

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 draft Capital Facilities and Human Services Elements
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 6:02 PM. Planning Commissioners in attendance were Lisa Macchio, William Chester, Jon Quitslund and Maradel Gale. Michael Lewars and Michael Killion were absent and excused. City Staff present were Deputy City Manager Morgan Smith, Planning Director Gary Christensen, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and there not any conflicts reported.

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

Minutes were not reviewed by all Commissioners, so they were put off until the next meeting.

PUBLIC COMMENT – Accept public comment on off agenda items

Charles Schmid, Citizen – Asked that a copy of the Draft Comprehensive Plan be held at the Planning Counter for the benefit of those citizens who were not able to read it on the computer. Ms. Sutton agreed that was a great idea and stated they would do so.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

2016 COMPREHENSIVE PLAN UPDATE – Review draft Capital Facilities and Human Services Elements

Mr. Charles Schmid's Comprehensive Plan Amendment was moved to the first item instead of the last. Ms. Sutton gave an overview of his request which proposed changing the designation for Pritchard Park from WD-1 to OSR-2. She then displayed a chart (see attached Pritchard Park Zone Comparison) showing the zoning differences that occur between the two types. She mentioned the difficulties inherent with a citizen submitting this amendment request for a property they did not own and that it could set an unwanted precedence. Chair Pearl asked if the Bainbridge Island Metropolitan Parks and Recreation District (BIMPRD), one of the two owners of this land, was okay with this. Ms. Sutton stated they would be discussing Mr. Schmid's

Comprehensive Plan Amendment at their next Board meeting. Ms. Smith spoke to the ownership of the three parcels that comprise Pritchard Park saying the City was in the process of turning over their portion to the BIMPRD withholding that portion that encompasses a public utility easement. Commissioner Macchio asked to hear from Mr. Schmid about why he made this amendment application. After sharing some of the history from the 1970's and 1980's, he stated it was the logical thing to do and he had hoped the City and BIMPRD would agree and go ahead and do it. He stated he did not understand why you would have a park zoned as Waterfront Dependent - Industrial. Ms. Macchio asked if he was worried the property would come under pressure to have something different in there. Mr. Christensen addressed the Commission saying that as a matter of protocol, when there was a request or a change, it had to have the agreement of the property owner. Mr. Schmid stated he had ask City Council in his June 30, 2015 memo to initiate the Comprehensive Plan Amendment but there had not been any response.

Motion: I move that the Planning Commission forward the information related to a potential change of underlying zoning on Pritchard Park property from WDI to R-2 with a request that the City Council act to make that happen in this Comp Plan update process in as much as this is when we can consider Comp Plan Amendments and that's what this basically would be. In this case, initiated by City Council.
Gale/Quitslund – Passed Unanimously 4-0

Chair Pearl reaffirmed that they would forward this information along and that they would not act further on the application unless directed by City Council. It was agreed that Commissioners Gale and Macchio would write up the request.

Ms. Sutton introduced the Human Services Element and stated Ms. Smith was here to support their discussion as necessary. Chair Pearl asked if Ms. Smith had any thoughts on the Element. Ms. Smith said she felt it was a very strong document that preserved the goals in a very clear way and some of the updated wording on how those were expressed seem to resonate with what was seen in our service providers' area focus. The Commissioners offered up edits to individual sentences. Commissioner Quitslund proposed a new goal HS-5 Public Awareness and Acceptance.

Motion: I move that we indicate some degree of closure with the Human Services Element after the discussion on the August 4, 2016 Planning Commission meeting.
Gale/Macchio: Passed Unanimously 4-0

The Capital Facilities Element discussion began with a look at the Vision Statement provided by Commissioner Killion. Ms. Sutton presented the Element saying there had been a lot of changes and that the new draft showed the City adopting by reference the BIMPRD and Bainbridge Island Fire Department (BIFD) updates to their own Comprehensive Plans. Commissioner

Macchio felt that adopting them by reference should require a statement as to how that happens. Ms. Sutton explained that the City provided a lot of information to these entities regarding City zoning, etc. and went on to explain about the Inter-local Government Working Group (IGWG) that meets quarterly to work together where information (data) is shared. Various edits were offered up by the Commissioners with discussion about the Winslow Water System.

Commissioner Quitslund asked for a preview of the agenda for the next meeting which would include the Introduction, a re-worked Vision Statement and a draft Comprehensive Plan Introduction from Mr. Charles Schmid.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

None.

NEW/OLD BUSINESS

Commissioner Macchio brought up Code having to do with trees and Chair Pearl suggested the conversation would be better had after the Tree Ad Hoc Committee meeting the next day.

ADJOURN

The meeting was adjourned at 7:59 PM.

Approved by:



J. Mack Pearl, Chair



Jane Rasely, Administrative Specialist

PRITCHARD PARK ZONE COMPARISON

Development Standard	WD-I (Current)	R-2 (Proposed)
Park as Permitted Use?	Yes	Yes
Front Setback	Min 40 ft from Res. Zones (across Eagle Harbor Drive)	25 ft
Side Setback	Min 40 ft from Res. Zones; 10 ft all others	5 ft min/ 15 ft total side setback required
Shoreline Buffer (supercedes rear setback)	Based upon SMP designation; same SMP regulations between zones	
Building Height	35 ft	30 ft
Roadside Buffer Required?	25 ft Full Screen	25 ft Partial Screen
Other Landscape Buffers Required?	25 ft Full Screen (West- WD-I) 40 ft Full Screen(SE to R-2)	20 Partial Screen (W-WD-1) Full Screen 25 ft. (SE to R-2)
Parking Lot Landscaping Requirement	same	
Lot Coverage	50%	20%