

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES - APRIL 4, 2018
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REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale opened the meeting at 6:31 PM. Steering Committee Members in attendance were Adam Matschek, Sherri Eckert, Scott Anderson, Micah Strom, Donna Harui, Vice Chair Lisa Neal, Sarah Blossom (City Council), Michael Killion (Planning Commission). Tracy Collier was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Michael Michael, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda and statements of interest were reviewed. There were not any changes in status. Lisa Neal asked for 5 minutes to speak about some new information she found about the area.

REVIEW AND APPROVE NOTES - April 4, 2018

Vice Chair Neal suggested amendment to the minutes: that the Committee had decided to have public input on the list of elements from the 2002 Draft Vision before this Committee drafted a Vision Statement.

Motion: I move to accept the minutes as amended.

Eckert/Anderson: Passed Unanimously

PUBLIC COMMENT

None.

ROLE OF ISLAND CENTER STEERING COMMITTEE

Planning Director Gary Christensen gave an overview of the Subarea Planning Process (BIMC Section 2.16.210). See attached handout. Vice Chair Neal asked if the work plan should be completed first in order to assign roles and provide direction for the committee. Chair Gale advised one was not needed. Vice Chair Neal promised to bring the 2001 Work Plan to the next meeting for review.

DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER

Vice Chair Neal objected to the unilateral addition of the vision statement to the agenda because the Committee had voted at the prior meeting and determined that it would first distribute the "issues list" to the public, solicit input, and then draft a vision statement. Her opinion was that staff placing the item on the agenda had the effect of overruling the Committee's vote. Vice Chair Neal raised a point of order that if the Committee wished to change direction, a vote should be held; neither one member nor Staff could overrule a vote by changing the Agenda. Vice Chair Neal and Mr. Loverich both explained as well that changing the Agenda in this manner precluded preparation for the meeting. Ms. Eckert felt that a vision statement and list of Island Center issues should go hand in hand out to the public for their input and response.

Mr. Loverich agreed with the concept of attempting the vision statement draft again and moved to revise the Committee's direction; Mr. Matschek seconded and the motion passed with a majority.

Micah Strom's and Michael Killion's draft vision statements were compared and meshed into one vision statement. Revised draft vision statement will be reviewed at next meeting.

Public Comment

Gary Loverich, Citizen – Spoke about other areas that developed like Day Road, Coppertop, the BARN and Lynwood Center saying they developed quickly. Mr. Loverich wanted to see a statement saying that there would be caution applied to development. He did not want to see the natural resources of Island Center ruined by developing the area too quickly.

REVIEW LIST OF ISLAND CENTER ISSUES

Chair Gale suggested they continue with editing the list of issues from the 2002 Island Center Subarea Plan. The Committee had already decided to use the issues list from 2002 as a starting point at an earlier meeting. The list as revised by some Committee members' additions over the past two weeks was reviewed. The Committee then amended and added to the list. Revised list will be reviewed at next meeting and additions or amendments made.

DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS

Moved to the first item on the next agenda.

DISCUSS AGENDA FOR MAY 2, 2018 MEETING

Vice Chair Neal asked to put the items she wanted to speak about on the next meeting agenda (additional needed information and public meeting planning). The agenda would also include Island Center planning area boundary options.

The Agenda was set: Discuss Boundary Area Options; Discuss the Vision and Lists; Discuss holes in information and information obtained; Discuss outreach plan.

Mr. Christensen stated the new Communications Coordinator, Kristen Drew, would be introduced at the next meeting.

PUBLIC COMMENT

Citizens were happy to see progress.

ADJOURN

Meeting was adjourned at 8:27 PM.

CITY OF
BAINBRIDGE ISLAND

Island Center Subarea Planning Steering Committee Meeting

April 18, 2018 6:30 – 8:30 PM

[illegible]

2002 DRAFT Island Center Plan

Vision and Goals for Island Center

After the public meeting on September 19, 2002, the Committee developed a vision and set of goals for Island Center. The vision and goals were based on public comment, the Committee's own understanding of the neighborhood in which they live and work, and the goals and policies in the Comprehensive Plan.

- Enhance the sense of community at Island Center, so that it is a place where people want to meet and spend time.
 - Recognize and celebrate the history of Island Center.
 - Recognize the importance of the existing business community and help it thrive. Encourage the creation of new, sustainable small businesses that benefit the community and are appropriate in scope and size and tasteful in design.
 - Consider some higher density housing aimed at moderate income residents, provided that the increased density is accompanied by a public benefit.
 - Improve traffic circulation and traffic safety. Improve safety for vehicles entering and exiting Miller Road. Consider reducing speed limits and adding traffic-calming features.
 - Add sidewalks, trails and pedestrian-scaled amenities to make the area a safer, enjoyable place for pedestrians and bicyclists.
 - Improve parking at Grand Forest and Island Center Hall.
 - Preserve and protect natural features—forests, vegetation, streams and the bay. Protect surface and ground water.
 - Recognize and protect wildlife.
 - Recognize and encourage continued agricultural and horticultural uses.
 - Provide better access to the waterfront and the Grand Forest.
-

Committee Additions to 2002 List

Sherri Eckert: I do not have anything to add to the 2002 Vision Statement by the previous committee.

Michael Loverich: Demand creative and resourceful solutions that embrace the land and that are oriented to those living/working in the neighborhood.

Micah Strom: Provide a community gathering place with a covered area, picnic tables, playground, basketball court & open space with plenty of parking for the area.

Scott Anderson: I have nothing to add at this time.

Lisa Neal: To maintain the cool, wooded atmosphere enjoyed by the residents of Island Center for over one hundred years, development is restricted to current zoning allowances; undeveloped parcel owners may purchase development rights from owners in the immediate Island Center area in order to increase density, however.



SUBAREA PLANNING PROCESS BIMC Section 2.16.210

Designated Centers & Subarea Planning

The City of Bainbridge Island *Comprehensive Plan* defines *designated centers* as:

"Those areas of the Island where the majority of the development and redevelopment should be located over the next fifty years. These include Winslow, Lynwood Center, Island Center, Rolling Bay, Day Road and Sportsman Triangle. See Fig. LU-3 Land Use Concept."

Comprehensive Plan Land Use Element Goals 4 and 5 direct both commercial and higher density residential growth to *designated centers*. These areas have land uses and conditions that are unique to the area, and would benefit from a subarea planning process. The planning process should address issues such as current land uses, future mix and location of uses and densities, transportation, public facilities and amenities, and natural resources. The result of a subarea planning process is a subarea (or neighborhood) plan which will be incorporated in the Comprehensive Plan.

How does the subarea planning process work?

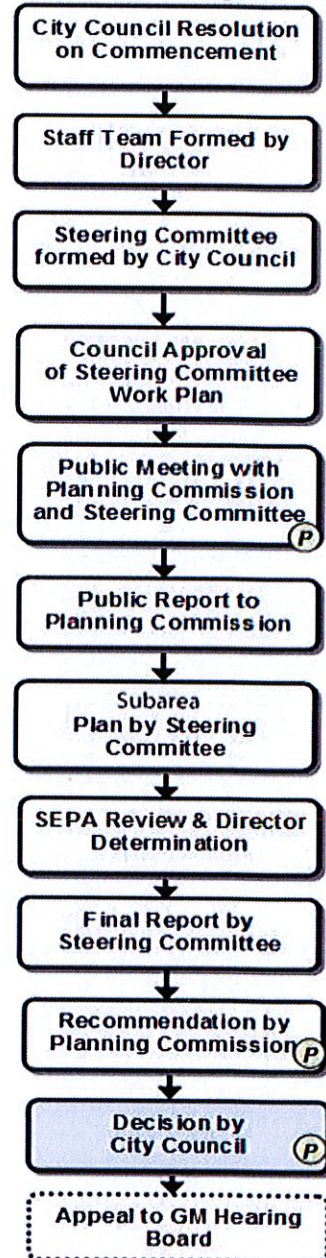
The Subarea Planning Process is outlined in Bainbridge Island Municipal Code (BIMC) Section 2.16.210. The City Council will appoint a steering committee composed of residents and business owners in or nearby the designated center; in this case, the Island Center Neighborhood Center area is the focus of subarea planning to begin in the fall of 2017. The steering committee and City staff work together to:

- Develop a workplan and timeline for the subarea planning process.
- Develop a public participation process to ensure that the neighborhood is involved throughout the process.
- Conduct an initial public meeting to take public comment on issues relevant to Island Center subarea planning.
- Develop goals for the Island Center subarea that are consistent with the Comprehensive Plan and that respond to issues identified by the community.
- Develop a plan to implement these goals, and present the plan to the Planning Commission.
- Revise and finalize the plan, based on comments from the Planning Commission and community.

The importance of community input

The subarea planning area process is intended to enhance the livability of the Island, and community participation is essential to achieving that goal. The steering committee is responsible for developing a program that allows ample opportunity for both written and oral public comment. The Planning Commission and City Council will eventually hold public hearings on the resultant draft subarea plan.

Subarea Planning Process



(P) = Opportunity for public participation or comment

MEMORANDUM



Date: April 12, 2018

To: File

From: Linda Mallin, Citizen

Re: Island Center Subarea Planning Steering Committee
Notes for Meeting with Gary Christensen, Director PCD, COBI

So I am thinking about some topics, not necessarily in order:

HISTORY

- Why was the 2001 Subarea Plan not accepted/approved by then Council?
- What has been the recent history of applications for Land Use and Building permits in the IC area? Has zoning been an issue if they have been denied? These applications were of public record, correct? Even if they were actually submitted by a Committee member, there should be no issue in bringing them forward for discussion.

EXPECTATIONS OF THIS COMMITTEE - ARE THERE?

- What is your anticipated outcome of this Committee?
- Is that the same or different than the City Council's expectation?
- Do you anticipate push back from Island Groups such as Land Trust, Affordable Housing Group, BI Chamber of Commerce, Nearby Neighborhood Associations?
- What is the anticipated duration of this committee?

CONSULTANT

- the status of the consultant hire?
- Why hire a consultant? Is this premature in the process?
- It is my understanding that at the initial meeting of the Steering Committee in Dec. 2017, they voted and passed a recommendation that a consultant not be hired at the time. Why was this disregarded?
- the commitment to the selected consultant? (I am debating putting my cards on the table about CW. Also what about Makers qualifies them for this consultancy?)

COMMITTEE

Can the Committee formulate a recommendation for no growth/development in the IC district?

*Ramifications: unwelcoming
exclusionary
no growth = no progress
vs. Quality of life*

INTERDEPARTMENTAL STAFF TEAM - for discussion:

- Re: #2 - I would like to know if this has been done?
- Re: 3.b. - Have these written statements been created and shared with the current Committee?
- Re: 3.c. - done?
- Re: 3.d. - with all due respect, do you think the full extent of experience and guidance which our current Planning Department staff can offer to the Committee has to date been provided? The Committee is primarily made up of lay-people - it is unlikely that they know what they need and what is available to them as resources to assist them in their task. So they cannot ask for what they have no knowledge of.

Per BIMC 2.16.210 Subarea Planning Process:

1. Upon the city council's approval to commence the subarea planning process, the director of planning and community development shall establish an interdepartmental staff team.
2. At the director of planning and community development's request, the director of each city department shall assign a representative to the interdepartmental staff team. The Bainbridge Island fire district, the Bainbridge Island school district, the Bainbridge Island metropolitan park and recreation district, and the Kitsap public health district shall each be invited to participate on the interdepartmental staff team.
3. The interdepartmental staff team shall:
 - a. Compile the city's existing data and materials relating to the designated center or neighborhood (including comprehensive plan text and map); and
 - b. Identify in writing issues raised by the public during the comprehensive planning process and issues identified by staff relating to the designated center or neighborhood; and
 - c. Identify interested persons and groups, including all property owners within the designated center or neighborhood according to the Kitsap County auditor's records, and notify the interested persons and groups in writing by regular mail of the commencement of the subarea planning process; and
 - d. Provide expertise and guidance to the subarea planning steering committee.

Why does the Committee not have the graphic/mapping and statistical support materials that can be obtained by request or in-house from:

BI Dept. of Planning & Community Development

BI Dept. Of Public Works - Roads, Road Service Levels, Stormwater Management, Water Service, Long range planning - sewer?

(Question: given the time devoted to date to discussion of road widening and levels of service on Miller Bay/Fletcher Bay Roads and the assumed failure of the intersection of those roads with New Brooklyn Road at peak times - has a recent traffic study been provided by a professional consultant?)

Puget Sound Energy

BI School District - planning areas, population data current and projected, school bus routes

BI Historical Committee

Kitsap Transit

Kitsap Regional Planning (how does this small district fit in

The non-motorized transportation plan

BI Chamber of Commerce - or something that speaks to the economic development of BI

State of WA Dept of Ecology - Mapping and Policy, buffers, etc.

City licensing for B&B's, Air B&B, VRBO (Prop owner income.)

To date, I believe the Committee has received presentations from:

COBI Public Works - Michael Michael

State of the Island's Waters (Cami Apfelbeck, COBI Public Works)

THE SUBAREA PLANNING STEERING COMMITTEE

Per BIMC 2.16.210 Subarea Planning Process:

- Re: E. 3.a - Work Plan, Timeline, and budget - has this been done? Submitted to Council? Approved?

Thought: At the most recent meeting, a great deal of conversation was devoted to the topic of the Committee's inability to accomplish the published written agenda set for that meeting. A Work Plan should ease the frustration of not accomplishing the list at a particular meeting. Consider having the Committee meetings function as Work/Study sessions similar to Council and Planning Commission study sessions. Once the Committee is ready to conduct the Initial Public meeting, the agenda published should be the operative. It remains to be decided what Public comment to allow. At this point, at the current stage of the Committee's work accomplished, consider limiting public comment to once, at meeting end. Or request attendees submit written comments as addenda to the Meeting Minutes prior to the next meeting.

- Re: E.3.c - Public Participation process to be established? Regular Committee meetings open to the public vs. Informational meetings or "Town Hall" opportunities for public input

- Re: F. Initial Public Meeting - the flow chart indicates this is a meeting conducted jointly by the Subarea Steering Committee and the Planning Commission?

FINAL THOUGHTS ON USE OF A CONSULTANT

- drafting of language

-statistical analysis

-graphics and mapping

-Support for Public Presentations to Planning Commission, City Council

-SEPA Review Process

-Comp Plan amendment proposal(s), if there are any? Recommend draft language and coordinate with existing documents

-Municipal Code amendment proposal(s), if there are any? Recommend draft language and coordinate with existing documents