island was skewed and that there was a high demand for rental units. Commissioner Quitslund felt a Community Land Trust should be included as one of the tools that could be used.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, City Council – "I want to share a recollection of living on Bainbridge Island. My family moved here in 1965. My father's a meat cutter and he was able to afford to build a house on Lovell Avenue on a meat cutter's salary. At that time and up in to the early 80's, anyone who

wanted a house on Bainbridge Island could at least find something to rent. If you had a half way decent job, you could find something to buy. In those 50 years we've probably quadrupled the housing stock on the Island and during that time, housing has only gotten more and more expensive. So, what I would offer, contribute to the conversation here tonight is that, I think we tend to look at this issue of affordable housing like we're going to do something. This is going to continue as long as population continues to increase and that's what this is all about. We used to have affordable housing on the Island. Lots of it. Now we don't. What's the future going to look like if you look down the road another 50 years. I don't think Bainbridge Island is going to get more affordable. There are some things we can do and I think we should do them, but I don't think we should do them at the expense of our tree canopy or using water supplies we need to save for our farms. I would just offer that I think we need to have a more realistic conversation and realize that when we talk about these densities and continuously think we're going to respond for the need for more housing that somehow we're going to reach a solution. This is going to be an elusive quest to build enough housing to have a range of housing. How are we going to do that? I'm just very apprehensive that what we're doing is playing into the development community's desire for more density on the Island. And I'm not saying we shouldn't try to do what we can do and a lot of these tools and things we're talking about, I think we DO need to look at them and look at opportunities. But I think we need to be very cautious about what is going to be the long range impacts to the ecology of the Island. I want to share a little story about a lost opportunity. About three years ago, I was part of a group that challenged the Visconsi development. A lot of people thought we wanted to turn that property into a park and that's not the case. We wanted Visconsi and the development team to change their plans to make it something that really fit our community and served the NEED in our community. I commend the Planning Commission because you recommended against the approval of that project. We challenged the SEPA determination. What was done for Visconsi's environmental review was a simple checklist for the largest commercial development in 25 years. We challenged the determination and at one point, Dennis Reynolds, the attorney for Visconsi, asked if we could have a meeting. He let the Hearing Examiner know we were going to meet, that Visconsi was going to negotiate with us. So, we got together in this room and talked about what we would like to see and one of the things we mentioned was multi-story buildings, mixed use so we could have some housing on that site. They listened to us, but the thing is, what we had was an outside company that came in and they knew what they wanted to do. This is what they do, they build shopping centers and it was an opportunity to build retail but also maybe do it in a smaller footprint, underground parking and apartments over the retail. There's none of that there. There have been a lot of lost opportunities and I hope we could look at that area up there and I agree with Charlie and Jonathan that the High School Road area is an opportunity for re-development. It is already been disturbed. It's not a rural area. There's no farming there. It's a place where over the next years, there's going to be re-development there and if we could collaborate on how to encourage more housing in that zone that's close enough to the core that people could walk to the ferry, it's not going to happen overnight, but this is going to be a need and a discussion we will be having in perpetuity. After we're gone, people will be talking about



this. Let's think long term and that area at High School Road and other areas that are already developed that are going to get re-developed, how can we tailor our development regulations and incentivize things like the "micro" apartments, maybe some cottage housing, but in the core, dense development and smaller apartments in a place that's walkable. I love downtown. There's all this neat stuff. You can come up to City Hall, go down to the T&C, get a snack and walk to the ferry. I think this area down here can be even more vital. When we look at the parking lots that Lisa was suggesting we get rid of, that would be great if we had fewer cars. For once I rode my bike tonight. Usually I've been driving lately, but I like the idea of providing dwellings, housing units downtown here that don't require parking because they're for people who don't have cars. I know that doesn't fit a lot of people, but that's an opportunity for young people to come here. People who want to live on Bainbridge Island and work in our businesses we have downtown. That's something we should really focus on. What do we do downtown here to keep the character but also increase more housing units? Thank you for all your work that you've done."

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 8:25 PM.

Approved by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist



Preserving Bainbridge Island's
Special Character:
Historic Properties

Need for code update

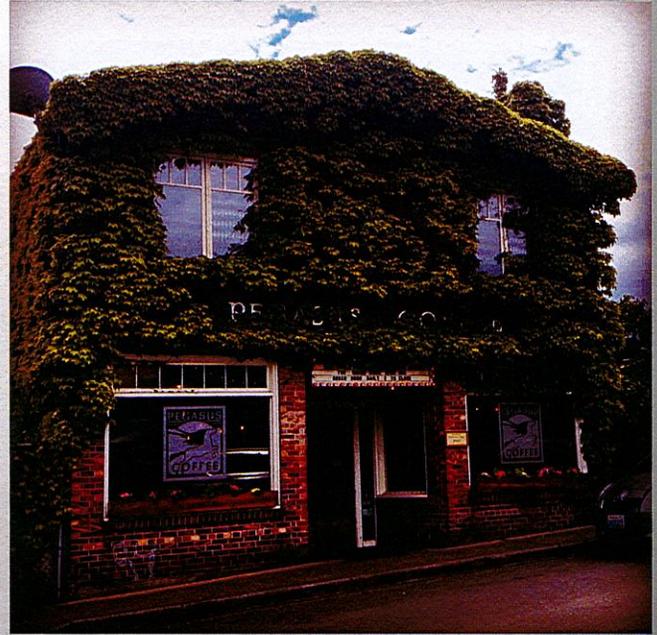
1. Comprehensive Plan Policy LU 33.2

“The City and its Historic Preservation Commission shall regularly review the local historic preservation ordinance and update where necessary to assure that it achieves the Comprehensive Plan’s goals and policies.”

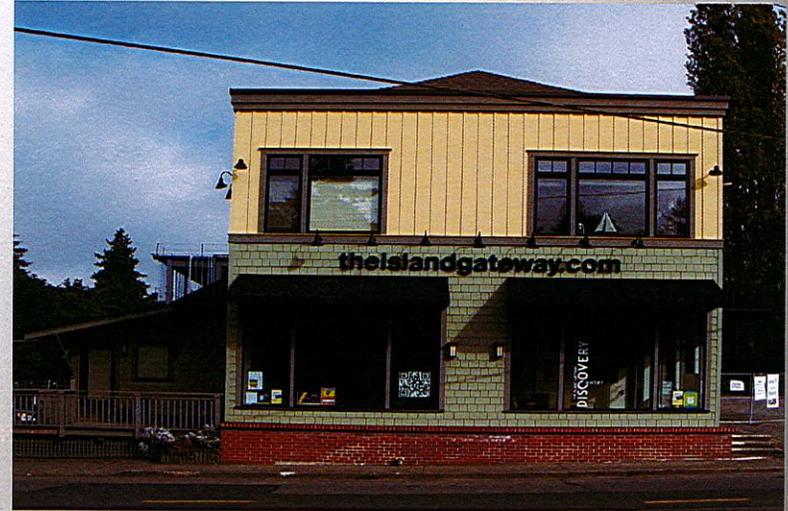
2. Ongoing loss of historic resources

Historic properties give us a sense of place





Recently lost



Comp Plan Policy

HP Policy LU 35.1

“The City shall encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community”

The Historic Preservation Commission (HPC) has responsibility for:

- Maintaining the Historic Inventory (structures over 50 years old)
- Promote preservation on the Island through education and recognition
- Advise City government on appropriate preservation policies
- Manage and promote the Heritage Tree Program
- Manage and promote the Local Register of Historic Places

	Local Register	Local Register Eligible	Heritage Properties	Historic Island Farm
Criteria	Outlined in 18.24.040A	Same as Local Register	Must meet all criteria in 18.24.030A	Currently in use for farming or maintained as open space; was a farm prior to 1965; at least 2.5 acres; and at least 25% in use for farming or open space
Who Identifies	Owner, HPC, General Public	HPC	Owner, HPC, City Council	Owner, HPC, General Public
Who Approves	HPC with owner consent	HPC	Council after reviewing HPC recommendation	HPC with owner's consent
Changes/Alterations	Requires Certificate of Appropriateness from HPC	HPC reviews and comments	HPC reviews and comments	N/A
Demolition	Owner prepares analysis for HPC review and approval	Owner prepares analysis for HPC review and comment, along with suggested mitigation as appropriate; approval by Planning Director; Public notice	Owner prepares analysis for HPC review and approval, along with suggested mitigation as appropriate; approval by Planning Director; Demos require approval by Council; Public Notice	N/A
Appeals	Nomination - Planning Director Changes/Alterations - Planning Commission Demolition - Council Further appeals - KSap Superior Court	Planning Commission	Demolitions to Hearing Examiner, if necessary to KS Superior Court	Planning Director
	Signage Provided Negotiate economic incentives where appropriate Demolition by reg. ed. Provision of easements Possible possible property easements Possible zoning appeal	Incentives available if placed on Local Register	Signage Provided Negotiate economic incentives where appropriate Demolition by reg. ed. Provision of easements Possible for tax incentives for local register Possible zoning appeal	Signage provided Honorary designation

Local Register

Criteria:	Outlined in 18.24.040A
Who Identifies:	Owner, HPC, General Public
Who Approves:	HPC with owner consent
Changes/Alterations:	Requires Certificate of Appropriateness from HPC
Demolition:	Owner prepares analysis for HPC review and approval
Appeals:	Nomination – Planning Director Changes/Alterations – Planning Commission Demolition – Council Further appeals – Kitsap Superior Court
Other:	Signage Provided Negotiate economic incentives where appropriate Demolition by neglect provision applies Eligible for possible property tax freeze Possible zoning relief

Local Register Eligible

Criteria: Same as Local Register

Who Identifies: HPC

Who Approves: HPC

Changes/Alterations: Requires Certificate of Appropriateness from HPC

Demolition: Owner prepares analysis for HPC review, along with suggested mitigation as appropriate
Approval by Planning Director
Public notice

Appeals: Planning Commission

Other: Incentives available if placed on Local Register

Heritage Properties

“The City and HPC shall define and identify its ‘iconic’ structures and sites (those intended for permanent preservation), which are deemed essential elements of the community’s character, history, and identity.” (C 34.5).

Heritage Properties

Criteria:	Must meet all criteria in 18.24.030A
Who Identifies:	Owner, HPC, City Council
Who Approves:	Council after reviewing HPC recommendation
Changes/Alterations:	HPC reviews and comments
Demolition:	Owner prepares analysis for HPC review, along with suggested mitigation as appropriate Approval by Planning Director Demos require approval by Council Public Notice
Appeals:	Demolitions to Hearing Examiner; if necessary, to KC Superior Court
Other:	Signage Provided Negotiate economic incentives where appropriate Demolition by neglect provision applies Eligible for tax incentives if on local register Possible zoning relief

Historic Island Farm

Criteria: Currently in use for farming or maintained as open space; was a farm prior to 1965; at least 2.5 acres; and at least 25% in use for farming or open space

Who Identifies: Owner, HPC, General Public

Who Approves: HPC with owner's consent

Changes/Alterations: N/A

Demolition: N/A

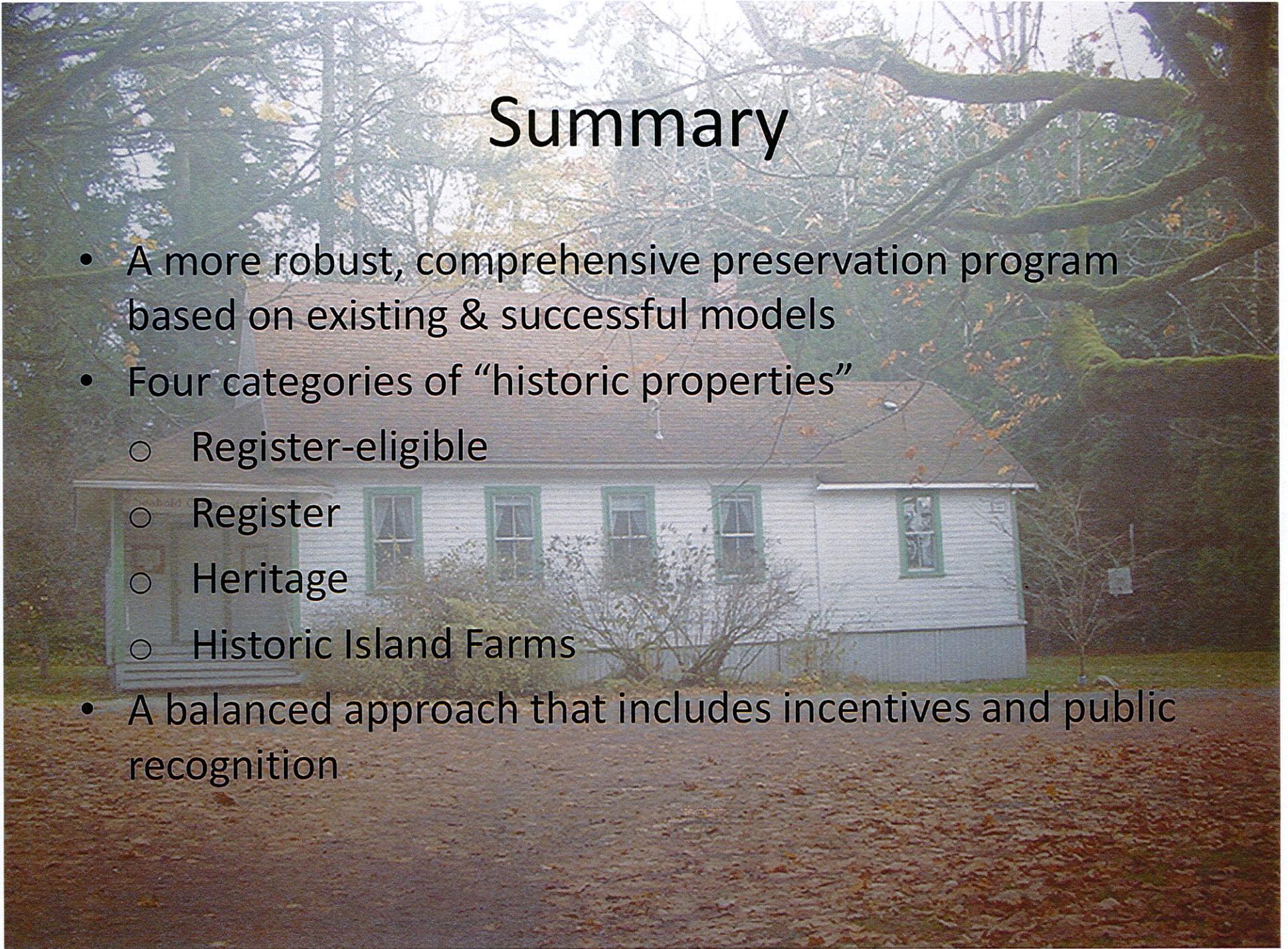
Signage: Planning Director

Signage provided

Honorary designation only

Summary

- A more robust, comprehensive preservation program based on existing & successful models
- Four categories of “historic properties”
 - Register-eligible
 - Register
 - Heritage
 - Historic Island Farms
- A balanced approach that includes incentives and public recognition



Jane Rasely

From: Heather Beckmann
Sent: Thursday, April 28, 2016 3:42 PM
To: Jane Rasely
Subject: FW: HPC Proposed Regulations for "Local Register Eligible" Properties: 219 Madison Avenue South

From: Dwilli1179 [mailto:dwilli1179@aol.com]
Sent: Thursday, April 28, 2016 9:43 AM
To: Ellen Lockert <ealockert@gmail.com>
Cc: Nina Jackson <nina.somewhere@gmail.com>; Carl Sussman <carls@windermere.com>; Kelly Muldrow <kelly@muldrow.net>; Heather Beckmann <hbeckmann@bainbridgewa.gov>; Glenn Hartmann <glenn.hartmann@cobicommittee.email>
Subject: Re: HPC Proposed Regulations for "Local Register Eligible" Properties: 219 Madison Avenue South

Hi Ellen. Good to hear from you and I am glad you had a chance to review our proposals. Let me try to clarify a few things with respect to Register Eligible properties:

1. Changes/ alterations only applies to exterior alterations and only those that normally require a city permit. The new regs only say that the HPC have an opportunity to review and comment on those. We would have no veto authority.
2. With respect to demolitions a demo permit is already required for any demolition of a property On the Island. Again, no change there other than the HPC review and comment and that the Planning Director has final say on approving the permit.
3. One important item you may have missed is that (under our proposal) if this property were placed on the Local Register it may receive special consideration when it comes to possible uses, i.e. More flexible zoning than what is currently allowed. This could be a significant benefit for a future owner.

I am not sure when the next meeting of the Planning Commission will be. We should learn more tonight. I hope this is of some help.

Dave

Sent from my iPad

On Apr 26, 2016, at 10:45 AM, Ellen Lockert <ealockert@gmail.com> wrote:

Dave,

We have just had a chance to review the proposed regulations for historical properties on Bainbridge. As you know, I manage the 219 Madison S building for owner, Nina Jackson. We are deeply concerned to see that the Historical Planning Commission continues to propose restrictions on owner's use of their private property.

At this point, it appears certain that 219 Madison will, despite the owner's request, be forced to become a "register eligible" property. This means that she or the new owner will be required to submit proposals for any changes/alterations and *seek approval for demolition*.

Nina Jackson has owned and paid taxes on 219 Madison Avenue South for 25 years. This represents her retirement savings. Your proposals threaten her ability to get the best possible

return on the sale of this property. Current zoning *already* restrict her from selling as a residence. The proposed Historical Planning Commission Ordinance will *further restrict* her ability to develop it as a commercial property. This strikes us as both unfair, unjust and possibly illegal.

As we've stated before, we feel strongly that people who want to maintain historic buildings should buy them and do so. Taking property rights from others when there is no health or safety issue is just wrong.

I will submit these comments to Heather for inclusion in study group. We will be back on Bainbridge in May and look forward to attending future hearings. Do you know when those are scheduled?

Thank you for your consideration.

Best,

Ellen

Ellen Lockert
P.O. Box 11527
Bainbridge Island, WA 98110
206.650.6476
www.linkedin.com/in/ellenlockert

Jane Rasely

From: Jane Rasely
Sent: Thursday, April 28, 2016 3:44 PM
To: Gary Christensen; Jennifer Sutton; Jon Quitslund; Joseph W. Tovar ; Lisa Macchio; Mack Pearl; Maradel Gale; Michael Killion; Michael Lewars; Sarah Blossom; William Chester
Cc: Heather Beckmann
Subject: FW: HPC Proposed Regulations for "Local Register Eligible" Properties: 219 Madison Avenue South

Good Afternoon,

Please see the Historic Preservation Commission's response to public comment below. A paper copy will be provided at the meeting tonight.

Thank you,



JANE RASELY
Administrative Specialist
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206.780.3758 (office) 206.780.5104

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Ellen

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