

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure  
REVIEW AND APPROVAL OF MINUTES – April 7, 2016  
PUBLIC COMMENT – Accept public comment on off agenda items  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
2016 COMPREHENSIVE PLAN UPDATE – Discuss and Review  
PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE  
ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM – Public Hearing Continued  
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 7:13 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester and Lisa Macchio. Michael Killion was absent and excused. City Staff present were Planning Director Gary Christensen, Senior Planners Jennifer Sutton and Heather Wright and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joseph Tovar also attended.

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

**REVIEW AND APPROVAL OF MINUTES – April 7, 2016**

**Motion: I recommend approval of the minutes as distributed.**

**Quitslund/Chester: Passed Unanimously 4-0**

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

**Andy Maron, Citizen** – Spoke on behalf of the Bainbridge Island Parks Foundation which he stated had reinvigorated itself over the last couple of years focusing its work on a number of things including trail connections. Mr. Maron presented the question “How do we get connections for trails during the development process?” He said the reason the Parks Foundation was focused on this was because of the new developments being seen west of Rotary Park. He also stated the Parks Foundation was working on the Open Space Committee’s goal of having a connection from Winslow all the way to Gazzam Lake. He continued by saying the current development has caused the Parks Foundation to look at the Comprehensive Plan and see what allows or compels the connections be built. Mr. Maron completed the thought by saying they would be returning to the Planning Commission with some suggested language on this for the Land Use and Transportation Elements to achieve the desired connections while development occurs. Mr. Maron then showed a map of the area he was describing and did state that the developer on Weaver was cooperating with the Parks Foundation. He stated they wanted to make sure the Comprehensive Plan had the best language to encourage that to occur.

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

**Andy Maron, Citizen** - Commented on the Utilities Element saying that there was now a Utilities Element Vision that did not exist before. He stated a desire to work on the Vision himself with the Utilities Advisory Committee and that they would be presenting their version to them at the Planning Commission meeting on August 11, 2016.

**Ryan Vancil, Attorney for BIMPRD** – Wanted to touch base with the Planning Commission about their process proposal for addressing some needs BIMPRD saw in the City’s Comprehensive Plan and Code in regard to the Park District. Mr. Vancil stated he knew there was some place holder language for now but proposed to prepare a comparative analysis in the next couple of weeks for how other jurisdictions treat permitting for park districts through their zoning and code processes so the Planning Commission could see whether it was useful to approach this issue through the Comprehensive Plan or not. He asked the Commissioners to please wait for them a couple of weeks to provide the comparative analysis before they discussed LU 4.3.

**Charles Schmid, Citizen** – Submitted a Comprehensive Plan amendment two years ago on changing the zone of Pritchard Park stating its current zoning was Waterfront Industrial. He felt it should not be Waterfront Industrial saying it could hurt the property. Mr. Schmid said when he presented his Comprehensive Plan amendment, he was told by the Planning Commission not to worry about it because they were going to change Pritchard Park to a special park zone. He stated if they were going to pull out from that change, he wanted to pull his request out again because the Waterfront Industrial zoning had already damaged the park. He did not want the good idea of having a park zone disappear.

Planning Director Gary Christensen reminded the Commissioners of the ambitious schedule ahead of the Commissioners in August and September saying they would like to have a recommendation to City Council by mid-October. He stated if the Planning Commission did not wrap up their work by mid-August, it would push approval of the Comprehensive Plan into 2017 which would preclude any further amendments until 2018 as only one amendment was allowed per year.

### **2016 COMPREHENSIVE PLAN UPDATE – Discuss and Review**

City Consultant Joe Tovar gave an overview of the concerns and suggestions City Council asked the Planning Commission to look at. The Citywide Vision Statement was discussed with a recommendation made by Mr. Tovar to have Staff take a look at revising it based upon the content of the individual Element Vision Statements. Conversation then moved to the Land Use Element and whether or not Policy LU 5.2 was inconsistent with Policy LU 9.1. Transfer of Development Rights wording was discussed with Commissioner Quitslund suggesting new wording and a reluctance to eliminate the program from the Comprehensive Plan. Commissioner

Lewars agreed they should use wording that did not layout specific guidelines, but which included the program in general with details of the program to be decided at a later date. Updating the entire Bainbridge Island Municipal Code was brought up and the ability of Staff to perform a bottom to top review. Comparing the priorities of the different Elements was mentioned by Mr. Tovar and taking that question to the public during the public hearing.

Commissioner Lewars asked about the Coppertop Development and changing the land use designation. City Council was opposed to the Planning Commission's suggestion to change the zoning designation. Ms. Sutton presented changed wording of Policy LU 10.1 to: "The Business/Industrial District is for light manufacturing development. New uses shall be compatible with established uses and the character of other development in the neighborhood." Chair Pearl asked how this would keep the Business/Industrial development on Day Road from housing businesses like the Coppertop development. Commissioner Lewars stated he wanted to put a stop to non-light industrial uses being approved in the Business/Industrial District. Interim regulations were presented as a way to regulate these areas while changes to the code are made.

The latest version of "A Survey of Bainbridge Island History Relevant to Comprehensive Planning" was shared with an introduction by Commissioner Quitslund. The Commissioners agreed they liked the new draft and that it should be included in the Comprehensive Plan Introduction. The Environmental Element Vision Statement was discussed. Commissioner Chester liked that it was shorter while Commissioner Macchio changed the order of the sentences somewhat. The Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD) suggestion to delay finalization of the Land Use Element until they can present their suggested new park zoning was addressed by a change in the wording of Policy LU 4.3, "Include as an early task in the multi-year work program adoption of policies and development regulations for Bainbridge Island Metropolitan Park and Recreation District facilities." Mr. Barrett from BIMPRD explained this would be a place-holder for the agencies involved to come together and form a solution within the next year or two.

The new Vision Statement for the Utilities Element was presented. Commissioner Macchio suggested "renewable" power should be added instead of just "reliable electric power." Chair Pearl suggested striking the phrases "to the extent that this is feasible" and "where appropriate."

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

**Sarah Blossom, Citizen** – Spoke about the initial excitement of being part of the Comprehensive Plan process and wondered why she was putting all the time into when she heard City Staff say our Code is consistent; there aren't many changes to be made. Ms. Blossom said she came into this thinking they would be making changes, doing something, stopping the kinds of development they saw and didn't like. She felt very disenchanted and sad by this. She mentioned the Coppertop area stating it had been discussed from the very beginning in the Steering Committee meetings and no one had done anything about it. To get to this point where

the entire City Council had asked the Planning Commission to look into the zoning in that area and now to find out there wasn't time to review it. Ms. Blossom said when she heard City Staff say they would take the Planning Commission's recommendation to Council, she wondered if it was their recommendation or was it City Staff's? She did not hear from the Planning Commission that it was their recommendation, she heard Staff telling the Planning Commission what their recommendation should be. Ms. Blossom guaranteed that if they did not do something with the Business/Industrial designation, at the next Comprehensive Plan update they would be re-zoning some of that Conservation Zone as Business/Industrial because the City would not have an industrial property left. She felt that Day Road would become like Coppertop and she said that needed to not happen and that Commissioner Gale had spoken about this before. She finished by saying she really wondered what the point of all of this had been. She said they had made a lot of nice changes in the language but wondered if they would have any real affect or impact on this Island? She didn't know where the disconnect was coming from between Staff and what she thought they were trying to achieve with this process. Ms. Blossom stated she knew Staff had the best knowledge of the Code but felt that was the best reason to have someone come in from the outside to review the Code. Chair Pearl responded saying he would love to take it on but they would need another few weeks and they felt the interim rules were best for now. Ms. Blossom stated she would be asking Council to take it on once the Comprehensive Plan came to them if they did not do it. She did not consider it a dead issue and would pushing for it to happen. She was worried that allowing "compatible" uses was a mistake because it would allow more of the same types of uses currently housed on Day Road that they didn't want there.

**Charles Schmid, Citizen** – Agreed with Ms. Blossom and stated the reason they had been saving the land as Business/Industrial up at Day Road was because they knew there wouldn't be any more Business/Industrial land added anywhere else on the Island.

**Tom Brobst, PSE** – Had been monitoring the Utilities Element and had provided comments early on. He was concerned about taking out the verbiage having to do with the tie between the Winslow and Murden Cove substations stating they had been trying to tie them together since the early 1990's and that was one thing that came out of the Reliability Committee back then. Commissioner Quitslund thought it might be too much detail for the Comprehensive Plan and wondered if the omission of that paragraph kept them from going forward. He was against striking Policy E 1.4 and replacing it with U 14.4.

**Piper Thornburgh, Citizen** – Stated she and her husband own a building at 9463 Business Park Lane adjacent to Coppertop for several years. She mentioned that they had purchased the building from the Mills who had an industrial use there before but had done away with that and converted the space into a music facility and cross fit gym. She stated that the issue of the Business/Industrial zoning was a surprise to her and as business owners she would appreciate

outreach and allow a full process to consider these issues. Ms. Thornburgh reiterated she did not know anything about it and would appreciate a fuller process surrounding the issue.

**ORDINANCE 2016-15 HISTORIC PRESERVATION PROGRAM**  
**Public Hearing Continued from June 23, 2016**

Senior Planner Heather Wright briefed the Commissioners on the changes made since the first Public Hearing on this Ordinance. She stated that the language had been clarified to address public comment and concerns received previously. Ms. Wright then introduced Historic Preservation Commission (HPC) Co-chair Dave Williams who asked the Planning Commission to move the Ordinance forward to City Council. Commissioner Lewars stated the table included in the draft Ordinance made it look as though the designation was binding and would condition any building permits sought by the property owner. Mr. Williams explained there were already requirements in place by City Code if a building older than 50 years was the subject of a demolition permit. The new Ordinance would not change that. Commissioner Lewars suggested the language should state unequivocally that the HPC comments were advisory only and non-binding.

**Public Comment**

**Piper Thornburgh, Citizen** – Appreciated all the work that had gone into trying to improve the Ordinance. She stated she had listened carefully at the meeting last June and brought up the Commission's request for clearer language not compelling homeowners to be deemed register eligible. She found that under the Ordinance there still was no way out of it because if your building was deemed eligible, suddenly you were on this special list. She mentioned that while Ms. Wright had addressed the .050 portion of the Ordinance, the .070 portion dealing with demolition was a lot more onerous than she had seen prior to then citing the report analyzing A-H for the Historic Preservation Commission (HPC). She raised the issue about including the public process of noticing and meetings, including a public hearing. Ms. Thornburgh also mentioned that even though they had reached out to the HPC, they still did not understand the tax benefits to being on the register eligible list. She felt like this was so important and yet it felt so rush, rush, rush. She wished the Ordinance could be pushed off into the 2017 Work Plan instead of in the flurry of the Comprehensive Plan.

**Motion: I move that we forward this to City Council with the changes discussed.**  
**Chester/Macchio: Passed Unanimously 4-0**

**NEW/OLD BUSINESS**

None.



**Planning Commission  
Regularly Scheduled Meeting Minutes  
Thursday, July 28, 2016**

**ADJOURN**

The meeting was adjourned at 9:29 PM

Approved by:

  
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J. Mack Pearl, Chair

  
\_\_\_\_\_  
Jane Rasely, Administrative Specialist







**City of Bainbridge Island**  
**Cultural Element Workshop**  
 Thursday July 28, 2016  
 6:00 pm – 7:00 pm  
 City Hall

**PLEASE PRINT**

Name	Address	Phone/ E-Mail	Join ListServ Yes/No
✓ Hank Helm	10674 NE Manor Ln	director@bainbridgehistory.org	
✓ Kristin Collins	10798 NE Country Club Rd	itstisse@hotmail.com	no
✓ STEPHANIE HARRIS	8874 DRISCOLL LN NE	info@bainbridgecultural.org	yes
✓ MATTHEW COATES	900 WINSLOW WAY	matthaw@coatesdesign.com	yes.
✓ Jenny Coates Anne Smart	Morgan Center	ed@ahbainbridge.com	yes
✓ Karen Molinari	500 Winslow Way E	karen@biartmuseum.org	yes
✓ Debbie MacLeod	11140 Hyla Ave NE	debbie-macloed@gmail.com	no
✓ Kath Alexander	1398 Turquoise CT NE	kalexand8@hotmail.com	
✓ Jim Alexander	- - -	jimloveskath@gmail.com	NO
✓ CAROL SUSSMAN	769 GRAY AVE NW	carl@s-windermere.com	yes
✓ LINDSAY MASTERS	10580 NE MANOR LN., SE	lindsay@bcart.org	Yes.
✓ ANDREW WISEMAN	NATIONAL PARK SERVICE	ibexbrae@hotmail.com	YES.
✓ Sallie Maron	9800 Sands Ave	andrew-wiseman@nps.gov sallie@marons.us	- yes



**City of Bainbridge Island**  
**Cultural Element Workshop**  
**Thursday July 28, 2016**  
**6:00 pm – 7:00 pm**  
**City Hall**

**PLEASE PRINT**

Name	Address	Phone/ E-Mail	Join ListServ Yes/No
<i>Marybeth</i>	<i>1225 NW 15th Ave</i>	<i>360 286 5367</i>	<i>NO</i>
<i>Ed Maybell</i>	<i>Boarder Residence 20695 NE Project St. Inland, WA</i>	<i>206-618-9466</i>	
<i>Dominique Pantarek</i>	<i>7214 Abies</i>	<i>972-4563</i>	<i>Y</i>
<i>Kathy Nibarger</i>	<i>PMB 435 321 High School Rd</i>	<i>469-1131</i>	<i>yes</i>
<i>Linda Semlitz</i>	<i>PO Box 10429</i>	<i>917 886 6101</i>	<i>Y</i>
<i>Ed Gilbert</i>	<i>PO Box 10429</i>	<i>206 790 0726</i>	<i>Y</i>
<i>Chris and Cameron Snow</i>	<i>10147 NE Kitsap St</i>	<i>206 780 9230</i>	<i>Y</i>
<i>KIP BANKART</i>	<i>9953 MANDUS OLSON RD NE</i>	<i>206-931-0693</i>	<i>Y</i>

*Later*

## VISION for UTILITIES ELEMENT

The City of Bainbridge Island has ensured that all residents and businesses have reliable electric power, telecommunication services to meet their needs, potable water, solid waste and recycling services, and stormwater facilities that prevent flooding and erosion, eliminating pollutants before the water enters Puget Sound.

Coordinated water and sewer systems serve the more densely populated areas. Private homes on larger lots rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. The City, working with other water purveyors, coordinates a monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels. Household water rates encourage conservation and limit consumption during the dry season. Sewer systems provide for the reuse of treated water to the extent that this is feasible, to reduce outflow into Puget Sound.

Materials in the waste stream continue to decline, while composting and recycling facilities operate at high volumes. A state-of-the-art telecommunication network has increased cooperation among neighbors and across the Island; it has facilitated ride-sharing and reduced dependence on private automobiles for commuting and daily errands.

{{Incidentally, I notice that in the Introduction to the Utilities Element, lines 22, 23, and 26, the term "telecommunication" is used. Later, in the Goals and Policies, we have "telecommunications." I think the plural form is actually less proper, at least where it is an adjective.}}

July 27, 2016

TO: Planning Commission, Historical Preservation Commission  
City of Bainbridge Island

RE: Proposed Historic Preservation Commission Ordinance + 219 Madison  
Avenue South

As you know, 219 Madison Avenue South is currently for sale. The developing Historical Preservation Ordinance has a very real impact on our ability to sell that property.

We have greatly appreciated the efforts of both Historical Preservation and Planning Commission Members and staff to engage us in crafting an ordinance that respects our rights as property owners.

We are especially grateful for the proposed ordinance provision that will allow zoning relief for a buyer who chooses to preserve this historical property as a residence.

In the last month we have tested the application process to determine if, in fact, 219 Madison Avenue South is eligible for the Bainbridge Island Historical Registry.

We researched the property and submitted an application to the HPC. We attended the July meeting and presented information. At that meeting, we received tentative approval for our application. (Letter of understanding attached).

Based on the excellent response from the HPC, we now support the timely passage of the new Historical Preservation Ordinance.

Thanks again for your consideration and efforts on our behalf.

Best Regards,

Nina Jackson  
[Nina.somewhere@gmail.com](mailto:Nina.somewhere@gmail.com)

Ellen Lockert  
[ealockert@gmail.com](mailto:ealockert@gmail.com)