Planning Commission Meeting Minutes
January 25, 2012

COMMISSIONERS:
Present: Stephanie Bailey, Robert Baglio, Dee Coppola, Tim Drury, Gil Michael, Ron Rice, Annette Stewart, Rick Wyatt.
Absent: None.

STAFF PRESENT:
City Development Director James Weaver, Associate Planner Tom Bonsell, Associate Planner Jennifer Haro.

1. CALL TO ORDER:
Mayor Tim Matthes called the meeting to order at 7:00 p.m.
He thanked each of the Planning Commissioners for serving on the Planning Commission.

2. Selection of Chairperson and Vice Chairperson
Commissioner Gil Michael nominated Annette Stewart to be the Planning Commission Chair. Seconded by Tim Drury. Motion passed 7-0

Commissioner Ron Rice nominated Dee Coppola to be the Planning Commission vice-chair. Tim Drury seconded. Motion passed 7-0.

Chairperson: Annette Stewart
Vice Chairperson: Dee Coppola

3. AUDIENCE COMMENTS:
None.

4. BUSINESS ITEMS:
4A. Public Hearing Shoreline Master Program
Special Projects Planner Jennifer Haro introduced the complete draft, which has been in progress for two and a half years. She gave a brief overview of new chapters that had been added. She indicated that the SEPA comment period had been extended to February 10, due to a request from the Squamish Tribe, but that no comments had been received so far. She then introduced Barbara Nightingale from the Department of Ecology.

Barbara Nightingale, Department of Ecology, Bellevue, WA  Ms. Nightingale thanked the Planning Commission for their hard work on the SMP document. She stated that she didn’t see any insurmountable obstacles to approval of the SMP, but that she was still working with staff on integration of the Critical Areas Ordinance. She explained the adoption process and how after the City adopts the SMP, the Department of Ecology will hold its own separate public adoption process, which may involve another public hearing, depending on whether Ecology deems it necessary.

Commissioner Michael asked Ms. Nightingale about “existing uses”, and brought up Senate Bill 5451, which allowed the use of “legally conforming” rather than “non-conforming”. Ms. Nightingale addressed controversy surrounding the use of “non-conforming” and a study done by the City of Bainbridge Island that indicated the “non-conforming” homes actually sold for more money on average, than conforming homes. Mr. Michael asked that the Planning Commissioners think about it and discuss it at the next meeting. Development Director James Weaver indicated that the City Attorney is looking closely at the language, and would have comments on the language by the next meeting.
Commissioner Michael indicated that some of the Shoreline Designations on the maps seem to split lots between two designations. He brought up the area around Ross Creek as an example. He asked if that was something that was addressed, or needs to be addressed. He wondered if the Critical Areas Ordinance should govern how it's designated. Mr. Weaver indicated that many parcels are only partially within shoreline jurisdiction as well.

Gil Michael made a motion to continue the public hearing to the February 27, 2012 meeting. Rick Wyatt seconded. Motion passed 7-0.

4B. 2012 Planning Commission Docket
James Weaver Community Development Director opened an informative discussion on the 2012 Comprehensive Planning Docket as approved by City Council. Mr. Weaver opened the discussion by reviewing the Planning & Building Department accomplishments for 2011, many of which involved the Planning Commission. Director Weaver had prepared a memorandum to the Mayor and City Council regarding Planning Department goals for 2012 and presented the Draft Docket to the City Council at their regular scheduled meeting on January 17, 2012. These goals, along with the recommendations put forward by Planning Commission to the Council in the previous years, were considered by the City Council. The City Council approved the draft 2012 Planning Docket at that meeting. Included on the 2012 Docket were large planning projects such as the completion of the Shoreline Management Program Update, the City Capital Facilities Plan Update, the Update to the Signage and Landscaping Code, and the Kitsap County UGA Remand, with a number of projects which would require Planning Commission involvement.

Director Weaver thanked the Planning Commission for all their assistance in proposing projects in 2011 and for the 2012 docket list during the last year and indicated that he and the Department was looking forward to working closely with the Planning Commission members in the upcoming year.

5. APPROVAL OF MINUTES
December 19, 2011
Planning Commissioner Gil Michael made the motion to approve the minutes. Commissioner Rick Wyatt seconded the motion. Upon vote, motion passed, 4 – 0. Ron Rice, Robert Baglio, and Dee Coppola abstained.

5. ADJOURN:
Chairman Annette Stewart adjourned the meeting at 8:07 p.m.

Annette Stewart, Chairperson

James Weaver, City Development Director