



**CITY OF BAINBRIDGE ISLAND  
PLANNING COMMISSION SPECIAL MEETING  
THURSDAY, JUNE 16, 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  
REVIEW AND APPROVAL OF MINUTES – March 24, 2016 Planning Commission Meeting  
PUBLIC COMMENT - Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
NEW/OLD BUSINESS  
ADJOURN

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

Chair Mack Pearl called the meeting to order at 6:05 PM. Commissioners also in attendance were Michael Lewars, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. Maradel Gale was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also present.

The agenda was reviewed. There were not any conflicts disclosed.

**REVIEW AND APPROVAL OF MINUTES – March 24, 2016 Planning Commission Meeting**

**Motion: I move the approval of the minutes for March 24, 2016.**

**Quitslund/Lewars: Passed unanimously**

**PUBLIC COMMENT - Accept public comment on off agenda items**

None.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

**2016 COMPREHENSIVE PLAN UPDATE**

City Consultant Joseph Tovar started the discussion by reviewing some of the changes to the Housing Element including incorporated input from citizens as well as the Vision Statement. Mr.

Tovar called attention to an article Commissioner Gale had sent referencing the City of Portland's control of the footprint of single family homes and that it correlated with new Policy HO 6.6 "Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes." Chair Pearl asked whether it would be possible to regulate the size of single-family homes by requiring new houses to be built with low impact development (LID) standards. Commissioner Killion asked to have the words, "and adopt as appropriate" inserted after the word "Consider." He stated he was looking for action and not just thought in the Policy. Mr. Tovar reviewed the Actions associated with the Housing Element Implementation section reminding the Commissioners these were not new, they had seen them before. Commissioner Lewars spoke about the proposed biennial assessment of affordable housing. He went on to suggest adding "If insufficient progress is made toward meeting the goals, determine what actions are working and which are not, make appropriate adjustments." He stated it should be added to the end of Policy HO 2.1 and as a High Priority Action item. Mr. Tovar also listed suggested terms in the Glossary that should be removed since they were not actually used in the Housing Element. The Conservation Villages definition was discussed in detail, especially as related to the techniques used to concentrate building. A conversation about "dwelling units" and what constitutes one was had.

**Charles Wenzlau, Citizen:** Stated he had reviewed the whole Element and thought it was really great and really strong. He had a couple of minor comments about the concept of permanent affordability in HO-4 only showed up once under one of the specific policy elements and he felt it was important to put permanent affordability as early on in the document as they could because he thought affordability was permanent for everyone. Mr. Wenzlau suggested HO-4 should read, "Increase the supply of permanently affordable housing." He wanted to get that upfront and center so everyone would be aware those terms were coupled. He asked the Commissioners if they ever had affordable housing that wasn't permanent by definition as new housing was created.

Affordable housing and how to keep it affordable was discussed in depth including the issue of tax breaks for 12 to 50 years in order to facilitate keeping affordability.

**Motion: I move that we provisionally accept the Housing Element as written and include the six or so revisions that Joe just outlined for us.  
Lewars/Killion: Passed Unanimously**

**Ron Peltier, City Council** – Told the Planning Commission they had basically decided they had the Housing Element they were going to send to the City Council. Chair Pearl reiterated it was provisionally accepted unless something else came up. Councilmember Peltier thought the possibility of density bonuses for conservation villages was interesting. He felt it was ironic that the entire Housing Element was advocating for more density. He thought the Commissioners had read his proposed revisions and thought there should be discussion of gentrification and the impact it had on affordability over the years and that it would continue to have an impact. He wasn't sure what could be done about it, but thought acknowledging the underlying reality that all housing, unless it was part of a community land trust or was guaranteed to be affordable, was twice as expensive on Bainbridge Island as the rest of Kitsap County. He stated that every time a house was sold, the trend was for more affluent people to purchase it and he had seen it over the years since 1965 when the Island went from a workforce that lived on the Island to a more and more affluent society that hired others to do the work around their homes. He asserted that none of the housing that would be created would be available to anyone who cleaned houses, was a waitress, etc., unless

they had a partner who had a better income. Councilmember Peltier went on to say one of the things lacking in the Housing Element was a realistic discussion about jobs and workforce housing. He said this Element was really out of touch with the rest of the Comprehensive Plan and predicted that over the next 20 years Bainbridge Island would get less and less affordable with the residual affordability remaining would be reduced as long-time residents moved or passed away. He thought there would be more and more enclaves of affordability; small houses with a lot of unaffordability and gentrification around those. He felt very few of all the lofty goals would be realized and thought it would be better to have a realistic picture of what was happening on Bainbridge Island because it created more possibilities than pretending they would accomplish a lot of goals they could not. He thanked the Commissioners for their work and stated he appreciated what they did.

Land Use Element discussion began with Mr. Tovar's introduction to the changes that had been made by the Drafting Committee and including the High and Medium Priority Actions. Commissioner Macchio led discussion of Neighborhood Service Centers (NSC) and whether it was really possible to project where those might naturally occur. Chair Pearl asked to have the Transfer of Development Rights area broadened to include conservation areas. Placement of all maps together in one section and having them be 11"x17" so they would be more readable was decided. Light Industrial/Business Industrial (LI/BI) zoning was brought up and whether the Sportsman Club triangle ought not to be re-zoned since there were businesses that did not fall into that category (e.g., day care, yoga studio, etc.) and because of its proximity to schools. Ms. Sutton reminded the Commissioners of their past discussions on the Sportsman Club triangle uses and how to limit those conditional uses. She outlined two paths they could follow:

1. Change the zoning or
2. Modify Business/Industrial policies and then review and modify the Permitted Uses Table in the Bainbridge Island Municipal Code.

The Commissioners all agreed that something needed to be done to prevent so many Conditional Use Permits in the LI/BI zone. Commissioner Macchio argued that LI/BI should not be that close to schools, but the ballet studios, daycares, coffee shops, etc., were more of a fit for the neighborhood/school area. Commissioner Killion led the discussion of the Land Use Element Vision Statement. Density patterns and where future growth would/should grow were canvassed.

The Economic Element was introduced by Chair Pearl with a question about Policy EC 10.2. It was decided to carry the Element over to the next meeting on June 23, 2016.

Public comment from the May 26, 2016 Utilities and Capital Facilities Workshop was reviewed. Ms. Sutton mentioned that the Utilities Advisory Committee (UAC) worked on this Element for a year as the Planning Commission deliberated on other Elements and that this Element would be coming back to them in July. Chair Pearl stated they would use the UAC's Draft Element as a starting point. Commissioner Lewars asked Ms. Sutton to review and edit the Utilities and Capital Facilities Elements and send it out to the Commissioners to start on. She mentioned there would be only two Planning Commission meetings in July but that each would start with an Element workshop and that Public Hearings were planned for September.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Ron Peltier, City Council** – Stated he would be making a comment about the Economic Element at the beginning of the next meeting.

**NEW/OLD BUSINESS**

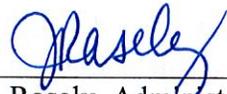
None.

**ADJOURN**

Meeting was adjourned at 8:29 PM.

Accepted by:

  
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J. Mack Pearl, Chair

  
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Jane Rasely, Administrative Specialist

