

2016 COMPREHENSIVE PLAN UPDATE: UTILITIES AND CAPITAL FACILITIES  
ELEMENTS WORKSHOP – Public Comment

BREAK

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

PUBLIC COMMENT – Accept public comment on off agenda items

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE – Draft Housing Element and Draft Introduction

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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**2016 COMPREHENSIVE PLAN UPDATE: UTILITIES AND CAPITAL FACILITIES  
ELEMENTS WORKSHOP – Public Comment**

Recording of workshop available.

**BREAK**

Post workshop break began at 7:20 PM.

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

Chair Mack Pearl called the meeting to order at 7:33 PM. Other Commissioners in attendance were Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio.

Michael Lewars 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 Joe Tovar also attended. The agenda was reviewed. There were not any conflicts disclosed.

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

**Dick Haugan, Citizen** – Read a Citizen Request he had written (see attached). Commissioner Quitslund asked Mr. Haugan about the meaning of triggering language which would require shoreline property owners to “incorporate the law.” Mr. Haugan replied he meant that the SMP was now law and it was very difficult to read and interpret and that they wanted to ferret out the meaning. Commissioner Macchio suggested assembling a “Frequently Asked Questions” for the public in regard to the SMP to help give citizens more clarity.

**PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

None.

## **2016 COMPREHENSIVE PLAN UPDATE – Draft Housing Element and Draft**

### **Introduction**

City Consultant Joe Tovar began the discussion by showing the Commissioners (via the Housing Element Table of Contents) the information that was struck and added to that Element as well as the movement of the Vision from the end of the Element to the beginning. He spent some time speaking about the Vision Statement and the horizon year of 2036, stating it was significant in that the State mandated a 20-year horizon. There was conversation about whether it was a good idea to put a number to an increase of developed land for housing. The Commissioners agreed to remove proposed Policy HO 1.1. Commissioner Macchio questioned the basis for the percentages used as increases to the housing (i.e., an increase in multifamily homes to 18% up from 16%). Commissioner Chester led a discussion on the jobs-housing balance and what that actually meant. Senior City Planner Jennifer Sutton suggested that while the discussion was great, this would be a good discussion to continue when the Commission revisited the Economic and Land Use Elements in a couple of weeks. Commissioner Killion suggested that affordable housing would help take care of this problem by providing housing for those already working on the Island but who could not afford to live on the Island. The question was raised about regulating the size of a dwelling specifically: If the smallness of a house was defined by code, why was the largeness of a house not defined by code? Chair Pearl wanted to be sure that *conservation villages* would imply conserving land beyond that already marked as a conservation or critical area.

The Guiding Principles of the Introduction were discussed due to the memorandum received from City Councilmember Ron Peltier. Commissioner Gale thought a lot of his changes made them stronger but she did not feel the need to continually re-state “protecting the environment” as that was stated elsewhere and did not need to be repeated so frequently. Mr. Peltier spoke with the Commissioners about the changes he had suggested answering their questions and explaining his word choices. Commissioner Macchio especially engaged in dialogue about the use of the word “respect” in terms of the environment and suggested “protect and preserve” instead. Mr. Peltier offered to collaborate with Commissioner Macchio on the wording of the vision.

### **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

**Jonathan Davis, Citizen** – Wanted to say the idea of “balance” in everything that was going on was most important. He thought they valued their personal housing more than the environment because if they didn’t (unless they lived in a tent), he wondered if they shouldn’t be careful putting value on housing because they had all spent a lot of money on housing and they wanted other people to be able to live here and have housing that was affordable. Mr. Davis felt in all of the Comprehensive Plan, the respect and understanding of their conditions and the resources they had were absolutely essential to creating the balance they wanted in this community so the values across the spectrum from economic to housing to environmental to everything would not be lopsided to one side but would be balanced to make all those things work together. Just

together to create the whole. Mr. Davis wanted the Commissioners to remember balance and ALL the values they had as they moved forward.

**Chris Van Dyke, Citizen** – Stated he had testified earlier in the evening on the Utilities Element and had referenced the 35A.63.060 RCW. It was pointed out to him that they were actually operating under 36.70A.070 RCW (the Growth Management Act) which he found to have virtually identical language and there was no statutory authority for section policy E-16: The City should periodically undertake comparative evaluations of electric service reliability, cost, etc., and evaluate opportunities to provide improved, less costly electrical service. Mr. Van Dyke said that did not fit under the Growth Management Act where it referenced a Utilities Element consisting of the general/proposed location in capacity of all existing and proposed utilities. He went on to say the Plan before the Commission was outside the scope of the legal authority of a Comprehensive Plan. Commissioner Gale stated it was not required, but that she did not know that it was outside the scope of the Comprehensive Plan. Mr. Van Dyke thought this Element was new and was only added because of the ongoing controversy to take over Puget Sound Energy and he did not want to see that overreach taint the Comprehensive Plan.

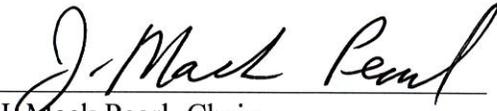
#### **NEW/OLD BUSINESS**

None.

#### **ADJOURN**

The meeting was adjourned at 9:11 PM.

Approved by:

  
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J. Mack Pearl, Chair

  
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Jane Rasely, Administrative Specialist



May 26, 2016

**Bainbridge Planning Commission**

Mack Pearl, Chairman

William Chester, Vice Chairman

Maradel Gale

Mike Lewars

Jon Quitsland

Lisa Macchio ✓

Michael Killian

Sarah Blossom, 2016 Council Liason

**CITIZEN REQUEST RE: SMP Rewrite Section 4**

Bainbridge City Staff has presented two versions of a rewrite of Section 4 of the SMP. There is clearly still confusion about what was changed and why. In past Planning Commission meetings the Planning Commission suggested that some sort of summary of the entire Section would be helpful for the public to understand both the intent and effect of this section in its updated format.

I concur. It is proper - and within reason - to ask for a summary not only to outline the intent and effect but to summarize the "triggering language" which will require shoreline property owners to incorporate the law as required under the SMP. It is difficult, if not close to impossible, to clearly and consistently interpret the SMP without professional counsel – which is likely not the intent of our City government.

This would greatly help not only citizens but City Planners who are also admittedly confused about interpretation of the SMP. This confusion causes time and frustration which is in part why Section 4 was rewritten by the City.

Further, a City planner, in this council, stated that there would be further suggested SMP changes to all the other sections and I request a schedule for receiving those important changes.

  
Respectfully,

Dick Haugan

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