

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES – April 14, 2016 and April 28, 2016
PUBLIC COMMENT – Accept public comment on off agenda items
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE
2016 COMPREHENSIVE PLAN UPDATE – Review
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 Planner Jennifer Sutton, City Consultant Joseph Tovar and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts.

REVIEW AND APPROVAL OF MINUTES – April 14, 2016 and April 28, 2016

Motion: I move the approval of the two sets of minutes from April 14, 2016 and April 28, 2016 as distributed.

Quitslund/Lewars: Passed Unanimously 5-0

PUBLIC COMMENT – Accept public comment on off agenda items

None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Dominique Cantwell, Directors Forum – Read a brief statement: “The City arts and humanities community was caught by surprise with the scope of the changes made to its submitted draft of the Cultural Element that was discussed so enthusiastically on July 28th. On behalf of the Island Arts and Humanities Executive Directors’ Forum and the Public Art Committee (PAC), I’d like to reserve the opportunity to offer specific edits in writing to present the Planning Commission at a later date. We would like to have an opportunity to meet, engage our boards and constituents and to respond meaningfully. We were disappointed to have been neither notified nor included in the Drafting Committee meeting two weeks ago where our proposed draft was discussed. As such, with just over 24 hours to review the new draft, the members of the Directors’ Forum and PAC were unable to meet with quorum to address the substantive changes that have been proposed by the City Staff. Broadly, we will ask that the Planning Commission revisit and fortify the verbiage supporting the proposed Goals and their

implementation. We recommend non-specific but direct language to intend an agency for the fulfillment of each Goal even if such an agent remains unnamed. Further, we request that you consider the omission of what had been Goal 10 – Services to cultural organizations – from your proposal. It's our hope the final draft of the Cultural Element will be a functional planning document that will represent the interests of this community and we renew our pledge to be partners in the effort to achieve such an end. We request notice of any deadlines, subsequent Drafting Committee meetings or discussions that may inform this process as the listserv failed to perform that purpose for the many of us who are subscribed. I may be contacted on behalf of the Directors' Forum via e-mail at dcantwell@bainbridgeperformingarts.org and will gladly disseminate information to the Directors' Forum via the channels already in place at the Arts and Humanities Bainbridge. Thank you for your work on behalf of this community and for the anticipated opportunities for collaboration."

Robert Dashiell, Citizen – Wanted to comment on the Utilities Element saying that in the Vision Statement the comment is made that solar panels on public, commercial and private buildings now supply much of the Island's electricity and geo-thermal heating systems have proven their effectiveness in reducing demand for electrical power. Mr. Dashiell thought that was just fine in the Vision Statement but he wanted to encourage Policy U-14.7 "This is to encourage new taxpayer funded public buildings to be designed and engineered to renewable energy for heating, cooling, operational use to the maximum extent practical and site specific and existing technology limitations," to stay in the new Comprehensive Plan. He went on to say that if Bainbridge was going to be a leader in fossil free fuels, one of the things they needed to do was make new housing and subdivisions have solar or geo-thermal energy. He felt this was an opportunity missed if the City was really serious about turning Bainbridge Island into a more carbon free, electrical jurisdiction. He asked the Planning Commission to consider putting something in the Comprehensive Plan that required either solar panels or geo-thermal energy on new development. He did not think they had to require it on individual houses but could require it on new subdivisions. He wanted to see the Comprehensive Plan stronger not only on taxpayer funded buildings, but private development as well.

2016 COMPREHENSIVE PLAN UPDATE – Review

Discussion began with the Cultural Element in deference to the citizens who were here specifically for that. Commissioner Quitslund stated he felt there needed to be a study around the rationale for funding cultural arts and he hoped City Council would do that very soon. He said he felt the language in the Cultural Element was a bit "mealy mouthed" and that he would like it to be stronger going on to state he was planning on writing out some language that would clarify what the humanities were and why it was good to have a discourse on the humanities and contributions from people trained in humanities disciplines contributing to public life. Commissioner Lewars agreed with Commissioner Quitslund saying he would like to see a more robust Element. Discussion continued with the timeline of work left to be accomplished and whether a Drafting Committee meeting needed to be held before the next meeting.

Commissioner Quitslund felt the general public did not have an understanding of what they meant by “humanities” which he thought might get confused with humanitarian work. He suggested a paragraph explaining that the humanities were the foundation for the arts in the community. Commissioner Lewars suggested they focus on the Vision Statement and wait until they had feedback from interested citizens on the Element itself. Commissioner Gale thought it was vastly improved to have removed a lot of the specific information in the draft Element. She liked the “slimness” of the new draft but wanted to make sure that the Policies identified were important to have in there. She also reminded everyone that the Comprehensive Plan was not a “funding” document. Funding would be up to City Council. The Comprehensive Plan would provide the support for Council’s decision to fund or not to fund.

Patricia Bell, President of Arts and Humanities Bainbridge – Had spent seven years on the board and stated this year they had been running their agency without many paid employees. She mentioned one of the projects she took on was Arts and Education (a program in the schools) that had been occurring about 25 years. She had been trying to write the continuing grant so it will be able to continue in the schools this year. They need to match the grant but they have to do so without money from the City but received \$14,300 from the State with Bainbridge Island School District and the PTA donating as well. Ms. Bell stated it was hard to find funds from foundations when there was not any backing from the City. She stated that in order to keep going in 2017, she had to find at least \$6,000 to match the funds from the State and the only way to find that was to hit the pavement. Ms. Bell felt like she was in a constant battle to find money saying since she had been on the board, they had been without any money from the City. She also stated that one of their main functions in the past was to help other non-profits on the Island raise money but that had been taken away and they hoped it would be reinstated.

Sandy Fisher, Arts and Humanities Board – Current chair of the Public Art Committee agreed that it was not a funding conversation (in the Comprehensive Plan) but that strong language was needed and they needed to see arts and culture essential to the identity and fabric of the community. She felt it was as essential as the commitment to environmental conservation, education, health and safety and wanted to point out there had always been strong in arts and culture and were one of the first cities to actually include them in the Comprehensive Plan. Ms. Fisher felt they should remain the leader in policy and be a community people around the nation looked to for their commitment to the arts and culture citing it as a core value. She felt it needed to be strengthened and claimed saying it was economic development since they did not have big box retail and manufacturing. Ms. Fisher felt the arts should be elevated in stature and importance because they were a big reason some people came to the Island.

Hank Helm, Bainbridge Island Historical Museum – Stated the museum was a recipient of funds from the City up until they stopped it saying they received as much as \$40,000 a year. Mr. Helm went on to say that even at that level, it was never over about 20% of their budget because they went out for grants, donations and held a number of fund-raisers. He stated that raising

money was a constant battle and though he realized that was not the Planning Commission's object or mission, however he felt with the current language in the Cultural Element, they had taken away any mechanism for anybody to handle it so that if money was appropriated by the City Council, nowhere was it stated who was going to handle it. Mr. Helm urged the Commissioners to give them a chance to really respond to the work they had done saying they needed to sit down as a group to come up with something. He continued by saying they appreciated they work the Planning Commission was doing and calling it laudable.

Commissioner Gale asked the citizens present to look at the Vision Statement and make sure it aligned with where they would like to see the City in 20 years and to offer up explicit language. Commissioner Gale urged individuals to not hold back in submitting their ideas because they were not able to meet as a collective.

Chair Pearl called an intermission for 10 minutes.

The meeting began again at 7:06 PM with City Consultant Joseph Tovar providing an overview of the Introduction. He began by highlighting new formatting including a list of figures included in the Index as well as new photographs provided by the Bainbridge Island Historical Society. He also presented additional text referencing documents included as appendices. After going through what he termed "wordsmithing" changes, the conversation continued with the Guiding Principles.

Motion: I move this (Introduction) is ready for prime time.

Gale/Lewars: Passed Unanimously 5-6

The Commissioners spoke briefly about the letter Commissioner Gale drafted to City Council.

Motion: I move the letter be sent to City Council.

Chester/Lewars: Passed Unanimously 5-0

The Utilities Element was discussed with Commissioner Chester weighing in on the Vision Statement asking to add something about public education on the conservation of water. He also wanted it to be open enough to include undiscovered energy resources/technologies. Commissioner Gale brought up Mr. Dashiell's idea of having solar power required for not just taxpayer funded buildings, but single family residences. Commissioner Quitslund thought a policy like that belonged more in the Land Use Element as opposed to a large scale utility. Discussion of creating a list of the high priority action items for the public to key in on containing those items that might have the most interest occurred.

Chair Pearl asked about items on the next agenda: Cultural, Capital Facilities and Human Services Element. Director Christensen reminded the Commissioners that the next meeting

would last as long as needed to tie up these last Elements in order to give Staff time to pull the Comprehensive Plan together for publication with enough time for the public to review it before the first Open House on September 17, 2016. The schedule was discussed.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Robert Dashiell, Citizen – Thanked Chair Pearl for bringing forth the State Energy Code. He was not aware of it. He also thanked Commissioner Gale for adding Policy U-4.8 to the Utilities Element regarding other than commercial buildings. Mr. Dashiell spoke about Policy U-11.7 and asked for a change regarding the pursuit of combining larger water systems under City management. He wanted to see that second sentence deleted while Commissioner Lewars asked that the second sentence end after “Pursue long-term consolidation of larger water systems.” He also brought up new forms of solar power being developed such as solar roofs and solar panels built into window glass. Mr. Dashiell urged the Commissioners not to keep the scope too narrow because solar panels could be something entirely different two years from now.

NEW/OLD BUSINESS

None.

ADJOURN

The meeting was adjourned at 8:09 PM.

Approved by:



Mack Pearl, Chair



Jane Rasely, Administrative Specialist

11 August 2016

To: Members of Bainbridge Island City Council

From: Members of Bainbridge Island Planning Commission

RE: Comprehensive Plan Amendment request submitted by Charles Schmid

Background:

In May, 2015, the Planning Commission received a request from Charles Schmid to consider rezoning the land that is Pritchard Park from its current Water Dependent Industrial (WD-I) zoning to residential (R-2) zoning. This amendment request was tabled at the time for two reasons. The first was that we wanted to deal with the amendment requests in conjunction with our review of the Land Use Element. The second reason was because the Bainbridge Island Metro Parks and Recreation District (BIMPRD) had submitted a comprehensive plan amendment request to designate all parks under a new "park" zone. Had that request been recommended for approval, the Schmid request would have been moot.

As time passed, the planning commission requested additional information from BIMPRD to support their request for a park zone designation. This has not been forthcoming. As a result, in July 2016 Charles Schmid requested that his comprehensive plan amendment be considered, since it was not negated by action on the BIMPRD request.

Consideration:

At its meeting on July 4, the Planning Commission discussed the proposed comprehensive plan amendment, and heard reasons from Charles Schmid supporting the change in underlying zoning for Pritchard Park. The most compelling reason for making this change is to provide greater protection to the park property from activities occurring on the adjacent (to the west) WD-I property. The increased buffer between WD-I and Residential zoning would provide this added protection. The Planning Commission was ready to make this recommendation to city council, when we were informed that a non-owner of property cannot make a request for the rezoning of property owned by another entity. Therefore, two things are happening. Charles Schmid is in the process of requesting consent from the Board of the BIMPRD to request a rezone of the property from WD-I to R-2, which is necessary because the Pritchard Park property is jointly owned by BIMPRD and the City of Bainbridge Island. And the Planning Commission is forwarding this comprehensive plan amendment to the city council for action as the co-owners of the property.

Recommendation:

The Planning Commission respectfully requests City Council take the appropriate action as co-owners of the property to (1) request a comprehensive plan amendment for this property and (2) either approve the comprehensive plan amendment rezone from WD-I to R-2, or return the city's amendment request to the Planning Commission for further recommendation.

CULTURAL VISION

Several partnerships involving public, private and non-profit organizations have formed and enhanced cultural and historic aspects of Bainbridge Island. Artistic, historic and cultural events are held each year that attract island's residents and off-island visitors.

The city includes funding for the arts in their biennial budget. This funding also supports local artists. Public art displays on city owned property provided professional development opportunities for artists. A variety of housing alternatives available to artists allowed them to live and work in the community.

Education programs, that enhance respect and importance for history and heritage of Bainbridge Island, are conducted for residents and off-island visitors. The city's historic preservation program has preserved historic and cultural resources and farmland.