

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – March 10 and 17, 2016
PUBLIC COMMENT – Accept public comment on off agenda items
BAINBRIDGE HIGH SCHOOL MAYOR’S YOUTH ADVISORY COUNCIL – Presentations
on the 2016 Comprehensive Plan Update
WYATT COTTAGES SITE PLAN & DESIGN REVIEW PERMIT (PLN50165SPR) – Public
Meeting and Recommendation
AQUACULTURE LIMITED SHORELINE MASTER PROGRAM AMENDMENT – Study
Session and Recommendation
NEW/OLD BUSINESS
ADJOURN

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

Chair Mack Pearl called the meeting to order at 6:00 PM. Commissioners in attendance were Jon Quitslund, Maradel Gale, Michael Lewars, William Chester and Michael Killion. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Planning Manager Joshua Machen, Senior Planners Jennifer Sutton and Christy Carr. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

The agenda was reviewed. Commissioner Gale stated she would step down during the Aquaculture portion of the meeting.

REVIEW AND APPROVAL OF MINUTES – March 10 and 17, 2016

Motion: I move to approve both minutes as presented.

Killion/Chester: Passed Unanimously

PUBLIC COMMENT – Accept public comment on off agenda items

None.

**BAINBRIDGE HIGH SCHOOL MAYOR’S YOUTH ADVISORY COUNCIL –
Presentations on the 2016 Comprehensive Plan Update**

Mayor Val Tollefson introduced the Mayor’s Youth Advisory Council (MYAC), a group begun by former Mayor Anne Blair. He mentioned that Senior Planner Sutton had worked with the MYAC. He introduced Mr. Brian Messing who began the presentation by thanking the City as a 5th generation Islander for having the opportunity to serve on the MYAC with some of his peers and also meeting so many great people in our excellent government and seeing how the process functioned and pertained to this Plan in particular. The MYAC’s presentation focused on zoning and economic development including an emphasis on e-commerce. Mr. Nate Marks spoke about the environmental opportunities the Island contained and maintaining a healthy balance between population growth and preserving the Island’s natural character. He also stated he was proud of

the previous Comprehensive Plan. Utilities with a special mention of internet and cell phone service improvements were discussed. In the Human Services area, Ms. Eckford-Prossor requested funding/increased funding of Helpline House, child care centers and the Housing Resources Board. (Full presentation attached to minutes.)

Commissioner Gale asked the MYAC to collectively think about “Conservation Villages” saying some people do not like to live in downtown Winslow, but would like to develop communities in a dense cluster with a large amount of open space. She also wanted their opinion on how to encourage more e-commerce on the Island. Ms. Gale asked how the reluctance and resistance to new cell phone towers could be overcome. She stated nearby property owners are often reluctant to having towers placed on or within view of their properties.

Chair Pearl thanked the MYAC for their hard work and requested a copy of their presentation.

**WYATT COTTAGES SITE PLAN & DESIGN REVIEW PERMIT (PLN50165SPR) –
Public Meeting and Recommendation**

Planning Manager Joshua Machen introduced the Wyatt Cottages project describing the location of the project on the northeast corner of Madison Ave N and Wyatt Way NE and mentioning the “Tot Lot” park that would be preserved and incorporated into the project. Concern was expressed for the pedestrian pathway still being available. Mr. Machen explained the roadway was designed to be both a woonerf type driveway AND a pedestrian walkway with a pervious surface with grass or other greenery growing in it. He described the whole parking and driving areas as designed to infiltrate water within an LID construction. Overflow stormwater would drain after filtration, into the City’s stormwater system. Mr. Steding stated the whole idea was an outgrowth of the Madison Cottages development from 20 years ago. There was discussion of a willow tree located on the property that Public Works was asking be removed. Commissioner Lewars asked Mr. Steding whether he had considered affordable housing in his development. Mr. Steding responded that there were constraints in the space available for this type of project unless they had decided to build apartments to fill up the space.

Chair Pearl asked about trenching work within the dripline of trees and questioned why it would be allowed at all. Mr. Machen explained that the Condition (12.i.) was in case they found they had to trench through a dripline. Chair Pearl asked to amend the condition to say that the certified arborist was onsite during any digging around the tree. Mr. Bruce Anderson asked the Commission to amend the requirement for the project to remove the willow tree so the onus for that would be placed on the City instead. Mr. Anderson also brought up the egress on Wyatt and asked for the condition of a “right turn only” Condition 12.e) be removed.

Commissioner Quitslund asked about the future use of the Oliver House which would be moved to a different location on its current parcel. Mr. Anderson felt it would continue to be small

office space. Commissioner Killion felt the project was well done and provided a great amount of variety in the space.

Motion: I move we recommend approval with the condition changes.

Lewars/Killion: Passed Unanimously

Commissioner Gale recused herself before the Aquaculture Limited Shoreline Master Program Amendment.

**AQUACULTURE LIMITED SHORELINE MASTER PROGRAM AMENDMENT –
Study Session and Recommendation**

Senior Planner Christy Carr gave a brief update on activities with the limited amendment since the Commissioners last met on the subject speaking about both public comment and comments received by Department of Ecology. Commissioner Quitslund asked if the submittal requirements could be changed without changing municipal code. Ms. Carr stated yes, they could be changed within the administrative code as that was where they resided.

Dave Bricklin, Citizen – I know you're not taking public comment but I just wanted to mention there're some very substantial revisions being proposed and whether you take public comment tonight or some other time, it seems to me before you pass judgement on these very substantial revisions, you have an opportunity to hear from the public regarding these because there are 10-12 pages of fine print changes that are substantive changes and we would like an opportunity to be heard at some point. He stated he was well aware that the public comment period was closed but called the changes "major rewrites" that came in after the public comment period and were rewrites of core sections by Staff because Ecology told them to do it. Mr. Bricklin also encouraged them to stick to what had been commented on and not the changes that had been made since then.

Discussion of the definition of 500 square feet occurred with the Commissioners wanting the 500 square feet to refer to "disturbed area" as opposed to a measurement of bags. Commissioner Quitslund wondered if 200 square feet would be a good thing. Commissioner Lewars reminded the Commission this was an activity to be encouraged, not discouraged.

Motion: I move our overall policy and direction is to the extent possible, limit commercial aquaculture farming while encouraging individual aquaculture farming subject to conditions regarding aesthetics that Ms. Carr will put in the amendment before it goes to Council.

Lewars/Chester: Passed Unanimously

Dave Bricklin, Citizen – Asked that the Planning Commission make clear to City Council that the recommendation they were forwarding to them did not have opportunity for the public to comment.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 8:10 PM.

Approved by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist

Mayor's Youth Advisory Council Comprehensive Plan Discussion

Brian Messing, Nate Marx, Amy Willerford, Faith Eckford-Prossor,
Lia Johansen, Scott Musslewhite, Audrey Baker

Land Use

Focus on historical preservation

i.e. supporting more projects similar to Japanese memorial

Stricter zoning codes outside of urban areas

to preserve “small town” feel

Cultivate individual identities for smaller town centers

Lynwood, Rolling Bay

As population grows, more of these small centers are needed to accommodate increasing density

Work with environmental experts to determine healthy vegetation plans

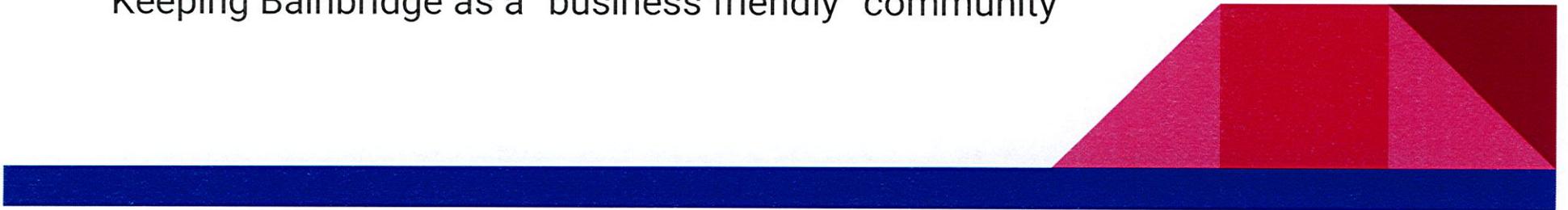
Economic

Emphasis on e-commerce

Development of more e-commerce

Continued support of island businesses

Keeping Bainbridge as a “business friendly” community



Environmental

Maintain a balance between urban development and Island's character

Preserve natural feel of Bainbridge

Grand Forest, public beaches, trail systems

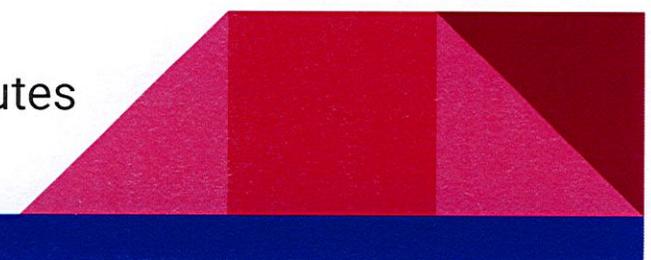
Continue development of public projects

Winslow waterfront, Forest trails

Burke Gilman similarity

Protect shoreline in the face of extreme property disputes

Ensure public access, protect shoreline environment



Utilities

With greater Internet usage of e-commerce, comes greater pull on the internet

We must try to upgrade our island's internet infrastructure

We must also place an emphasis on improving cell tower access

Many people are switching away from landlines, making this a priority for public
safety



Human Services

Support programs that help lower income working families

Helpline House, child care centers, Housing Resources Board

Would promote economic diversity

Greater partnership between the city and special needs support programs

Enable Bainbridge Youth Services to have a large presence at the High School

Promotes safe space for students

Increased support to the senior center

Large portion of population, it is important to accommodate for healthier, happier lifestyles



Housing

Keep the small town feel

Keep ½ population downtown and ½ outskirts

Development housing kept at a level equal to incoming population

Don't want to short the market Development slow

Diversity of prices are important

Focus on sustainable communities (like grow)



Water Resources

Need to educate our younger generation (as well as older)

Water conservation

Healthy water resources

Wells vs city pipes

Encourage owners to have environmentally sound water systems

