

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – January 29, 2020
DEBRIEF FROM [FEBRUARY 10 OPEN HOUSE & WORKSHOP](#)
NEXT STEPS: Transportation Analysis and Update to [2015 Sewer Plan Information for Island Center](#)
DISCUSS OUTLINE/STRUCTURE OF DRAFT SUBAREA PLAN
RECAP OF DECISIONS AND CONSENSUS
NEXT MEETING: April 1
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:35 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Michael Loverich, Scott Anderson, Mark Tiernan, John Decker, Sam Marshall, Asaph Glosser, Michael Pollock (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Staff present were Engineering Manager Mike Michael, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants Jeff Arango (Framework) and Charlie Wenzlau were also present.

The agenda was reviewed, financial interest disclosure read and Steering Committee Members financial interests in Island Center disclosed.

REVIEW AND APPROVE MINUTES – January 29, 2020

Chair Gale asked to have the spelling of Doug Rauh's (public commenter) name corrected.

Motion: I'll make a motion to approve the minutes.

Loverich/Strom: Passed unanimously

DEBRIEF FROM [FEBRUARY 10 OPEN HOUSE & WORKSHOP](#)

Chair Gale opened the discussion by saying she thought there should have been a longer time allowed for the Open House. Micah Strom was surprised people were not aware of what was allowed under current zoning and its current potential. Asaph Glosser was shocked by the number of Fletcher Bay citizens who talked about silt. Scott Anderson thanked Michael Loverich for representing the Steering Committee very well.

NEXT STEPS: Transportation Analysis and Update to [2015 Sewer Plan Information for Island Center](#)

Engineering Manager Mike Michael led the discussion.

Transportation Public Comment

Lisa Neal – Was a little confused by the traffic studies and thought they would see traffic studies for all three alternatives. She thought a round-a-bout at the four way would trap everyone who lived west of there.

Gary Loverich – Was curious as to when the Island had more population, how much more use the transfer station would get and what the effect of more trucks would be. He felt if more businesses were allowed in the Island Center area, there would be increased island wide as well as off-island traffic coming to patronize the businesses.

Sewer Public Comment

Bob Russell – Congratulated the Steering Committee on their good work. He felt that a lot of people at the open house may not have understood the planning maps and felt the septic system employed would drive development.

Ron Peltier – Encouraged the Steering Committee to go with the less dense plans and thought a smaller membrane treatment plant could be the way to go at Island Center.

Lisa Neal – Felt that the Steering Committee was being encouraged to assume sewer would be going in to facilitate density.

Gary Loverich – Encouraged the newer Committee members to listen to the meeting Kitsap Public Health District Representative Steve Brown spoke at on [August 1, 2018](#).

Darlene Kordonowy – Urged the Committee to put thoughts of sewer aside and go back to the good planning they had been doing. She also encouraged them to continue thinking long term and not feel threatened if sewer is in the area.

DISCUSS OUTLINE/STRUCTURE OF DRAFT SUBAREA PLAN

Senior Planner Jennifer Sutton introduced the DRAFT outline and asked for feedback from Committee members. Steering Committee Member Asaph Glosser asked to have the following statement added to the Vision and Goals: “The underlying goal is to project a positive vision of this space that aligns with the values of the local community and the Island overall.”



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 4, 2020

RECAP OF DECISIONS AND CONSENSUS

Staff was asked to bring back a draft outline containing the Vision and Goals and a draft matrix of actions which could also be known as implementing the plan. It was decided there should not be any more drilling down into the details of the traffic and sewer studies at the next meeting but there should be more of a gap analysis in the different alternatives.

NEXT MEETING: April 1

PUBLIC COMMENT

None.

ADJOURN

Meeting was adjourned at 9:00 PM.



Polling Island Center

February 10, 2020
Public Workshop

61 Slido Participants

Meeting attendees were asked to respond to questions using smartphones on the site www.slido.com or via paper surveys. The word cloud and response summaries below include all responses. Word clouds were generated on worditout.com.



What
businesses
would you
like to see
in Island
Center?

What aspect of this information resonates most with you?

- I am interested in observing the process, and learning, at this point, what people are thinking, and how decisions are made. I am a relative “new-comer”, and it is nice to hear concern for the “feel” of the area. It seems like the planners are aware of how unlivable small communities can become with rampant influx of un-anticipated “growth”, and that decisions will be well-considered ones. Good job, COBI!
- Cats are awesome
- Ok a few dogs but border collies only
- Agrihoods are good
-and cats!
- Agrihoods yes more cows less people

What aspect of this information resonates most with you?

- This project as it stands does not support sustainable Bainbridge
- No Lynwood please
- R0 zoning!!!!
- R-0 zoning everywhere
- Cats are people too
- Does not address the communities desires to protect and preserve natural features
- R-0
- No more cars
- No more density

What aspect of this information resonates most with you?

- Not even close to Lynwood center please!
- Go away high density
- No density no sewer no Lynwood
- Thoughtful work, thank you
- Also who will pay for all this?
- Thank you
- Thank you.
- More salmon and beaver
- Silt and run off issues. Save the Orcas!
- The great effort by the IC committee. Thank you!
- Not another Lynwood Center

What aspect of this information resonates most with you?

- Too much density too far from the ferry and downtown Winslow
- The information that that by changing the zoning to IC there is a chance to limit potential density at Island Center in a way that would not be protected by the NC zoning.
- No sewer
- I don't understand all this planning without a sewer or storm water management plan
- How a common cause brings neighbors together
- Limit to desirable type of growth
- Siltation thoughtful work
- Need for creative solution to siltation, etc.

What aspect of this information resonates most with you?

- Community does not want high density housing
- No more property tax to pay for this
- Giving IC a destiny, intentionally, vs leaving it alone and letting it happen haphazardly (which would be a mistake)
- Strong majority wants to leave it alone.
- Change zoning to specifically address maintaining the character and reasonable density of Island Center
- The concept that sewers are coming regardless and will bring unbridled development is a sleight of hand trick to get the community to sell indulgences to developers that don't give a damn what this place looks like in 10,20,50 years
- That we need to come up with something we can live with to avoid something we don't want to live with!

What aspect of this information resonates most with you?

- Relief that we won't have more housing and more cars.
- A pleasant place to visit and shop
- Leave it alone already
- Public involvement
- Expansion to allow for growth in a reasonable way
- More restrictions to limit development and encourage agriculture
- No sewer
- The notion that developers rule city hall
- IC vs NC – keeping the character
- Planning Plan for the future

What aspect of this information resonates most with you?

- Minimum residential at center
- The need to update planning zones to manage appropriate growth
- Failure to protect the bay
- Pedestrian/bike zones
- Cats
- Preserve agricultural land
- Planning for the future
- Stop the madness!!!
- Emphasis on connecting parks & ag lands
- The importance of being aware of what the city is up to

What aspect of this information resonates most with you?

- Limit expansion plan wisely
- A more updated use but also protective use of the area
- Beautification, multi-use trails, de-siltification
- Change is hard
- Minimize change
- Limited vision re F Bay
- The emphasis on agriculture
- The sense of defeat I get when the committee says we have to increase density
- Well thought out options
- Environmental

What aspect of this information resonates most with you?

- Preserving agricultural land
- The limitation of the NC zones to small defined areas
- Is COBI listening to us?
- Pedestrian trails and related safety
- Listed to the community
- Environmental concerns
- Access to nature
- Minimal changes
- Limited change
- Not another Wisconsin
- Cats

What aspect of this information resonates most with you?

- Public comment
- Minimal funding.
- Traffic calming. +4
- Warning that there is only the suggestion of sewer system.
- Four Corner visual/ aesthetic improvements
- Give then incentives to help make it happen.
- Nature protection. +4
 - preserving rural neighborhood
 - Keeping farmlands
- No large development
 - Keep new development to 2 stories +2

What aspect of this information resonates most with you?

- No sewer +2
- What about maintaining and nurturing large tree?
- Sense of place
- Not just an alternate north/south to HWY
- Focus on small scale commercial
- Agriculture
- Bicycle/ walking safety
 - Pedestrian friendly
- Character/ beauty/ clean
- I would like invasive species (ivy + holly) to be removed.

What aspect of this information resonates most with you?

- Need more parking especially during Halloween at pumpkin festival
- Small scale community
- Local agriculture
- Leave it Alone

Island Center Subarea Plan

PUBLIC COMMENTS ON POSTERS & COMMENT CARDS
FEBRUARY 10TH OPEN HOUSE AND WORKSHOP

VISION

- no sewer
- no expansion
- no shoppe shops
- save the bay from sediment, stormwater, etc.
- Elevate the Vision!

GOALS

- NO! No changes to zoning, no increase in density
- protect the water without changing zoning
- Save the Bay.

VALUES

- Save the Bay!! Silting in
- Need a cell tower
- Expansion of business only within correct zoning + infrastructure (No sewer)
- Where is build Community Connections?
- Paved parking lot for Kol Shalom
- Preserve farmland
- The runoff from the street dumps directly into the bay untreated and against state law
- Runoff into Fletch Bay need to be addressed—it's been brown with this rain
- How do you have more housing and less congested street scape?
- No Sewer!
- More housing and people visiting leads to slower movement on this major traffic route to south end of B.I.

CRITICAL AREAS

- Parking for Kol Shalom
- Protect Fletcher Bay!! Sediment, road runoff, etc. !!

AGRICULTURE & EQUESTRIAN LANDS

- No Post-it notes, just Star stickers next to "Potential Agriculture" on Legend

PUBLIC SPACE AND WATERFRONT ACCESS

- Down zone. No new construction! Leave us alone.
- Not sure why all public spaces must be developed. Can't spaces simply exist as space?
- How many parking spots? (NOTE: for future City property)
- Our congregate uses the proposed "park" for parking. Without it we don't how our congregants will be able to attend temple?
- Protect Fletcher Bay!! Road runoff sediment, etc.
- Is it possible for Congregation Kol Shalom to purchase the property from the City? We have virtually no parking.

NON-MOTORIZED TRANSPORTATION: OVERVIEW

- Forget it. Leave island center alone
- Interested in pedestrian improvement along edge of road for a slightly large—stretch along Battle Point (Drive). Current pedestrian safety along here is hazardous . Great to get a foot of path along the edge
- This was the promise for Lynwood Center, reality is much of the development is geared toward bringing in tourists. Promised infrastructure along Baker Hill did not materialize.
- I like riding my bike but not on B.I. because I'm not suicidal. There is no way to make this place safe for bikes.

NON-MOTORIZED TRANSPORTATION: PICTURES/IDEAS

- Separate bike & ped paths/trails all good.
- I would love to see non-motorized transit dovetailing with a plan to replace the Fletcher Bay/ Springbrook culvert with a bridge.
- Bicycle paths would be more useful than sidewalks.

- These are very few pedestrians. don't do anything!
- Like paths – useful!
- Roundabout hear please (NOTE: pointing to Miller/New Brooklyn/Fletcher Bay intersection).
- What about autonomous automated individual, small vehicles?

TRANSPORTATION IMPROVEMENT

- Leave Us ALONE! Kitsap Transit is Fine!
- Section 1
 - Yes, multi-use path with 5' buffer. No on street parking!
- Section 2
 - Observe 25MPH limit. BI trash trucks slow down! Real issue northbound coming down Fletcher Bay
 - NO Street parking- traffic impact will be severe
- Section 3B
 - Like multiuse VS sidewalk, then both can use
- Section 4
 - Yes, please
- Section 6
 - Please include massive stormwater containment so less sediment from road goes into Fletcher Bay.
- Section 7
 - Good bike path is important for this area. Prefer option with 12' path and 5' buffer.
 - Like this too! Please consider traffic control (stop sign?) or pedestrian crossing at Miller & Battle Point.

ALTERNATIVE 1

- R0 ZERO– No growth. Agricultural land.
- I don't support ANY zoning changes. Sewer is too expensive. Runoff needs to be addressed.
- No expansion of NC. No shoppes/ condos. No Lynwood II. No upzoning beyond noted. No sewer. Leave it be.
- I feel the same way! (as above)

framework

ALTERNATIVE 2

- Don't change zoning. No sewer. Protect the Bay and streams.
- Instead of sewerage please consider an alternate system like what KPUD has put in Port Gamble.
- Bainbridge Gardens is so valuable to the island & the area. Rezoning is a good idea.
- I oppose this alternative

ALTERNATIVE 3

- I oppose this alternative
- Pave over COBI Property for a Parking lot.

DEVELOPMENT NODES

- Worried about mitigating runoff from any construction along this narrow stretch of land by Bay—even for bay access (bay side of road)
- Protect Fletcher Bay!! Sediment, road runoff, etc. !!

DESIGN EXAMPLES

- Love the feel of Rolling Bay's commercial buildings!
- Down Zone: No B.S. Low Income No apartments! Ban all new construction
- Love this—so needed! Please do this. (NOTE: above picture of cottage-type development)

EXISTING LAND USE	P - PERMITTED C - CONDITIONAL A - ACCESSORY	IDEAS FOR NEW USES
★ Agriculture, Animal	P	★
★ Agriculture, Crop	P	
Single-Family Residences	P	
Multi-Family Residences	P	●
Commercial/Residential Mixed Use	P	
Foster Home	P	
Small Group Living Facility	P	
Group Care Facility	P	
Educational Facility	C	
Governmental Facility	C	
Religious Facility	C	★
Community Garden	P	★
Park, Active Recreation	P	
Park, Passive Recreation	P	★
Recreation Activity, Indoor	P	
Recreation Activity, Outdoor	C	★
Day Care Center	P	
Family Day Care Home	P	
Health Care Facility	P	
Artist Studio	P	★
Club	P	
Commercial Amusement	C	
Cultural Facility	C	P★
Entertainment Facility	C	
Bed and Breakfast (3+ bedrooms)	P	
Inn	P	
kennel, Indoor	P	
Veterinarian Clinic or Office	P	
Restaurant	P	★
Mobile Retail Food Establishment	P	
Craft Food and Beverage	P	★★
Personal Service	P	
Professional Service	P	
Open-Air Sales for Garden Supply	P	★
Retail Sales	P	
Auto Repair Services	C	
Car Wash Facility, Manual or Automatic	C	●
Gasoline Service Station	C	
Park and Ride Facility/Lot	C	
Park and Ride Lot, shared Use	C	
Transport and Delivery Service	C	
Small Wind Energy Generator	P/C	
Utility, Primary	C	
Public Communications Tower	A	
Wireless Communication Facilities, Facility I	P	
Wireless Communication Facilities, Facility II	P	
Small Wireless Facilities	P	
Manufacturing, Small-Scale	C	
Research and Development	P	
Recycling Center	C	
Self-Service Storage Facility	C	●
Live-Work Units	?	Note: Currently allowed in B-1

COMMENT CARDS

Comment cards were provided at the meeting for attendees to fill out. The following comments were submitted.

- Please create a roundabout at four corner, and pedestrian and bike lanes west to Wood bank.
- I would love to see more business and housing, e.g. combine business on ground level and condos on a 2nd floor.
- I see uses in the future—small cafes, enlarged market, small-scale farmers market, artist-related business allow ament business uses to continue. No more storage units. Allow mixed use (commercial below) and apt/condos (2nd floor above).
- I would like to see coffee shop, local small tasting wine room, café (breakfast and lunch), small well-curated market for essentials and grocery, and local farm stand.
- Yes to ACT3! Rezone the nodes, path, trails, commercial, green space. Feel free to contact me if you need further support. Jennifer Doleznl— Jmbf58@gmail.com
- I am opposed to development of Island Center. I am concerned about the wildlife corridors, traffic, and sewage. I want more greenspace no less. High density housing belongs in Winslow where people can walk.
- Please rezone Bainbridge Island property to commercial so they can build nice-looking structure, classroom, restaurant etc.
- Please do not "develop" our neighborhood. If we must, then ACT#1.
- Just leave it as it is please. (love)
- Need a bigger space to do this.
- Need parking for the only local synagogue
- Need a cell tower
- ISSEI Creek is mis-labeled on the maps. It is on east side of miller and only crosses road about 50 feet of jet with battle point rd.
- Affordable housing should be the only reason for density increase in I.C. Care should be taken that exciting business remain viable (AVE not pieced out duce to zoning changes).
- Down zone all. No more construction. Forget face excuses, low income, diversity, homeless excuses.
- COBI needs to be clean up the "dirt" property. The current condition is an environmental mess. This should be a priority in 2020. Island center needs improving. I like ACT3 that allows for commercial to be "setback" from

roads in 3 nodes. Need incentives to improve the visual appearance of the area, particularly the gas station property. Add a traffic circle at the four corners.

- COBI needs to results of the public surveys which have strongly endorsed preservation and protection of Island Center as it currently is.
- Overall lots of good stuff. One area of concern is part of ISSEI creek node worried about any potential consideration on narrow strip of land between road and creek. High potential for drainage to creek/bay with runoff there.

