

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES - January 21, 2016
PUBLIC COMMENT – Accept public comment on off agenda items
GENERAL SHORELINE MASTER PROGRAM LTD AMENDMENT – 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. Other Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Senior Planners Jennifer Sutton and Christy Carr, Water Resources Specialist Cami Apfelbeck and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar was also present. The agenda was reviewed with the notation that the public comment period after the General Shoreline Master Program limited amendment was for the Comprehensive Plan update. Mr. Tovar also stated he would like to speak about the Comprehensive Plan schedule during New/Old Business. There were not any conflicts disclosed.

REVIEW AND APPROVAL OF MINUTES - January 21, 2016

Motion: I move that the minutes be approved as distributed.

Quitslund/Lewars: Passed unanimously 6-0

PUBLIC COMMENT – Accept public comment on off agenda items

None.

GENERAL SHORELINE MASTER PROGRAM LTD AMENDMENT – Study Session

Ms. Carr gave an overview of the information brought forward stating she added a “Key” to help clarify. Chair Pearl stated that was very helpful. She went onto review revision 4.1.2 having to do with Environmental Impact Mitigation and fielded questions from the Commissioners.

Commissioner Macchio began the discussion with the difference between buffer reductions and exceptions that may be allowed in the buffer. Chair Peal felt there needed to be clarification of how the Shoreline Master Program (SMP) affects current structures and how and/or what changes can be made to an existing property that invokes the regulations encompassed in the SMP. The Commissioners felt there needed to be a definition of “new” development since that was the trigger for invoking the SMP regulations. The ability to remove and top trees was thoroughly discussed.

Commissioner Gale commended Ms. Carr on the difficult work she was accomplishing to provide clarity in the SMP.

Public Comment

Elise Wright, Citizen – Complimented Ms. Carr on giving the language more clarity. She stated it was clearer and the monitoring standards especially seem clearer and they're given more importance. Ms. Wright went on to say that a couple of the Commissioners that evening had touched on things that also bothered her: 1) 4.1.3.1 paragraph 2, second sentence – "Vegetation standards do not apply retroactively..." There was a phrase in the old wording at the end of that sentence that said, "Do not apply retroactively to existing uses and structures unless changes are proposed." She stated that the committee had tried very hard to make sure people knew that not just conservation but restoration of the habitat was what they were going after. Ms. Wright felt Commissioner Pearl was right to say this did apply to every waterfront property because the vast number of losses seen were changes to properties that had already been developed and then gets re-developed. She used the example at Pleasant Beach of two properties that had been re-developed in the last three years. Whether they followed the rules, she did not know but they were allowed to build within the existing footprint located 25 feet from the water, they were allowed to keep their bulkhead and somehow they were allowed to take out all of the trees that shielded them from the road. She stated there were still significant trees there but it was now possible to see straight through to the water and house, which now filled the view of the water. She felt that ecosystem had been lost, a significant portion of the ability of that land to retain water and filter it was gone. She thought it was important to emphasize that re-vegetation and restoration (or mitigation) were really the heart of the Shoreline Management Act (SMA). She suggested adding that phrase back in unless changes were proposed. The other area she was concerned about was that the lead was buried, that the general vegetation standards on page 15 (4.1.3.10.1), "the shoreline buffer or site-specific management areas shall be maintained in a predominantly natural and undisturbed and vegetated condition." She thought that was really what they were going for and maybe that should be at the top. She also felt there was a lot of talk about shoreline homeowners being confused and she felt that people who purchased a waterfront property to re-develop it should be given a handbook when they sign their deed saying these are your rights and responsibilities because here (Bainbridge Island) we comply with the Shoreline Management Act and we want to conserve the environmental uses.

Dick Haugen, Citizen – Stated the lack of clarity was something that was part of the Planning Commission and City Council's work as well as City Staff. He stated by law, anything that becomes an ordinance like this had to be clear to the average person. In the last meeting, there was talk of a checklist and he felt by and large, no one could really figure out what was going on. He referenced the healthy discussion that night and Ms. Wright was spot on with her comments. To him, he felt it was a litmus test that if there could not be a succinct summary so people could

understand it and not have to read through 400 pages to figure it out, he didn't think they (as a City) had done the work they should do. He highly encouraged developing a summary. Mr. Haugen then asked Ms. Carr if there were more amendments coming or if that was the end of the amendments. He then asked if there were more, when they would be coming because it was hard to do this work piecemeal. Ms. Carr replied there were more coming and they had begun the process back in February and that it would be broken down into topic areas because of the complexity of the work.

Charles Schmid, Citizen – Was caught by the phrase, “The Director may approve reductions in the buffer.” He suggested the phrase read, “The Director may approve reductions in the buffer with documented reasons for this.” He thought it would be a good thing to remind people that they were there. Commissioner Gale confirmed that what he would like is for the “Administrator” to document why/how the buffer was reduced. Mr. Schmid said that covered it.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

2016 COMPREHENSIVE PLAN UPDATE – Study Session on Water Resources Element
Consultant Joe Tovar reviewed the future schedule of agendas for the Planning Commission (see attached *Schedule of Planning Commission Agendas*). Chair Pearl canvassed the other Commissioners' availability for the extra meetings.

Ms. Sutton summarized the changes stating they were highlighted in yellow for the Commissioners ease in recognition. Ms. Apfelbeck gave an overview of the edits she made stating they were mostly from the technical memos Aspect Consulting provided which the Commissioners had already seen. She also stated the editing would be completed at the latest by April 14, 2016. Commissioner Quitslund commended Ms. Apfelbeck for retaining the integrity of the policy while making it easier for the lay person to read and understand. Commissioner Killion felt they should make the language regarding well monitoring stronger and there should be a program developed to educate well owners on the work plan. Commissioner Macchio suggested a change in the verbiage of the policy stating the City will “develop” an education program instead of “encourage” well owners.

Aquifer recharge areas were discussed as well as how to categorize the areas. Ms. Apfelbeck suggested following Kitsap County's lead and start by calling public water systems Category A Aquifers. Commissioner Killion questioned the Vision Statement and whether it currently was a vision or an activity. He then volunteered to rewrite the Vision Statement. Commissioner Macchio asked for a new map of intermittent streams. Ms. Apfelbeck stated one would be coming with more updated information.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Charles Schmid, Citizen – Asked if Ecology still put out their list of contaminated sites with the ranking and status of clean-up. Ms. Sutton said the list was on Ecology's website but it was not distributed by the Department of Ecology. Mr. Schmid stated there used to be 10-12 sites with the Wyckoff facility being the highest and then there were smaller ones like gas stations. He said he was glad they were looking at this because in the past, there were quite a few contaminated sites and these were really important issues.

Ron Peltier, City Council – Was hoping to see a goal or some reference to a water plan or a groundwater management plan. Ms. Apfelbeck and Ms. Sutton both confirmed there was a groundwater plan included in the Comprehensive Plan. He felt they did not really have one and that it would be a collaborative effort with all the stakeholders. He felt that would address all the quality issues about toxic waste sites. Commissioner Pearl pointed out section 2.6 which Mr. Peltier called a meager reference and thought it should be laid out more prominently. He spoke about the Aspect memo and the re-running of the USGS groundwater model. He said it was commonly known and was acknowledged at the last presentation by Aspect Consulting that these models were not accurate beyond 27 years, were somewhat of an art and should be taken with a grain of salt. He was troubled by the reference to a 100 year model when there was absolutely no reason to believe that running the model for 100 years would be accurate. He felt it was misleading to have it in there and that it had been acknowledged by Tim Flynn that running it for 100 years would not be accurate. He was also troubled by the way the presentations were conducted since there were not really any interaction questions and answers. He felt the answers given were oftentimes not complete. Mr. Peltier stated he had asked at the last meeting why the data put in to run the model did not include the drought from last spring and summer. The answer given was it took a long time for the effects on recharge to show up. He went on to say that the Island did not get a lot of recharge in the summer and the relevant issue was not recharge but use. Mr. Peltier thought there was a huge amount of pumping on the aquifers last spring and summer as a result of the freakishly dry spell experienced. He did not find it satisfactory that information was evaded. He felt there were assumptions built into the data used to run the model and one of them was that there was a .6% conservation of water per year. He said it was not obvious to him what that figure was based upon. He stated at an Environmental Technical Advisory Committee (ETAC) meeting, they discussed with someone who had worked at USGS for 18 years that it was just as likely that the Island could experience increased use of the water resource due to people wanting to use more water in the summer when it is a lot drier. Mr. Peltier went on to say that while there might not be a drought like that every year, the predictions were there would be more of them. He used a local vineyard on Day Road as an example of water use since last year was the first time they had every had to water the vines since they had been planted. He was troubled that the study that would inform the Comprehensive Plan did not include data from that drought and did not understand why it wouldn't. That was an answer he was looking for from Ms. Apfelbeck and Aspect Consulting. He wanted to know if the City was willing to accept there would be less water in the streams and wetlands in exchange for more use,

population and development on the Island. He felt it was really a philosophic policy question and wanted to see a more explicit commitment to long term sustainability which needed to be stated more strongly.

Robert Dashiell, Citizen – Was concerned that the Aspect Report modeled 1480 wells ON the Island and 3537 wells OFF the Island. Mr. Dashiell felt the bottom line was when they did the groundwater modeling pumping, only 15.2% of that was from Bainbridge. 84.8% was from the rest of Kitsap County. He stated he did not pick that up when Aspect gave the report, but it bothered him. He stated his understanding was the only well connection was the deep aquifer from which 30% of the water used on Bainbridge Island was extracted. He did not understand a model that put such a great emphasis on the amount of water in Kitsap County and he did not think they even talked about. Mr. Dashiell also spoke about rainfall and streams, highlighting the University of Washington's (UofW) Climate Change Report, which said there would be more rain in lowland Puget Sound, about 8.5 -10% more. He went on to say a groundwater model is only for water that goes into the ground and their projections were that it would rain harder with more intense storms meaning the water would runoff faster and not go into the groundwater model with the recharge rate going down in the future. He said that did not mean the streams would go down but would in fact have more because there would be more rainfall. He felt the Island would suffer in the summer when there was less rainfall but would not have problems in the winter. He thought they should look at the UofW climate change model to understand the streams would not run dry. Mr. Dashiell mentioned the Utility Advisory Committee (UAC) meeting had a list of all the A and B water systems with 28 Class A and 125 Class B water systems which did not include private wells. He asked Ms. Apfelbeck why the number of wells being monitored went from 46 to 70. She stated they were using the data from the wells Kitsap Public Utility District monitored as well as the two Operations and Maintenance wells.

NEW/OLD BUSINESS

None.

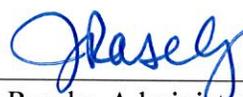
ADJOURN

The meeting was adjourned at 8:30 PM.

Approved by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist

