
THE ETHICS BOARD WILL HOLD THIS MEETING
USING A VIRTUAL, ZOOM WEBINAR, PER GOVERNOR INSLEE'S
"STAY HOME, STAY HEALTHY" ORDERS

MEMBERS OF THE PUBLIC WILL BE ABLE TO CALL IN TO THE ZOOM MEETING

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/97256796229](https://bainbridgewa.zoom.us/j/97256796229)

TELEPHONE: 1 253 215 8782

WEBINAR ID: 972 5679 6229

AGENDA

1. CALL TO ORDER – 6:30 P.M.
2. DISCLOSURE OF CONFLICTS OF INTEREST
3. PUBLIC COMMENT
4. CERTIFICATION OF APPRECIATION – KAREN ANDERSON
5. APPROVAL OF MINUTES FROM 5/17/2021 MEETING
6. DRAFT ADVISORY OPINION 2021-07
7. CONSIDER COMPLAINTS 2021-04, 2021-05, AND 2021-06
8. CONSIDER REQUEST FOR ADVISORY OPINION 2021-08
9. REVIEW 5/26/2021 JOINT SESSION WITH CITY COUNCIL
10. TRAINING PLANNING / DISCUSSION
11. AGENDA FOR 7/19/2021 MEETING:
 - CONSIDER DRAFT OPINIONS 2021-04, 2021-05, AND 2021-06
 - CONSIDER DRAFT ADVISORY OPINION 2021-08
12. ADJOURNMENT

COBI ETHICS BOARD

Regular Meeting

Monday, May 17, 2021

6:30 – 8:00 PM

VIA ZOOM WEBINAR

Minutes

1. Call to order — Meeting was called to order at 6:30 PM. Present were Karen Anderson, Jim Cash, Dona Keating, David Mallon, Tyler Weaver, and Andrew Tsoming.
2. Disclosure of conflict of interest — Jim Cash and Tyler Weaver recused themselves from consideration of EB 2021-02 and EB 2021-03.
3. Public comment — no members of the public commented.
4. Motion to accept minutes for the April 19, 2021 meeting (regular) by Karen Anderson; 2nd by Dona Keating. Agreed.
5. Review of draft determination for EB-2021-02 (Article I Complaint). Motion to approve determination letter with corrections by David Mallon; 2nd by Dona Keating. Agreed.
6. Review of draft determination for EB-2021-03 (Article II Complaint). Motion to approve determination letter by Dona Keating; 2nd by David Mallon. Agreed.
7. Consideration of Request for Advisory Opinion EB-2021-07 – Motion to appoint a subcommittee to draft an opinion (Tyler Weaver and Jim Cash) by Tyler Weaver; 2nd by Dona Keating. Agreed.
8. Preparation for May 26, 2021 Joint Session with City Council.
9. Training Planning / Discussion.
10. Items for next regular meeting agenda, June 21 (6:30 - 8:30 PM)
 - a. Consideration of draft Advisory Opinion EB-2021-07
 - b. Initial consideration of complaints EB-2021-04, EB-2021-05, EB-2021-06
 - c. Initial consideration of Request for Advisory Opinion for EB-2021-08
 - d. Discussion of action items from May 26, 2021 Joint Session with City Council
 - e. Review of progress on Training Plan
11. Adjournment at 7:46 PM.

Tyler Weaver, Chair

Date

DRAFT ADVISORY OPINION

2021-07

DRAFT

City of Bainbridge Island Ethics Board

Advisory Opinion

Case # EB2021-07

Date Filed: May 12, 2021

Advisory Opinion Issued: June __, 2021

I. *Question Presented*

The Councilmember seeking the advisory opinion regularly uses a City-provided Facebook page for City business. The Councilmember is currently running for reelection and has asked whether continued use of that Facebook page during the campaign would violate Article II, Section B.2 of the Ethics Program, which provides as follows:

2. From the time that a Councilmember declares or publicly states that they intend to run for reelection until the conclusion of the respective general election, that Councilmember shall not request or direct that City funds be used to purchase any media (including newspaper, radio, television, social media, or bulk mailing) that contains the name or image of that Councilmember unless the names or images of all City Councilmembers appear in the media being purchased.

The Councilmember has indicated that the Councilmember has ceased using his page since announcing reelection, pending this advisory opinion.

II. *Opinion*

The Ethics Board concludes that the stated use of the City-provided Facebook page does not violate the Article II, Section B.2 of the Ethics Program. However, the Board issues this opinion with the following caveats and guidance:

- The Board has assumed – as they understand is customary for Facebook – that the City has not purchased the Facebook page, and is not paying anyone to maintain the Facebook page. The Board’s opinion might be different, depending on the exact circumstances, if City resources were used to purchase or maintain the page, provide substance for the page, or purchase advertising related to the page.
- The Board’s understanding of the request for an advisory opinion is that the Councilmember wishes to continue using the page for City business. The Board encourages the Councilmember (and any other Councilmember using a similar Facebook page) to carefully consider whether any content posted on a City-provided Facebook page is related to City business or could be construed as a campaign message. While the Code does not specifically address such a distinction, and the

Board therefore cannot provide guidance on that distinction, the Board encourages all Councilmembers to review and follow all guidance from the Washington Public Disclosure Commission or other election bodies regarding the use of social media by individuals seeking election.

III. Publication

The Clerk is directed to publish this advisory opinion in accordance with Article III, D.2 and D.3 of the Ethics Program.

ETHICS COMPLAINT

2021-04

**Article II (Code of Ethics)
Ethics Complaint Form**

I. Introduction:

Individuals seeking to submit an ethics complaint alleging a violation of the Code of Ethics (Article II) by a Councilmember or a member of a City Committee or Commission should complete this form and submit it, along with any supporting documents, to the City Clerk at cityclerk@bainbridgewa.gov.

II. Your Contact Information:

Name:	Lisa Neal	Address:	5413 NE Fletcher Landing Bainbridge Isl. WA 98110
--------------	------------------	-----------------	--

III. Article II Complaint:

- A. Please provide the name of the Councilmember or the member of a City Committee or Commission who is the subject of your complaint (this individual is referred to as the “Respondent”):

Donna Harui

- B. Please identify the section(s) or subsection(s) of the Code of Ethics (Article II) that you believe were violated by the Respondent:

Article II, D. 1. c.:

1. Except as permitted in Subsections D.2 or D.3 below, a . . . member of a City Committee . . . shall not take any direct official action on a matter if they, or a member of their immediate family:

* * *

c. Are . . .the owner of an interest in real . . .property that would be significantly altered by that matter. Taking direct official action on, or regarding, legislation of general application does not “significantly affect” real . . . property within the meaning of this Subsection.

- C. Please describe the facts supporting your allegation that the Respondent has violated the sections or subsections of the Code of Ethics (Article II) indicated above. If necessary, please attach additional pages. If other records exist that you believe support your allegation (e.g., emails or other documents), please attach them to this form as well.

Introduction

Ms. Harui is a member of the Island Center Subarea Planning Process Steering Committee (“Committee”). During Committee meetings, Ms. Harui discussed and voted on upzoning property either she or her family owns. The property is the approximately 6 acres where Bainbridge Gardens is located. At the last Committee meeting, she voted to upzone the Bainbridge Gardens property, despite not having fully disclosed the conflict, and despite there having been no vote by the Committee to allow Ms. Harui to participate and vote. These actions appear to have violated the Ethics Program.

Chronology

The Committee was formed in 2017 and had its first meeting in December of 2017. “Conflict Disclosure” was not placed on the agendas for the Committee until April 18, 2018. Ex. A (4/18/18 Agenda) and B (Prior Agendas), and then only after Lisa Neal (“Neal”), Vice Chair to the Committee, repeatedly objected to the failure to do so. At least two members of the public mentioned the failure to disclose conflicts of interest at meetings, and residents mentioned same to Neal outside of the public meetings.

Although “conflict disclosures” finally appeared on the Agenda for April 18, 2018, the Chair, Maradel Gale, who also served on the Ethics Board at the time, usually called the disclosures “statements of interest” and refused to characterize them as “conflicts of interest,” thereby continuing the likely confusion of the public, and the lack of transparency. See, e.g., Ex. C, the April 4, 2018 Minutes at page 1, providing that Committee “interests” would be “recognized” and that statements would occur only if that “interest” had changed. Ex. D provides numerous meetings minutes showing that “statements of interest” were reviewed and that no “changes in status” were reported. Some minutes do not reflect even that limited discussion (Ex. D, June 6, and 20, July 18, 2018).

On August 14, 2018, Neal was removed from the Committee. She has brought a lawsuit against the City of Bainbridge Island, alleging, in part, that she was removed for her complaints regarding the lack of disclosure of conflicts of interest. “Changes in status” “disclosures” continued until November 20, 2018, when the minutes newly reflect that “no conflicts of interest were disclosed.” Ex. D (minutes for that date). The Ethics Board made a presentation to the Committee on that date, which may have prompted the sudden change. *Id.* At the very next meeting, however, (December 5, 2018) the minutes reflect that the Committee, and Ms. Harui, were back to reporting “Changes in Status” rather than conflicts. Ex. D (minutes for that date and for December 19, 2018).

On January 16, 2019, the minutes reflect that “no conflicts” were disclosed. Ex. D. On February 27, March 6 and March 27, 2019, the Committee discussed and officially created an alternative that included upzoning Bainbridge Gardens. Ex. E. No disclosure of conflicts occurred on any of those dates. *Id.*

The minutes for the March 27, 2019 meeting reflect that citizen Lisa Neal “encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.” The Alternatives, which included the Bainbridge Gardens property, were further discussed at the April 17, 2019, May 1, 2019 (see minutes attached to May 1 Agenda), July 17, 2019 and September 4, 2019 meetings. Exs. F, G and H. No conflicts disclosures were made. *Id.* Neal also suggested to the Committee that it was not following the Ethics Program on June 19, 2019, although this does not appear in the minutes.

Ex. D at p. 24 provides the minutes from the August 7, 2019 meeting, wherein Chair Gale asserts that the Council is discussing whether subarea planning committees would be exempt from conflict of interest rules. Neal has been told by Sarah Blossom that the Ethics Board, not Council, proposed this change. Ex. I. Regardless, this illustrates that the Committee, and Ms. Harui, knew in mid-2019 that disclosure of her potential conflict of interest was required, because otherwise no exemption would be needed.

Contrary to Chair Gale’s belief that Council would exempt the Committee from conflict of interest disclosure requirements, the September 18, 2019 minutes reflects that Council instructed the members to disclose conflicts. Ex. J. The Committee minutes imply the new preamble statement was drafted or approved by Council. The City Council meeting minutes contain no such preamble, but they do reflect rejection of the proposed changes to exempt subarea planning committees. Ex. K, Sec. 5.A. and links.

Ms. Harui had timely completed a conflicts of interest form that was filed with the City, on December 5, 2017. Ex. L. The disclosure form contained the Ethics Program language requiring disclosure of conflicts of interest, and provides that one may participate and vote only if the Committee votes to allow same.

Neal will not burden the Board with all of the minutes for the remainder of 2019 to date. At the most recent meeting on May 5, 2021, the issue of whether to recommend Alternative 3, which includes upzoning the Harui (Bainbridge Gardens) property, was discussed. Ex. M, p. 1 and 4-6. (The Alternatives had been discussed at a previous meeting [among many others], and no conflicts were then disclosed. Ex. M p. 2, minutes.) On May 5, 2021, as per custom, Chair Gale read the “conflicts” statement, after first contending none of the disclosures were really conflicts. Ex. N, p. 1, timestamp. 0.01. Vice-chair Strom later continued the general conflicts statement, which closes with the unsupported assertion that Committee members may vote despite conflicts. Ex. N, pp. 1-2, timestamp 3:40.

Ms. Harui disclosed her family owns Bainbridge Gardens, and did not disclose that the property was under discussion for upzoning. Ex. N., p. 3, timestamp 6:39. Ms. Harui later voted for Alt. 3, which includes upzoning Bainbridge Gardens. Ex. N. p. 46-47, timestamp 2:30:58. In addition, Ms. Harui voted to double (increase from R-4 to R-8) the residential density of her family's property (Ex. N. p. 35, timestamp 2:01:31 [including notes from Neal's attendance and re-watching the video]). Ms. Harui further voted against the motion to reduce the residential density back to R-4. Ex. N. pp. 40-41, vote at timestamp 2:21:07 (including notes from Neal's attendance and re-watching the video). Three of those who initially voted for the increase changed their vote to return to the original density. Ex. N. pp. 41-42. From the discussion, there appeared to have been some confusion as to the content of the original motion. Had those three originally voted against the increase, the motion to increase density would not have passed.

Contrary to the requirements of the Ethics Program, Ms. Harui did not ask the Committee to hold the vote that may have allowed her to vote despite the conflict of interest, and no such vote was taken. See Ex. N (no such vote taken).

In conclusion, regardless of the failure by Chair Gale to place conflicts disclosures on Agendas for months, despite her then calling disclosures "statements of interest" for over a year, and despite her confusing and flawed preamble to "disclosures" once disclosures finally commenced in September of 2019, Ms. Harui signed a Conflict of Interest Statement which included the prohibition of voting regarding one's own property (or one's family's property), and which further provided the sole exception that if the Committee votes to allow the conflicted member's participation, one may participate. The Island Center Subarea Planning Committee never so voted, and Ms. Harui should not have repeatedly voted on May 5, 2021 to upzone her family's property.

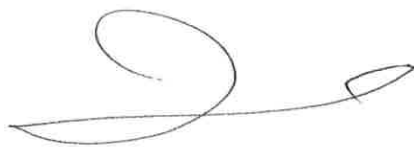
Request for Recusal

Ethics Board member Keating's husband, Charles Keating, recently cc'd an email sent to three councilmembers to Wake Up Bainbridge, criticizing me in several respects. The email is attached. I request that Ms. Keating recuse herself from consideration of this Ethics Complaint.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing, including any additional pages or records attached by me, are true and correct.

Date: 5/11/21

Place: Bainbridge Island, Washington



Lisa Neal



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 18, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes – April 4, 2018
- 6:40 PM Role of Island Center Steering Committee
- 6:50 PM Determine DRAFT *Vision Statement* for Island Center
- 7:30 PM Review List of Island Center Issues
- 7:45 PM Discuss Island Center Planning Area Boundary Options
- 8:20 PM Discuss Agenda for May 2, 2018 Meeting
- 8:25 PM Public Comment
- 8:30 PM Adjourn

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
TUESDAY, DECEMBER 5, 2017
7:00-9:00 PM
PLANNING CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110
USE MADISON AVE. CITY HALL ENTRANCE

AGENDA

- 7:00 PM** **Welcome, Meeting Purpose**
Planning Director Gary Christensen
- 7:10 PM** **Steering Committee Introductions**
- 7:20 PM** **Discuss Regular Meeting Day/Time**
- 7:25 PM** **Island Center Existing Conditions Snapshot**
Current Land Use/Zoning: *Senior Planner Jennifer Sutton*
Transportation & Utilities: *Engineering Manager Mike Michael*
- 7:35 PM** **Island Center Subarea Planning Issues**
Steering Committee Members
- 8:00 PM** **Next Steps**
- 8:05 PM** **Public Comment**
- 8:10 PM** **Open Government Training**
Deputy City Attorney Robbie Sepler
- 9:00 PM** **Adjourn**

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, JANUARY 17, 2018
6:30-8:30 PM
FILIPINO-AMERICAN HALL
7566 NE HIGH SCHOOL ROAD
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Review and Approve Meeting Agenda
- 6:35 PM Public Comment
- 6:45 PM Discuss and Confirm Steering Committee Chair & Vice Chair
- 6:55 PM Review Relevant [Comprehensive Plan Goals & Policies](#)
- 7:30 PM Review DRAFT Public Participation Plan for Island Center Subarea Planning
- 7:50 PM Review and Discuss [2001 DRAFT Island Center Special Planning Area Report](#)
- 8:20 PM Public Comment
- 8:30 PM Adjourn

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 7, 2018
7:30-9:00 PM
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location**

- 7:30 PM** **Review and Approve Meeting Agenda**
- 7:35 PM** **Review and Approve Notes from January 17, 2018 Meeting**
- 7:40 PM** **Public Comment**
- 7:50 PM** **Discuss and Confirm Steering Committee Chair & Vice Chair**
- 8:00 PM** **[Overview and Discussion of Island Center Area Traffic Data and Transportation Planning](#)****
Chris Hammer, Dept. of Public Works Engineering Manager
- 8:45 PM** **Public Comment**
- 8:55 PM** **Next Steps**
- 9:00 PM** **Adjourn**

**Hyperlink <http://www.bainbridgewa.gov/950/Island-Center-Subarea-Planning-Process> includes City transportation data and information under *Relevant City Documents and Studies*

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location.**

This location will be the regular meeting location going forward.

- 6:30 PM Review and Approve Meeting Agenda
6:35 PM Review and Approve Notes from January 17 & February 7, 2018 Meetings
6:40 PM Public Comment
6:50 PM **Overview and Discussion of Island Center Area Surface Waters****
Cami Apfelbeck, Water Resources Specialist Dept. of Public Works
Programs/Projects:
[Water Quality and Flow Monitoring Program](#)
[Springbrook Creek Evaluation and Feasibility Project](#)
Reports:
[State of the Island's Waters](#)
[Stream Benthos and Hydro Data Evaluation](#)
- 7:50 PM Discuss [2001 DRAFT Island Center Report](#)
8:10 PM Public Comment
8:20 PM Next Steps, Discuss Agenda for 3/7 Meeting
8:30 PM Adjourn

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 7, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes - February 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss a <i>Vision Statement</i> for Island Center |
| 7:50 PM | Discuss Future Public Meeting |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for March 21, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 7, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:40 PM | Discuss Planning Area Boundary Options |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for April 4, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 4, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|--|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Recognizing Steering Committee Members Interest in Island Center Future |
| 7:00 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Discuss Planning Area Boundary Options |
| 7:55 PM | Future Meeting Speakers/ Presentations: e.g. BI Land Trust, Kitsap Public Health District, Housing Resources Bainbridge, Suquamish Tribe, BIMPRD |
| 8:05 PM | Old Business, Housekeeping |
| 8:15 PM | Public Comment |
| 8:25 PM | Next Steps, Discuss Agenda for April 18, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE MINUTES – MARCH 21, 2018
PUBLIC COMMENT
RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S
FUTURE
DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER
DISCUSS PLANNING AREA BOUNDARY OPTIONS
FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G. BI LAND TRUST, KITSAP PUBLIC
HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD
OLD BUSINESS, HOUSEKEEPING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members present were Scott Anderson, Michael Loverich, Donna Harui, Micah Strom, Adam Matschek, Sherri Eckert, Lisa Neal and Tracy Collier. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and approved.

REVIEW AND APPROVE MINUTES – MARCH 21, 2018

Changes were submitted by Citizen Linda Mallin and accepted. Tracy Collier asked to have a link put on the City's website so citizens could see the application materials submitted by the Steering Committee individually.

Motion: I move to accept the minutes as amended.

Collier/Strom: Passed Unanimously

PUBLIC COMMENT

Beth Wheeler, Citizen – Was trying to understand the process and was concerned about a consultant being contracted before the committee had even determined what they were looking for. She spoke against increased density saying traffic would increase commensurately.

Patty Fielding, Citizen – Provided perspective on how the neighborhood service centers were created and designated as a member of the 2025 Report Task Force.

RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S FUTURE

It was decided to have each member declare their interest in the Island Center Subarea Special Planning Process one time and state at future meetings whether that interest had changed.

DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER

Micah Strom distributed and read a draft vision statement. Scott Anderson brought the Committee's attention to the Vision statement in the DRAFT 2002 Island Center Plan. It was agreed that the committee would send in to Jennifer

any additions that they would want to add to the list of issues from the 2002 DRAFT Vision. The Committee will continue discussing a Vision Statement at the next meeting.

Discussion included fielding public comment on/for the vision statement as well as adding public comment time to each agenda item during meetings.

Motion: Motion to accept.

Eckert/Anderson: Passed Unanimously

DISCUSS PLANNING AREA BOUNDARY OPTIONS

Moved to next meeting agenda.

FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G., BI LAND TRUST, KITSAP PUBLIC HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD

Moved to next meeting agenda.

OLD BUSINESS, HOUSEKEEPING

None.

PUBLIC COMMENT

Patty Fielding, Citizen – Spoke in favor of the vision statement provided by Micah Strom (see attached).

Rita Riley, Citizen – Spoke in favor of sending information out by mail.

Linda Mallin, Citizen – Spoke about the timeline for the Committee's work.

NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING

The Steering Committee agreed to provide opportunity for public comment after each agenda item in future meetings.

ADJOURN

Meeting was adjourned at 8:37 PM.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES - APRIL 4, 2018
PUBLIC COMMENT
ROLE OF ISLAND CENTER STEERING COMMITTEE
DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS
DISCUSS AGENDA FOR MAY 2, 2018 MEETING
PUBLIC COMMENT
ADJOURN

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.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY
FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ADDITIONAL INFORMATION NEEDED
PUBLIC MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:33 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Adam Matschek, Vice Chair Lisa Neal, Micah Strom and Joseph Dunstan (Design Review Board). Tracy Collier, Sherri Eckert, Michael Loverich, Michael Killion (Planning Commission) and Sarah Blossom (City Council) were 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 was reviewed. There were not any changes made. There were not any changes in the status for the Committee Members.

REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING

Vice Chair Neal proposed amendments to the minutes in areas she had input. The minutes were approved as amended.

DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES

Motion: I move that we call the Island Center Special Planning Area Number 1, our Island Center Special Study Area Number 2.
Anderson/Strom – Passed Unanimously

Public Comment

Andy Klavins, Citizen – Spoke in favor of sending public meeting notices to those within the “sphere of influence” and traffic studies.

FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER

A current DRAFT Vision Statement was agreed upon (see attached).

REVIEW LIST OF ISLAND CENTER ISSUES

A current draft list of Island Center Issues was agreed upon (see attached).

Public Comment

David Graf, Citizen - Spoke in favor of adding critical aquifer recharge area or water concerns to the draft Vision Statement.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING
FUTURE COMMUNITY MEETING PLANNING
ESTIMATED PROJECT SCHEDULE
DISCUSS AGENDA FOR NEXT MEETING: JUNE 6, 2018
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:34 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Sarah Blossom (City Council), Michael Killion (Planning Commission) and Joseph Dunstan (Design Review Board). Tracy Collier, Micah Strom, Sherri Eckert and Adam Matschek were absent and excused. City Staff present were Planning Director Gary Christensen, Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Vice Chair Neal proposed changes to the agenda.

Motion: I move that we amend the agenda and add those items.

Neal/Loverich: Passed Unanimously

Everyone agreed that those items could be added at the end of the meeting if there was time.

There were not any changes in status for the Committee Members.

REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING

Ms. Neal asked that the words "preliminary" be added to the title DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES and "current" to Current Draft Vision Statement and Current Draft List of Island Center Issues.

Motion: I move to accept the minutes as amended.

Harui/Neal: Passed Unanimously

FUTURE COMMUNITY MEETING PLANNING

Chair Gale introduced the City's new Communications Coordinator Kristen Drew as well as the consultant team of John Owens (Makers Architecture and Urban Design) and Charles Wenzlau (Wenzlau Architects).

Monday, June 18, 2018 was agreed upon for the Envision Island Center – Community Kickoff meeting with a 6:30 PM start time with program at 7:00 with time afterward for discussion until 9:00 PM.

The Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation.

Public Comment

Gary Loverich, Citizen – Offered to allow a sign on his property.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING
REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION
STEERING COMMITTEE VACANCY
REVIEW DRAFT SURVEY
JUNE 18 COMMUNITY KICKOFF MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:50 PM due to the meeting place being opened late. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Micah Strom, Sarah Blossom (City Council), and Joseph Dunstan (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants John Owen and Charlie Wenzlau presented assisted by Easton Branam from John Owen's office.

The agenda was reviewed.

REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING

Chair Gale stated Barbara Trafton was not with the Parks District but the Bainbridge Parks Foundation. Ms. Neal asked for the following line to be added under Future Community Meeting Planning, "the Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation."

Motion: I move to accept the minutes as corrected.

Loverich/Neal: Passed Unanimously

REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION

Vice Chair Neal read a prepared statement.

STEERING COMMITTEE VACANCY

It was announced that Steering Committee Members Sherri Eckert and Adam Matschek had resigned and Ms. Blossom would be reviewing the previously unselected applications for replacements.

REVIEW DRAFT SURVEY

Easton Branam from Makers Architecture introduced the draft survey. The final survey would be distributed via City Manager's Report, listserv e-mails, link on Island Center Subarea Planning Process project webpage, Facebook and individually forwarded by Committee Members.

Public Comment

Linda Mallin, Citizen – Offered a suggestion for separating the three topics of housing, retail and public benefits.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Kitsap Transit Update
Springbrook Watershed Assessment Project & Draft Priority Actions
Next Meeting Agenda Items
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 8:38 pm. Island Center Subarea Planning Steering Committee members in attendance were Donna Harui, Michael Loverich, Micah Strom, Scott Anderson, and Michael Killion Planning Commission, Tracy Collier, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

No minutes available to review & approve.

Kitsap Transit Update: Ed Coviello, Transportation and Land Use Planner

(Discussion Only)

Springbrook Watershed Assessment Project and Draft Priority Actions

Bainbridge Island Land Trust: Brenda Padgham, Conservation Director & Gina King, Conservation Project Lead *(See presentation material)*

Discuss Agenda for Next Meeting: July 18, 2018

- Continued presentations from resourceful community partners
- Discuss the feedback received from survey
- Review material gathered from the Open House

New/Old Business

The next regular scheduled meeting on July 4, 2018 is cancelled due to the Fourth of July holiday.

Adjourn

The meeting adjourned at 8:29 pm.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Update from Council Liaison
Debrief/Feedback from June 18 Community Kickoff
Survey Results
Next Meeting Agenda Items: August 1, 2018
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:30 pm. Island Center Subarea Planning Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, and Tracy Collier. Michael Killion Planning Commission, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. John Owen Makers Architect and Urban Design was in attendance. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the meeting minutes from June 6, 2018.

Strom/Collier: Passed Unanimously

Motion: I move to approve the meeting minutes from June 20, 2018.

Loverich/Anderson: Passed Unanimously

Update from Council Liaison: Sarah Blossom

Ms. Blossom discussed the following topics – Workplan/Timeline provided to committee, the process of agenda preparation for committee meetings, the process and authority levels of hiring a consultant and purpose/intention of committee (to develop a recommendation to present to the City Council) – Gary Christensen Planning Director shared a tentative meeting date with Council August 28 regarding the committees' progress (*Discussion Only*)

Public Comment: (Citizen) How are you keeping in touch with what the community wants?

Maradel Gale: Explains all the various methods of community outreach (ie. Mailers, City website, Listserv, signs through out the community, etc.)

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – July 18, 2018
Review Schedule and Work Plan
Current Development Capacity in Island Center Area
Kitsap Public Health District: On-site Septic & Drinking Water Conditions
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:32 PM. Members in attendance were Micah Strom, Michael Loverich, and Lisa Neal. Scott Anderson, Donna Harui and Tracy Collier were absent and excused. Sarah Blossom (City Council) and Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – July 18, 2018

Chair Gale asked that (septic, etc.) be removed from the statement ,” Hear from committee members about “alternatives” (septic, etc.). from under “Next Steps.”

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0, 1 abstention (Neal)

Review Schedule and Work Plan

It was decided the schedule would be updated to reflect the current workplan.

Chair Gale asked that a paper copy of packets be provided to those committee members who were not in attendance at each meeting.

Current Development Capacity in Island Center Area

(See attached map.)

Kitsap Public Health District: On-site Septic & Drinking Water Conditions

Steve Brown spoke about water and septic availability/needs and answered questions.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – August 1, 2018
Affordable Housing on Bainbridge Island
City Transportation Planning (motorized & nonmotorized)
Discuss Agenda for September 19, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:33 PM. Members in attendance were Micah Strom, Michael Loverich, and Donna Harui. Scott Anderson, Tracy Collier and Joseph Dunstan Design Review Board were absent and excused. Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Four members of the public were present.

Review & Approve Minutes – August 1, 2018

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0

Affordable Housing on Bainbridge Island - *(Presentation Only)*

Phedra Elliott, Executive Director for Housing Resources Bainbridge

City Transportation Planning (motorized & nonmotorized) - *(Presentation Only)*

Lief Horwitz, City Multi-modal Transportation Advisory Committee

Chris Hammer, Dept of Public Works Engineering Manager

Public Comment: Lisa Neal (citizen) – Ms. Neal asked if low speed electric vehicles will be allowed on the widened shoulder through Island Center?

Public Comment: Kol Shalom Representative – Asked if there had been any thought on how and where to park large groups of cars during neighborhood events and large gatherings. He requested the City create recommendations for alternative parking areas for such events.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 5, 2018
Bainbridge Island Parks Foundation
Interim Report to the Planning Commission
Update on Steering Committee membership
Discuss Agenda for October 3, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:37 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui, Sarah Blossom (City Council) and Jane Rein (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Six members of the public were present.

Review & Approve Minutes – September 5, 2018

Motion: I move to approve the minutes as amended.

Loverich/Harui: Passed 6-0

Bainbridge Island Parks Foundation- (Presentation Only)

Barb Trafton, Executive Director

Interim Report to Planning Commission - (Discussion Only)

Jennifer Sutton, Senior Planner and John Owen, Makers Architecture

Jennifer to update the report with recommended changes and distribute to committee within a week or review for approval at next meeting. Update to be presented to Planning Commission at their October 11, 2018 meeting.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 19, 2018
Review and Approve Interim Report to the Planning Commission
Review Existing Conditions Material
Discussion: Developing Goals and Alternatives
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui. Tracy Collier was absent and excused. Jane Rein (Design Review Board) and Sarah Blossom (City Council) attended. Michael Killion (Planning Commission) was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – September 19, 2018

Ms. Rein acknowledged the e-mail sent by a citizen asking to amend their public comment as portrayed in the minutes.

Motion: Motion to accept.

Strom/Harui: Passed unanimously

Review and Approve Interim Report to the Planning Commission

Ms. Sutton informed the Steering Committee the Planning Commission meeting on October 11, 2018 had been canceled and it was decided the interim report would be presented at the November 8, 2018 Planning Commission meeting.

Review Existing Conditions Material

See attached draft report.

Discussion: Developing Goals and Alternatives

Using the word “possibilities” instead of alternatives was discussed.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW EXISTING CONDITIONS MATERIALS
DEVELOPING GOALS FOR ISLAND CENTER
CITY ETHICS PROGRAM TRAINING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR 12/5 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA:

Chair Maradel Gale called the meeting to order at 6:30pm. Committee members in attendance were Michael Loverich, Asaph Glosser, Mark Tiernan, Sam Marshall, and John Decker. Micah Strom, Michael Killion (Planning Commission), Jane Rein (Design Review Board), Donna Harui and Scott Anderson were absent and excused. City staff present were Jennifer Sutton Senior Planner and Carla Lundgren Administrative Specialist who recorded and prepared the minutes.

No conflicts of interest were disclosed.

REVIEW EXISTING CONDITIONS MATERIALS

John Owen and Easton – Makers Architecture and Urban Design
(Discussion/Presentation Only)

PUBLIC COMMENT

Catherine Purves (citizen) - Referred to page 18 of the draft report, spoke to clarify that it is commuter traffic from High School Rd to Fletcher Bay Road and not just a “freight corridor” as referred to in the draft report.

DEVELOPING GOALS FOR ISLAND CENTER

Introduction by John Owen, Makers Architecture and Urban Design

This agenda item was postponed to the 12/05 meeting due to time constraints. The committee members were asked to review the planning goal section of this report and discuss at the 12/05 meeting.

CITY ETHICS PROGRAM TRAINING

Scott Wilder, Chair, City Ethics Board
(Presentation Only)

NEXT STEPS, DISCUSS AGENDA FOR 12/05 MEETING

- Developing Goals for Island Center – Focus on Planning Goals
- Elect a Vice Chair

ADJOURN

Call to Order (Attendance, Agenda, Ethics)

Review & Approve Minutes – November 7, 2018

Discussion: Setting Goals

Review Existing Conditions Material

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

Public Comment

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Scott Anderson, John Decker, Asaph Glosser and Mark Tiernan. Donna Harui and Michael Loverich were absent and excused. Jane Rein (Design Review Board) was present. Sarah Blossom (City Council) and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – November 7, 2018

Motion: Motion to accept the minutes as presented.

Anderson/Strom: Passed unanimously

Discussion: Setting Goals

City Consultant John Owen (Makers Architecture and Urban Design, LLP) facilitated the discussion/setting of goals. The phrase “A diverse design aesthetic that is consistent with the historical nature of the community,” was coined to describe the overarching desired development style for the Island Center area.

Public Comment

Lisa Neal, Citizen – Spoke about affordable housing and that the community was pretty clear that was not a high priority and thought the Steering Committee needed to be very specific about what they were looking for or they would end up with high-density condos, which she felt the community did not want.

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

December 19, 2018 - Review clean copy of the goals developed at this meeting.

The Steering Committee elected Micah Strom to Vice-Chair.

Adjourn

The meeting adjourned at 8:23 PM.

Call to Order (Attendance, Agenda, Ethics)
Review and Approve Minutes – November 20, 2018 and December 5, 2018
Review DRAFT Goals from December 5, 2018 Meeting
Discuss 2019 Meetings Location
Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting on January 2, 2019)
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 7:02 PM. Steering Committee Members in attendance were Vice-Chair Micah Strom, Sam Marshall, Michael Loverich, Mark Tiernan and John Decker. Donna Harui, Asaph Glosser and Scott Anderson were absent and excused. Sarah Blossom (City Council) and Jane Rein (Design Review Board) were also in attendance. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review and Approve Minutes – November 20, 2018 and December 5, 2018

November 20, 2018

Motion: I move to accept the minutes as distributed.

Decker/Marshall: Passed unanimously

December 5, 2018

Motion: I move to accept the minutes as distributed.

Strom/Tiernan: Passed Unanimously

Review DRAFT Goals from December 5, 2018 Meeting

Chair Gale led the discussion of draft goals.

Discuss 2019 Meetings Location

Future meetings will be held at city hall.

Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting January 2, 2019)

Public Comment

Robert Dashiell, Citizen – Provided his summary on groundwater to Steering Committee members.

Adjourn

Meeting adjourned at 8:41 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – December 19, 2018
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:33 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Sam Marshall, John Decker, Matt Tiernan and Asaph Glosser. Scott Anderson was absent and excused. Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were also in attendance. City Consultants John Owen (Makers Architecture and Urban Design) was present along with City Staff: Planning Director Gary Christensen, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – December 19, 2018

Motion: I move to accept the minutes as distributed.

Tiernan/Strom: Passed unanimously.

DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING

Draft goals were reviewed and revised.

NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING

The Steering Committee decided to have charettes on February 20 and 27, 2019 with a 5:00 PM start time. Mr. Tiernan was going to ask Rick Chandler from the Bainbridge Island Historical Museum if he would attend the February 6, 2019 meeting and provide a history of the Island Center area. A walking tour for the entire group was set for 3:00 PM before the February 6, 2019 meeting.

PUBLIC COMMENT

Lisa Neal, Citizen – Spoke about Policy LU 5.2 from the Comprehensive Plan.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – April 17, 2019
[Friends of the Farms](#) LOCAL FOOD SYSTEM - Heather Burger, Executive Director
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR MAY 15, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Donna Harui, Mark Tiernan, John Decker, Michael Loverich, Scott Anderson, Vice-chair Micah Strom, Sarah Blossom (City Council) and Jon Quitslund (Planning Commission). Asaph Glosser, Sam Marshall and Jane Rein (Design Review Board) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – APRIL 17, 2019

Motion: I'll make a motion to approve.
Loverich/Strom: Passed Unanimously

[FRIENDS OF THE FARMS](#) LOCAL FOOD SYSTEM

Executive Director Heather Burger provided an overview of agricultural land on Bainbridge Island for the next 10 years (see attached presentation).

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Discussion of draft design alternatives with presentation by individual Steering Committee Members.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 1, 2019
PARKS IN THE GREATER ISLAND CENTER AREA
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING: Next Meeting June 5, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:43 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Scott Anderson, Mark Tiernan, John Decker, Michael Loverich, Sam Marshall, Asaph Glosser and Sarah Blossom (City Council). Donna Harui, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were absent and excused. City Consultants John Owen (Makers Architecture) and Charlie Wenzlau (Wenzlau Architects) were present as well as City Staff: Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – May 1, 2019

Motion: I so move.

Strom/Decker: Passed Unanimously

Island Center Design Alternatives discussion was moved to before the Parks District overview.

PARKS IN THE GREATER ISLAND CENTER AREA

Bainbridge Island Metropolitan Parks and Recreation District representative Perry Barrett provided an overview of the parks in the Island Center area.

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Consultant Charlie Wenzlau facilitated the discussion.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 22, 2019
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS, DISCUSS AGENDA FOR JUNE 19, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice Chair Micah Strom, John Decker, Michael Loverich, Donna Harui, Sam Marshall and Jon Quitslund (Planning Commission). Asaph Glosser, Scott Anderson, Mark Tiernan, Sarah Blossom (City Council) and Jane Rein (Design Review Board) were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

There were not any conflicts disclosed.

The agenda was reviewed. Chair Maradel Gale added a new item to the agenda: Island Center Area Walks led by Michael Loverich.

REVIEW AND APPROVE Minutes – May 22, 2019

Vice-chair Micah Strom asked that it be added to the minutes that John Owen from Makers Architecture and Urban Design had stepped down from working with the Steering Committee.

Motion: I make a motion to approve the minutes as amended.

Loverich/Marshall: Passed Unanimously

Island Center Area Walking Tours

Discussion centered around touring the Island Center area without discussion about what could or should be done in particular areas. It was decided the Sundays immediately following their meetings on the first and third Wednesday of the month were the best time.

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

Consultant Charlie Wenzlau facilitated the discussion providing some background on the potential transfer of consultant duties from John Owens (Makers Architecture and Urban Design) to himself (Wenzlau Architects) and the hope for a smooth transition.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 5, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were John Decker, Sam Marshall, Micah Strom, Mark Tiernan, Michael Loverich, Scott Anderson, Donna Harui, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – June 5, 2019

Motion: I move to approve the minutes.

Decker/Anderson: Passed Unanimously

CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Availability for July 10 and/or July 17 meetings was determined. Next Island Center area tour was set for Sunday, June 23, 2019 at 3:00 PM. Michael Loverich provided a recap of the last tour.

PUBLIC COMMENT

Jim Llewellyn, Citizen – Suggested the property owners be part of the discussion.

Dan Taylor, Citizen – Loved Island Center and did not want to see it change.

ADJOURN

Meeting was adjourned at 8:44 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
CITY DESIGN GUIDELINES UPDATE PROJECT
SCHEDULE COMMUNITY MEETING
NEXT MEETING AGENDA – JULY 17, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:30 PM. Steering Committee Members in attendance were Michael Loverich, Scott Anderson, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich announced he had been appointed to the Design Review Board. There were not any other changes in status or conflicts noted.

REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019

June 19, 2019

Motion: I make a motion to accept the minutes as distributed.

Loverich/Marshall: Passed Unanimously

June 23, 2019

Motion: Motion to accept the minutes.

Tiernan/Harui: Passed Unanimously

Long Range Senior Planner Christy Carr introduced Jeff Arango from Framework Cultural Placemaking who will replace John Owen as the Island Center Subarea Planning Process consultant. Mr. Arango will work closely with Charlie Wenzlau and the Steering Committee, who have been involved in the process since the beginning.

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – July 10, 2019
Discuss Island Center Inner Boundary and Housing
Agenda for Next Meeting: August 7, 2019
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 5:04 PM. Steering Committee Members in attendance were Scott Anderson, Donna Harui, Michael Loverich, John Decker, Asaph Glosser, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status disclosed.

Review and Approve Minutes – July 10, 2019

The minutes were corrected to show Sarah Blossom and Mike Michael were not present. Mr. Loverich asked that “and the Steering Committee” be added to the sentence “Mr. Arango will work closely with Charlie Wenzlau.”

Motion: I approve the minutes as corrected.

Glosser/Loverich: Passed Unanimously

Discuss Island Center Inner Boundary and Housing

The inner boundary was discussed, but housing was deferred until the next meeting.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 14, 2019 Walking Tour
UPDATE ON NEW CONSULTING CONTRACT
DISCUSS ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Asaph Glosser, Sam Marshall, Sarah Blossom (City Council) Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Mark Tiernan was absent and excused. City Staff present were Engineering Manager Mike Michael and Long Range Senior Planner Jennifer Sutton who monitored recording. Jane Rasely prepared minutes from the recording.

The agenda was reviewed and amended to include the topic “Public Access to Fletcher Bay” on the list of issues to discuss. There were not any changes in status or conflicts disclosed. Chair Gale mentioned that City Council was discussing whether subarea planning committees would be exempt from conflict of interest rules.

REVIEW AND APPROVE MINUTES – July 14, 2019 Walking tour

Motion: Motion to approve.

Decker/Loverich: Passed Unanimously

UPDATE ON NEW CONSULTING CONTRACT

Working with Framework to develop scope of work. Contract will need to be approved by Council and was projected to be on the August 27, 2019 Council agenda. Discussion about the long-term role of the steering committee in the process post recommendation to Planning Commission/City Council.

DISCUSS ISLAND CENTER ISSUES

The following issues were discussed:

- Congestion at New Brooklyn/Miller Roads Intersection
- Consider future transportation related improvements along area arterial roads (**moved to next meeting**)

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 17, 2019 and July 28, 2019
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Sam Marshall called the meeting to order at 6:36 PM. Steering Committee members in attendance were Donna Harui, Scott Anderson, Mark Tiernan, Michael Loverich, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Maradel Gale, Micah Strom, Asaph Glosser and John Decker were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – July 17 and 28, 2019

Motion: I move to approve the minutes.

Harui/Loverich: Passed Unanimously

DISCUSS THE FOLLOWING ISLAND CENTER ISSUES:

- **Future transportation related improvements**
- **Density increase and Transfer of Development rights**
- **Public access to Fletcher Bay**

Future transportation related improvements were discussed. Density increase and public access to Fletcher Bay were moved to the next meeting's agenda.

DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS

Ms. Sutton stated the business community of Island Center had been invited to their next meeting. Next walking tour was scheduled for August 25, 2019

PUBLIC COMMENT

Lisa Neal, Citizen – Felt there was really good value in getting specific in the details given to the consultant and mentioned they had not discussed the four-way stop intersection.

ADJOURN

Meeting was adjourned at 8:29 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

DINNER
ALTERNATIVES CHARETTE
ADJOURN

DINNER

Chair Maradel Gale opened the meeting at 5:05 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Scott Anderson, Donna Harui, Sam Marshall, John Decker, Asaph Glosser, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were present. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

ALTERNATIVES CHARETTE

John Owen and Charlie Wenzlau led the Steering Committee in an exercise to design three draft alternatives for the Island Center area.

ADJOURN

Meeting adjourned at 8:26 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MARCH 27, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CHAMBER
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

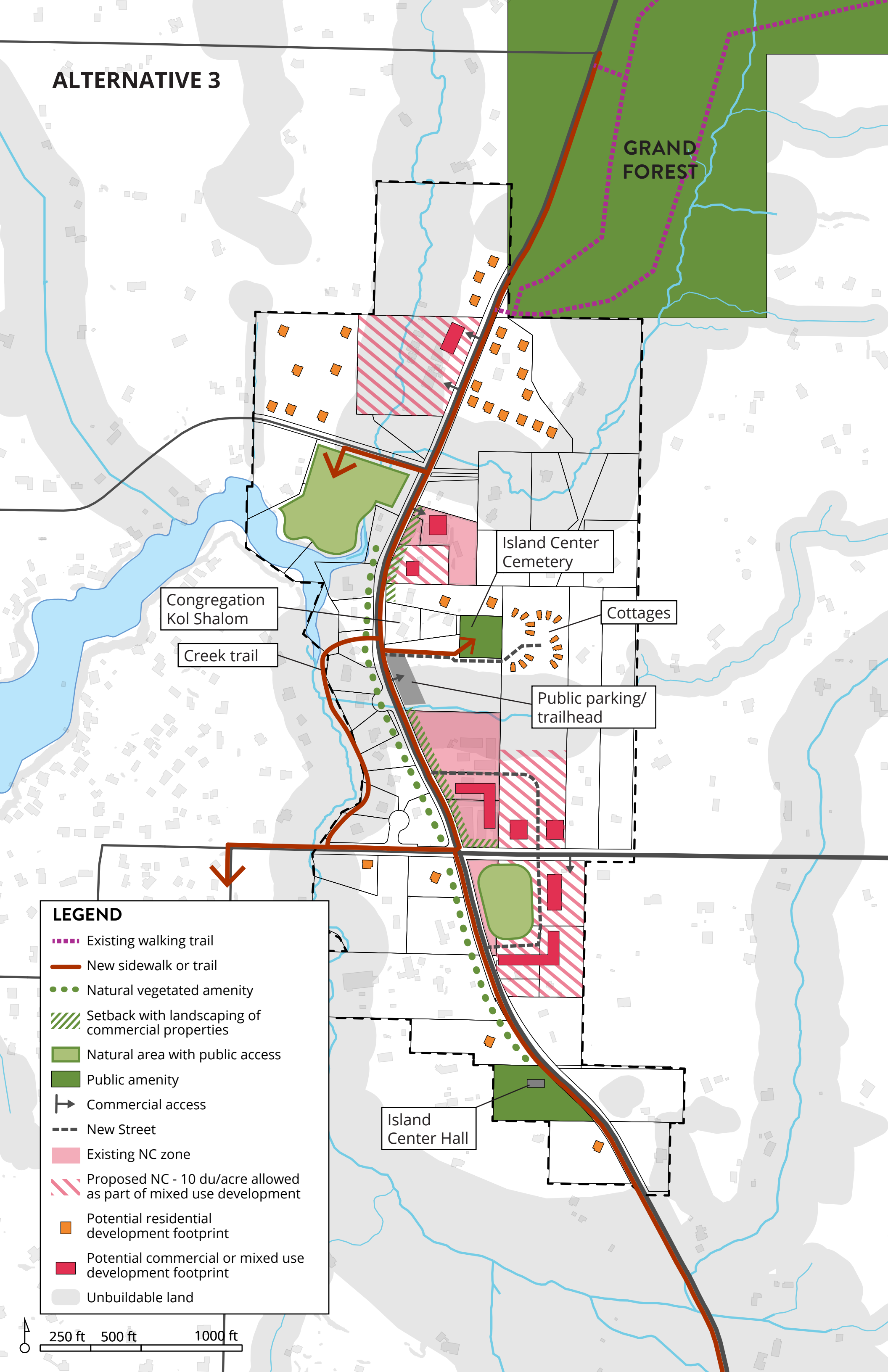
- | | |
|---------|--|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes
March 6, 2019 |
| 6:40 PM | Refine DRAFT Island Center Design Alternatives |
| 8:15 PM | Next Steps for Island Center Subarea Planning: Next Meeting 4/17 |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

ALTERNATIVE 3



LEGEND

- Existing walking trail
- New sidewalk or trail
- Natural vegetated amenity
- Setback with landscaping of commercial properties
- Natural area with public access
- Public amenity
- Commercial access
- New Street
- Existing NC zone
- Proposed NC - 10 du/acre allowed as part of mixed use development
- Potential residential development footprint
- Potential commercial or mixed use development footprint
- Unbuildable land



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE REGULAR MEETING
WEDNESDAY, MAY 1, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes
April 17, 2019
- 6:40 PM [Friends of the Farms](#) Local Food System
Heather Burger, Executive Director
- 7:00 PM Discuss Island Center Design Alternatives &
Steering Committee Member Mapping Ideas
- 8:20 PM Next Steps for Island Center Subarea Planning: Next Meeting May 15
- 8:25 PM Public Comment
- 8:30 PM Adjourn

****TIMES ARE ESTIMATES****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

Each member of the Steering Committee was to prepare and present their own version of an Island Center map containing their vision for the future providing a “50,000 foot” view.

PUBLIC COMMENT

Darlene Kordonowy, Citizen – Clarified the unusual zoning of the Bainbridge Gardens property as it was discussed at the March 27, 2019 meeting. She also suggested they look at the big picture first as that would help when they look at individual parcels. She also wondered why the conversation centered around the large corner property that night.

Linda Mallin, Citizen – Was heartened by what she heard that night and asked them to free their minds and not buy into what was on the ground at that time, instead thinking about what would make a great Island Center.

ADJOURN

The meeting was adjourned at 8:30 PM.

Island Center Special Planning District

Grand Forest

Mandus Olson Rd.

Commercial

Mixed-Use

Residential-Dense

Single Family
Residential

New Public Space

Kol Shalom

Island_Center_Special_PD

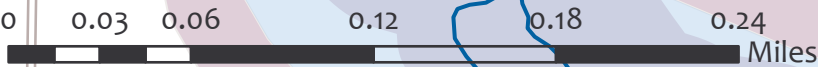
Streets

Streams July 2018

Wetlands

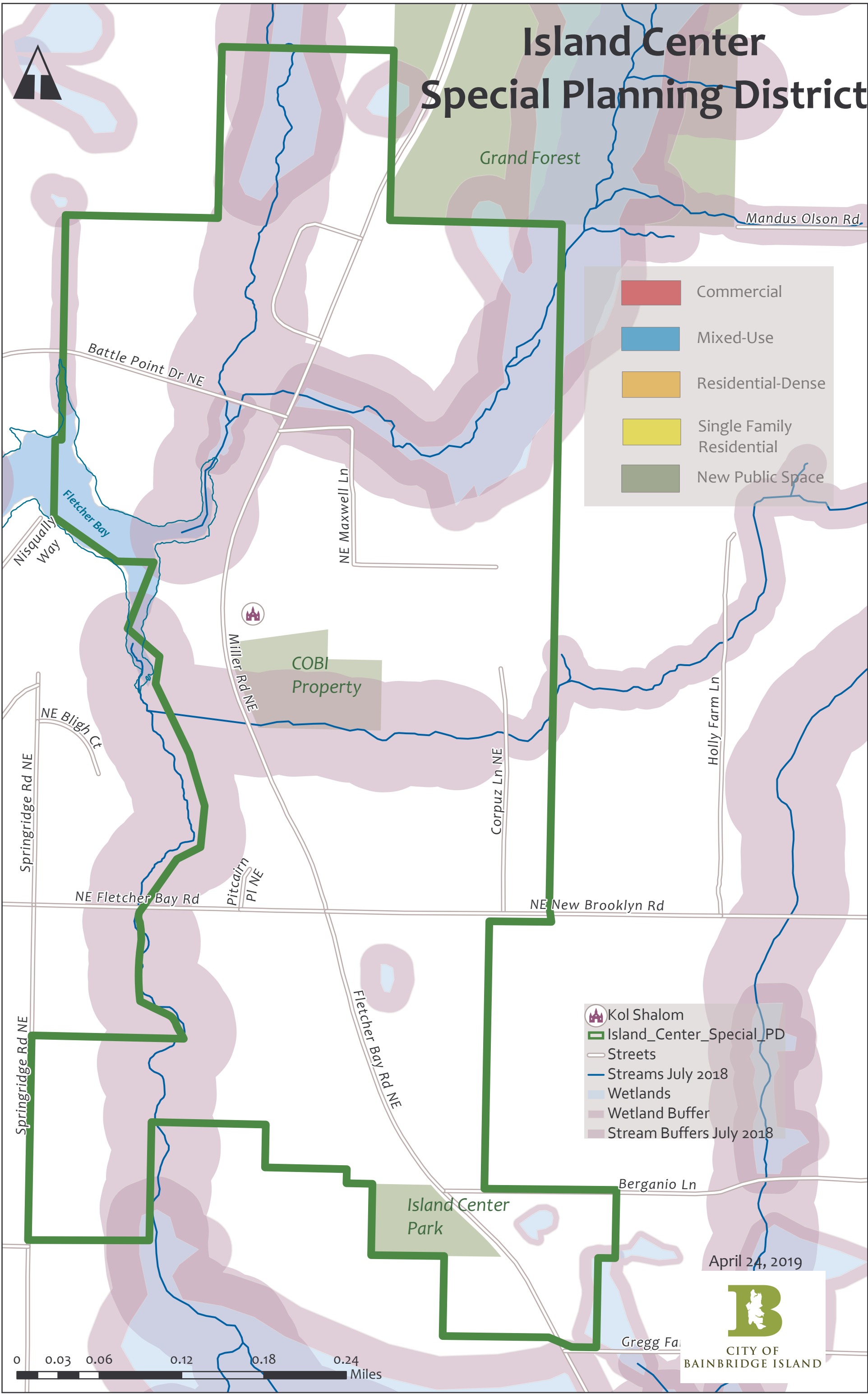
Wetland Buffer

Stream Buffers July 2018



April 24, 2019

CITY OF
BAINBRIDGE ISLAND



Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – July 10, 2019
Discuss Island Center Inner Boundary and Housing
Agenda for Next Meeting: August 7, 2019
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 5:04 PM. Steering Committee Members in attendance were Scott Anderson, Donna Harui, Michael Loverich, John Decker, Asaph Glosser, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status disclosed.

Review and Approve Minutes – July 10, 2019

The minutes were corrected to show Sarah Blossom and Mike Michael were not present. Mr. Loverich asked that “and the Steering Committee” be added to the sentence “Mr. Arango will work closely with Charlie Wenzlau.”

Motion: I approve the minutes as corrected.

Glosser/Loverich: Passed Unanimously

Discuss Island Center Inner Boundary and Housing

The inner boundary was discussed, but housing was deferred until the next meeting.

Items discussed from a list Michael Loverich compiled:

1. Future of Bainbridge Gardens Zoning – Should not be contract zoning but some other Island Center specific mixed use or commercial zone.
2. City owned property – Remain a public space and may include public parking & bike barn.

Agenda for Next Meeting - August 7, 2019

Items for discussion to include these items continued from list:

3. Congestion issue at NE corner of New Brooklyn and Miller Roads.
4. Should residential density happen only through TDRs.
5. Roadside improvements along Miller and Fletcher Bay Roads.
6. Business challenges regarding infrastructure (to be discussed at August 21 meeting).

Public Comment

Lisa Neal, Citizen – Asked if there was any way to think about getting public access on the bay.

Darlene Kordonwy, Citizen – Liked hearing about place-making and transportation efficiencies because she felt those were two key elements. She would have liked to hear *how* they identified the list of topics. She suggested moving the business discussion to August 21 to survey the business community beforehand.

Adjourn

Meeting adjourned at 6:41 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

CONTINUE DISCUSSION ON ISLAND CENTER ISSUES

The following were discussed:

- Future transportation related improvements along area arterial roads.
- Graphics produced by Michael Loverich outlining consensus issues.
- Current contract zoning at Bainbridge Gardens.
- Future of City owned property.
- Congestion at New Brooklyn and Miller Roads intersection.
- Future transportation related improvements.

NEXT STEPS, DISCUSS AGENDA – September 18, 2019

Ms. Sutton agreed to modify the business owner's survey for employees and e-mail it to the Steering Committee.

PUBLIC COMMENT

None.

ADJOURN

The meeting adjourned at 8:22 PM.

FUTURE OF BAINBRIDGE GARDENS ZONING

CHANGE FROM ‘R-2 CONTRACT’ ZONING TO ‘ISLAND CENTER ZONING’*

COMMITTEE APPROVAL: 07/17/2019
*ISLAND CENTER ZONING TO BE DISCUSSED AS A SEPARATE TOPIC

EXISTING CONDITIONS

Size: 5.92 acres
Current zoning: R-1
Current use: Nursery/retail

ISSUES

Current zoning only allows greenhouse or temporary structures to be built on the property.

SPECIAL CONSIDERATION

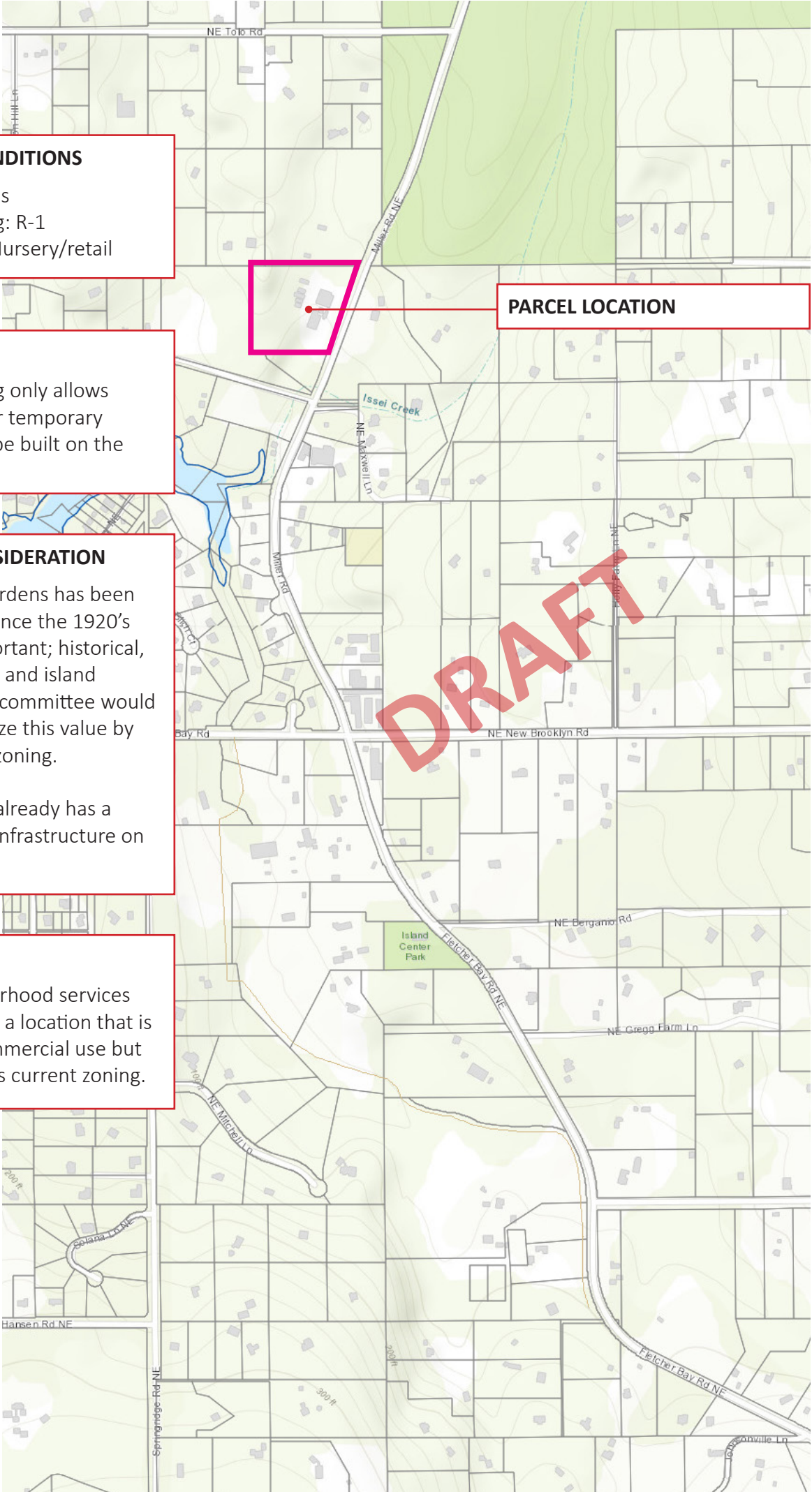
Bainbridge Gardens has been in operation since the 1920’s and is an important; historical, neighborhood and island business. The committee would like to recognize this value by changing the zoning.

The property already has a business and infrastructure on site.

GOALS

More neighborhood services could occur at a location that is already in commercial use but is limited by its current zoning.

PARCEL LOCATION



COBI OWNED PROPERTY

PRESERVE FOR PUBLIC USE

COMMITTEE APPROVAL: 08/08/2019

EXISTING CONDITIONS

Size: 4 acres
Current zoning: R-2
Current use: Portion used for public and COBI parking

ISSUES

Access is poorly defined
Steep slopes and stream buffers cover a large portion of the property.

SPECIAL CONSIDERATION

Parking area is used as a staging area for large trucks and materials.

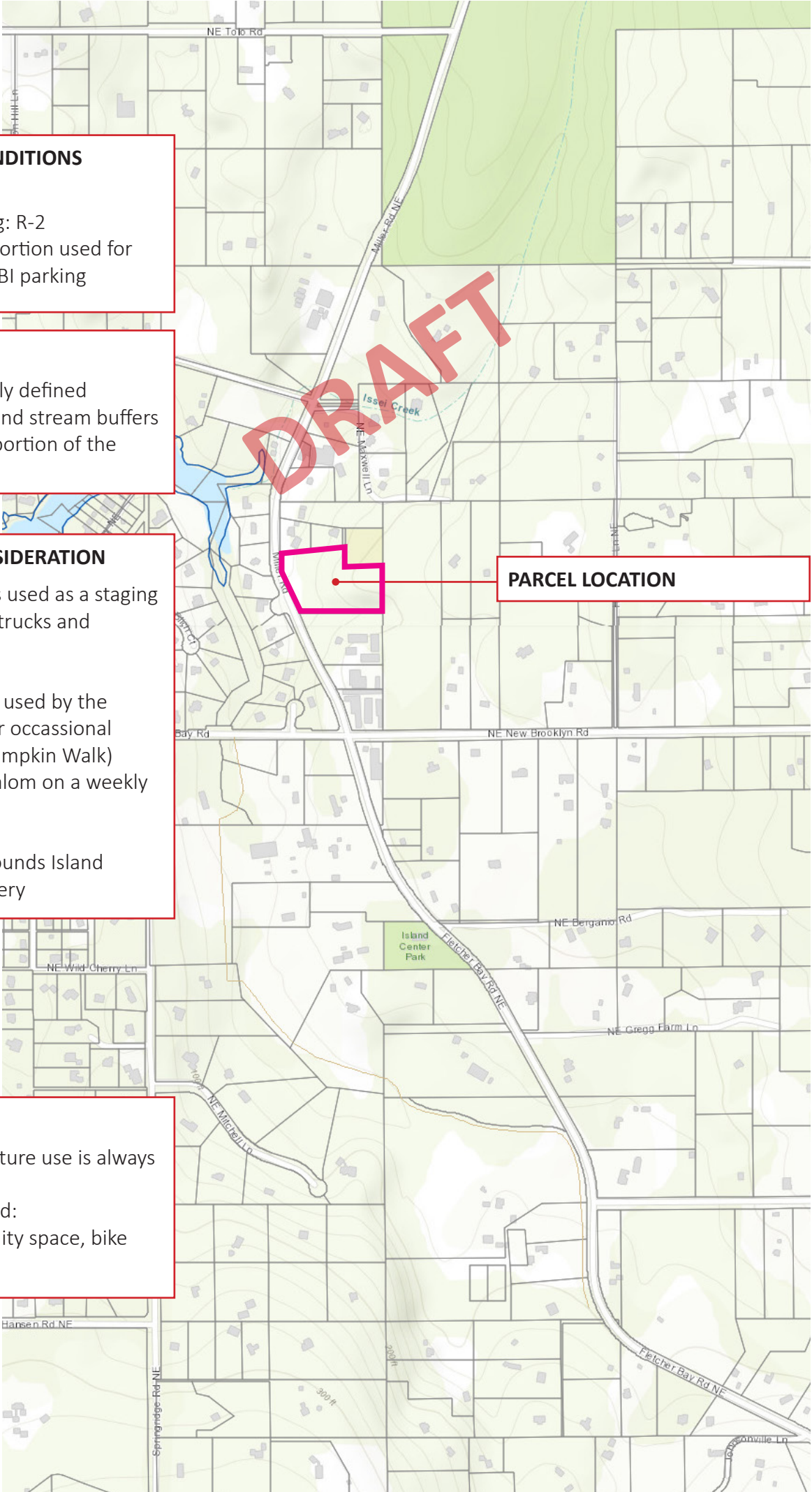
Parking is also used by the community for occasional events (the Pumpkin Walk) and by Kol Shalom on a weekly basis.

Property surrounds Island Center Cemetery

GOALS

Ensure that future use is always for the public.

Ideas discussed:
Park, community space, bike barn, parking.



PARCEL LOCATION

NEW BROOKLYN AND MILLER ROAD INTERSECTION

CREATING A BETTER INTERSECTION THROUGH ZONING

COMMITTEE APPROVAL: 08/07/2019

EXISTING CONDITIONS

Parcel A
Size: 1.15 acres
Current zoning: NC
Current use: Commercial/Rental/Storage

Parcel B
Size: 9.85 acres
Current zoning: R-0.4
Current use: vacant

ISSUES

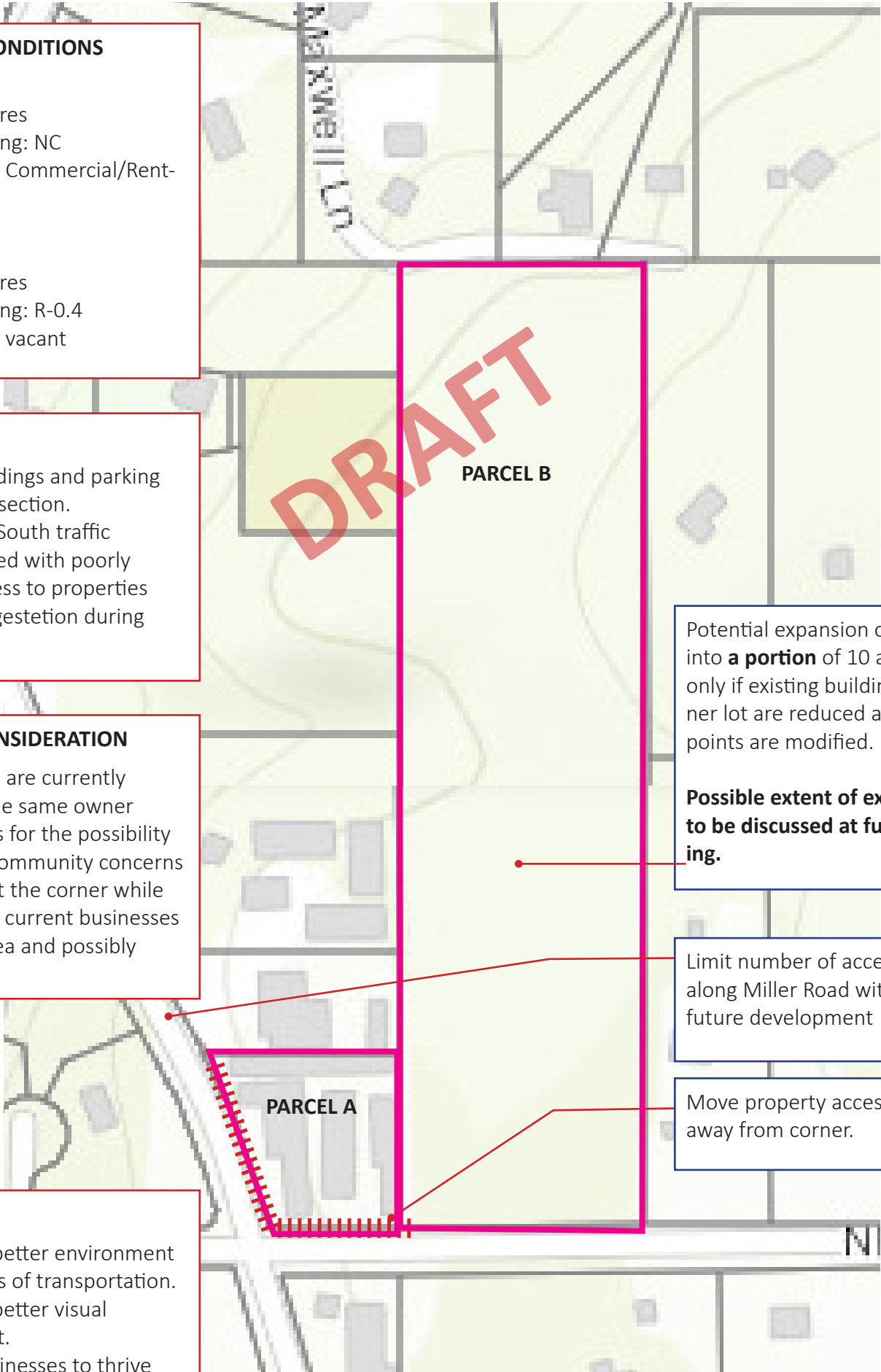
Existing buildings and parking impact intersection.
High North/South traffic volume paired with poorly defined egress to properties creates congestion during rush hours.

SPECIAL CONSIDERATION

Both parcels are currently owned by the same owner which allows for the possibility to address community concerns and issues at the corner while still allowing current businesses to stay in area and possibly expand.

GOALS

To create a better environment for all modes of transportation.
To create a better visual environment.
To allow businesses to thrive and have adequate space to operate.



Potential expansion of IC zoning into **a portion** of 10 acre parcel only if existing buildings on corner lot are reduced and access points are modified.

Possible extent of expansion to be discussed at future meeting.

Limit number of access points along Miller Road with any future development

Move property access points away from corner.

Issue/Topic	Date(s) Discussed	Committee Consensus/Resolution	Date Consensus Reached
Future Land Use/Zoning for Bainbridge Gardens Properties	7/17/19	Through this subarea planning process, the current contract zoning for the Bainbridge Gardens properties should be changed to regular zoning. Future zoning may be commercial, or mixed use (residential & commercial), and will be different than the existing “Neighborhood Center” Zoning. New zone(s) likely created through this subarea planning effort- e.g. Island Center 1 or 2.	7/17/19
Future of the City Property	7/17/19	The property should remain publicly owned, but could be enhanced/improved from it’s current use as a gravel lot/parking area/City construction storage area. Examples- bike barn, improved parking/public plaza or event area such as farmers market.	7/17/19
Congestion at New Brooklyn/Miller Roads Intersection	8/7/19	Consolidate multiple driveway access points to development near the intersection. Move access points as far from intersection as possible. Consider new access road on north side of New Brooklyn, east of intersection, that accesses multiple properties.	8/7/19
Future Transportation Related Improvements along area arterials	8/21/19	Traffic calming (TC, specifics TBD)are needed: • On FB Rd., N of HS Rd. related to curves in road • On Miller Rd. just south of City property, north of Bainbridge Gardens & north of Forest-to-Sky trail crossing area.	8/21/19 (TC)
Improving Public Access to Fletcher Bay	8/21/19	Consider pedestrian access to the head of the bay near Issei Creek (from area near Battle Pt. Drive/Miller Rd. intersection)	
Density Increases and TDRs			

From: Sarah Blossom sblossom@bainbridgewa.gov
Subject: Re: Island Center / Citizen Committee - Conflict Disclosure Issue
Date: August 9, 2019 at 1:51 PM
To: Neal4law neal4law@gmail.com

SB

Chris,

I don't intend to bring a motion to consider this. This was introduced to the Council as a recommendation from the Ethics Board, along with other potential amendments to the Ethics code. I don't know why you think this is coming from me. When we discussed this on Tuesday I said that I didn't think we should say that there's no conflict because there is in fact a potential conflict and that should be disclosed.

Sarah

From: Neal4law <neal4law@gmail.com>
Sent: Thursday, August 8, 2019 10:40 PM
To: Sarah Blossom <sblossom@bainbridgewa.gov>; Joe Deets <jdeets@bainbridgewa.gov>; Kol Medina <kmedina@bainbridgewa.gov>; Rasham Nassar <rnassar@bainbridgewa.gov>; Ron Peltier <rpeltier@bainbridgewa.gov>; Leslie Schneider <LSchneider@bainbridgewa.gov>; Matthew Tirman <mtirman@bainbridgewa.gov>
Subject: Re: Island Center / Citizen Committee - Conflict Disclosure Issue

To Council:

I write regarding the Council's contemplation of Councilman Blossom's suggestion that the City relieve Citizen Advisory Committees from their obligations under the current rule requiring full/timely disclosure of their members' potential conflicts of interest. To do so would be a mistake. I understand the Council intends to take this matter up for final resolution in the near future.

My own disclosure - my name is Chris Neal, and I am the husband of Lisa Neal who the Council removed from the Island Center Citizens' Committee on motion made by Councilman Blossom, Council's liaison to that Committee (all but Peltier/Nassar voting Aye) last August 14. As a lawyer familiar with the COBI ethics rules governing all City sponsored Committees, including Citizen Advisory Committees, Lisa became increasingly concerned that the Island Center Committee failed from its first day to comply with the COBI conflict disclosure requirements for such committees. Lisa felt that the technical failure, with its concomitant lack of transparency, could result in the Committee's ultimate recommendation being set aside due to the violation of the Code requirements governing conflicts, if someone raised a challenge after the conflicts were learned. Lisa shared her concerns with Councilman Blossom and City Council several times before Councilman Blossom moved to have her removed from the Committee "for slowing things down."

Now that the Island Center process is coming to an end, it appears some on the Committee

are beginning to share Lisa's concerns about the failure to properly disclose member conflicts, and the leadership is concerned. However, rather than simply have current/future Committee members publically identify their potential conflicts of interest (as required by the Code), Councilman Blossom proposes to fix the problem historically by getting this Council to override the Code, arguing, "neighborhood committee members don't have to disclose their potential conflicts of interest." Her justification, not found in the Code, is that the Citizen Committees are necessarily comprised of "interested" persons, including business owners whose interests will potentially be positively affected by the Committee's decisions. Therefore, for reasons unarticulated, they don't *need* to identify their potential interests to the public. Such an unsupported result, if adopted and enforced by this Council, would apply retroactively to the Island Center Citizens' Committee, effectively erasing the past/current failure to timely disclose the conflicts. That outcome, of course, would be diametrically opposed to the very nature and purpose of the COBI conflict disclosure rules.

Councilman Blossom is a lawyer, and so are several other Councilmen, but you do not need to be a lawyer to see that the proffered justification is a conflation of two wholly unrelated issues. Whether interested persons *can* serve on a Committee is one thing, and whether they have to disclose conflicts is another thing. A few moments' consideration should suffice to confirm the two things are not related, and they cannot be combined to justify overriding the Code's requirements, as appears to be contemplated here. For the record, no one, including Lisa, has said interested persons cannot participate on a Committee that is charged with making decisions that potentially benefit them. Of course they can, but under the Code's requirements, they must adequately, and timely, disclose their potential conflicts of interest to the public they purport to serve.

I attended the Island Center meeting on 8/7. The members are aware Committee member Scott Anderson/family owns the NE corner of Miller/New Brooklyn, as well as the adjacent 10 acre parcel to the east. The Island Center Committee was formed only because Scott Anderson went to the Committee Chair, Maradel Gale (who was nominated for that position *by* Scott Anderson), when she was on the Planning Commission and asked for an upzone on his 10 acres (shortly thereafter, Ms. Gale left the Planning Commission for the Island Center Committee). Lisa and I agree there is nothing wrong with what Mr. Anderson is doing. He is free to speculate in real estate, and he is free to represent his own interests on the Island Center Committee. Our issue, as members of the public, is that he has not adequately disclosed his conflicts of interest.

I raise the issue of Scott Anderson because close to 70% of the 8/7 meeting's time was devoted to various Committee members dancing around the issue of Mr. Anderson's property interests to avoid hurting his feelings or appearing to pick on him when discussing anticipated "quid pro quo" solutions to him for gaining ingress/egress through his 10 acre tract, while Mr. Anderson proclaimed his only interest was the safety of the walking and biking public. It was a waste of valuable Committee time, and no, a disclosure of Mr. Anderson's conflict would not have prevented it. I raise the issue here only to illustrate how important his conflict is when it comes to shaping the decisions reached by the

Committee. If his interests are that significant that they potentially affect traffic patterns, building placement, building code modifications, zoning changes, special boundaries, prescriptive zoning considerations, etc., then they are important enough for the citizenry to know about. That's the purpose of the Code requirement. Of course, in a perfect world, Mr. Anderson would not be allowed to participate in any Committee vote that potentially benefits him, but we'll see how that turns out.

The same thing happened at a prior Committee meeting with Committee member Donna Harui, whose family owns Bainbridge Gardens. She's disclosed that interest, but not any potential conflict arising therefrom, nor her interest in, or potential conflicts with respect to, 2 separate parcels that may be included in Island Center's grand plan, from which she (or her family) may personally benefit. The other Committee members spent a lot of time trying to not be too pointed about her property interest until she finally had to say, "**pretend I'm not here,**" to keep things moving. My point is, there are people on the Committee who stand to make, or not make, a lot of money based on what the Committee recommends regarding their property - **those are substantial potential conflict of interest situations that the public should know exist because those interests are potentially going to influence the proposed changes to their neighborhood that the public will have to endure into the future.** That's why the current Code requires such disclosure from all COBI Committee members, *including* Citizen Advisory Committee members. How can anyone interested in doing good public service be *against* transparency in government? COBI's walked that line before, it's cost us some money and credibility, and it really needs to stop. Now's a good time.

Before voting, ask yourselves why you're being asked to enable a reduction in government transparency that reaches back 1.5 years and you'll hopefully come to the conclusion that it's a bad idea for a government to allow decisions to issue from behind closed doors. It looks bad, because it is bad, and when the public realizes what's happened, it will be bad, at least for a while.

No one's said interested persons can't participate on Committees, either to protect their interests, or because they only want safer biking/walking for kids - we don't care about that. What we do care about is that this City not override its own rules to allow a retroactive fix to the Island Center Committee's failure to adequately and timely disclose potential conflicts of interest as required under the current Code. Doing so would make the full Council complicit in what would look like a cover-up performed in order to move the Island Center process along. We don't want that, and neither should you.

Please vote NO when Ms. Blossom brings her motion for consideration.

Thank you.

Chris Neal
Fletcher Landing

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – September 4, 2019
BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH
CONTINUE DISCUSSION OF ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR October 2, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Michael Loverich, Sam Marshall, John Decker, Asaph Glosser, (Sarah Blossom, City Council) and Jane Rein (Design Review Board). Mark Tiernan and Jon Quitslund (Planning Commission) were absent. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich asked to add an update on what he said at the last City Council meeting.

Conflict of interest statements were disclosed after the reading of the new conflict disclosure statement approved by City Council on September 17, 2019.

REVIEW AND APPROVE Minutes – September 4, 2019

Motion: I'll move to approve the minutes.

Loverich/Strom: Passed Unanimously

BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH

Individual committee members shared the surveys they gathered since the last meeting on September 4, 2019. A home-based business survey was discussed.

Update on Consultant Contract (added to agenda)

Michael Loverich spoke about his concerns with the consultant contracts entered into for the subarea planning process.

CONTINUE DISCUSSION OF ISLAND CENTER ISSUES

Michael Loverich began with discussion of public access to Fletcher Bay. Spots providing physical and visual access to Fletcher Bay were highlighted. Discussion of density increases and transfer of development rights were moved to the October 2, 2019 meeting agenda.

NEXT STEPS, DISCUSS AGENDA FOR OCTOBER 2, 2019 MEETING

Home-based businesses and agricultural uses were added as agenda topics.

PUBLIC COMMENT

Bob Russell, Citizen – Was concerned about traffic and was glad to see the committee engage in business surveys.

ADJOURN



CITY OF
BAINBRIDGE ISLAND

CITY COUNCIL STUDY SESSION
TUESDAY, SEPTEMBER 17, 2019

MEETING MINUTES

1) **CALL TO ORDER / ROLL CALL**

Mayor Medina called the meeting to order at 6:00 p.m. in Council Chambers.

Mayor Medina, Deputy Mayor Tirman, and Councilmembers Blossom, Deets, Nassar, Peltier and Schneider were present.

2) **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE**

Councilmember Peltier moved and Councilmember Deets seconded to approve the agenda as presented. The motion was approved by unanimous consent. There were no conflicts of interest.

3) **MAYOR'S REPORT**

Mayor Medina described the question submittal process for the Washington State Department of Transportation (WSDOT) presentation.

4) **PRESENTATIONS**

4.A WSDOT Presentation on Roundabouts and SR 305 Project - Public Works

[Cover Page](#)

[SR305 City Staff Memo 090919](#)

[SR305 City Staff Memo Attachments](#)

[SR 305 Bainbridge Island 9-17-19.pdf](#)

Ron Landon, WSDOT Project Development Engineer, introduced the agenda item. Michele Britton, WSDOT Project Engineer, provided a presentation on the State Route 305 project. Council discussed the project with the WSDOT representatives, and the WSDOT representatives addressed questions from the audience.

5) **UNFINISHED BUSINESS**

5.A Revisions to the City's Ethics Program - Executive

[Cover Page](#)

[Draft Revisions to the City's Ethics Program \(with Potential Discussion Points\) - Track Changes](#)

[City Staff Memo - Potential Discussion Points](#)

[City Staff Memo - Clarification of Direct Official Action](#)

[Comments from Councilmembers](#)

Jennifer Hodges from the Ethics Board joined Deputy City Attorney Sepler for the discussion.

Council discussed revisions to the program. Mayor Medina noted that all motions brought forward with suggested revisions to the program would be considered motions on the floor, with no second required.

MOTION: Councilmember Blossom requested a new subsection (d) of ARTICLE III.E.1, Request for Advisory Opinions:

I. To the extent outlined below, the following individuals or bodies may submit to the City Clerk a request for an advisory opinion from the Ethics Board:

d. A Council member may request an advisory opinion from the Ethics Board concerning the applicability of Article II of this Code to hypothetical circumstances and/or situations related to the actions, or potential actions, of a Council member or member of a City Committee or Commission.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Rasham Nassar

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: Councilmember Blossom requested a new subsection of ARTICLE II.D Conflicts of Interest – General, regarding actions by members of City Committees or Commissions:

While serving on a City Committee or Commission, and for two (2) years after leaving such position, no member of a City Committee or Commission shall obtain employment in which they will take direct or indirect advantage of matters which they, as a member of a City Committee or Commission, recommended to the City Council. This includes applying for positions or contracts with the City when the City Committee or Commission on which the member served recommended funding such position or contract.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Rasham Nassar, Matt Tirman, Leslie Schneider, Kol Medina

NOES: Joe Deets

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: I move to direct Robbie [Sepler] to modify the Ethics Code so that if reconciliation has happened there is not the possibility for a party to then take it to the Ethics Board.

Tirman/Deets: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Councilmember Peltier proposed establishing an appeal process to the Hearing Examiner for Article I complaints.

Peltier/no second required: The motion failed 2 – 5.

AYES: Ron Peltier, Rasham Nassar

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

ABSENT: None

ABSTAIN: None

MOTION: I move to direct the Deputy City Attorney to put some language into the draft that provides a manner in which ethics complaints against members of the Ethics Board are handled.

Tirman/Nassar: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

Council reviewed Deputy City Attorney Sepler's questions in his memorandum dated September 13, 2019 and considered them by motion below.

MOTION: Members of a committee that are appointed based on the fact that they own a certain property or a certain business will have to always disclose that at the start of the meeting if there was a conflict of interest under this section, but the committee wouldn't have to vote to allow them to keep participating as long as that disclosure was made, they could participate.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be revised to clarify when the exception for members of City Committees and Commissions applies.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be amended to include an additional exception to addresses circumstances where there may be a lack of a quorum on a City Committee or Commission.

Medina/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Ron Peltier

ABSENT: None

ABSTAIN: Rasham Nassar

MOTION: Proposed Article II, Section J and related proposed definition of "political action committee" addresses the concerns raised by the Council on August 20, 2019.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

MOTION: Article III, Section F, should be revised to clarify where requests for waivers should be submitted and whether such requests, and the Ethics Board's response, should be published following legal review.
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

There was consensus to replace the current definition of "Direct Official Action" with an entirely new definition that fits the program better. Council clarified that this definition applies to committee members who make recommendations.

MOTION: Does Council approve of the proposed new definition of "fact-finding".
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

Mayor Medina adjourned the meeting for a break at 8:12 p.m. and re-convened the meeting at 8:18 p.m.

5.B Discussion of Possible Inclusionary Zoning / Multifamily Tax Exemption Programs - Planning

[Cover Page](#)

[ECONorthwest Council Briefing Memo - Inclusionary Zoning and MFTE](#)

[WMP Study Area Zoning Map](#)

[PSRC Inclusionary Zoning Summary.pdf](#)

[PSRC MFTE Summary.pdf](#)

[February 2019 Transfer of Development Rights and Inclusionary Zoning Assessment \(ECONorthwest & Forterra\)](#)

[February 2019 Presentation - TDR / Incentive Zoning Analysis \(ECONorthwest & Forterra\)](#)

Senior Planner Sutton was joined by Morgan Shook, EcoNorthwest, and Interim Planning Director Wright. Senior Planner Sutton introduced the agenda item, and Mr. Shook provided a presentation on inclusionary housing. Council discussed the topic.

Staff will return with policy points for decision at a future meeting.

5.C Ordinance No. 2019-25 Relating to the Update to the City's Design Review Regulations - Planning

[Cover Page](#)

[20190917 CC Staff Memo](#)

[Ordinance 2019-25 - Public Hearing Draft 092419](#)

[Design for Bainbridge](#)

Senior Planner Sutton was joined by Jeff Arango, Senior Planner for Framework. She introduced the agenda item, and Council discussed the topic.

Public Comment

Jon Quitslund, Planning Commission, spoke in favor of the design guidelines.

5.D Consider Changes to Annual Funding and Master Lease with Friends of the Farms - Executive

[Cover Page](#)

[Staff Memo Annual Payment to FOF for 09172019 - FINAL](#)

[FOF_Budget Detail for Management_Fee_Request_for_CC_09172019](#)

[FOF Executive Director Activities for Public Farmland](#)

[FOF Program Manager Activities for Public Farmland](#)

[FOF Non-COBI Programs and Activities](#)

[FOF Sublease Rate Calculations](#)

[FOF Farmland Management Agreement Comparables](#)

Deputy City Manager Schroer and Heather Burger, Bruce Weiland, and Morgan Houk from Friends of the Farm joined the discussion. Deputy City Manager Schroer introduced the agenda item.

Heather Burger provided information on the funding request. Council discussed the proposal and scheduled further discussion at a business meeting in October.

5.E Update on the Moratorium - Planning

[Cover Page](#)

[Abbreviated Moratorium Work Program Status Report 090919](#)

[Moratorium Work Program Status Report 090919](#)

[Development Moratorium Summary Effective 20190403.pdf](#)

[Ordinance No. 2019-10 Extending the Development Moratorium Approved 032619.pdf](#)

City Attorney Levan recommended a change to the ordinance extending the moratorium to correct the expiration date. He will provide an alternative ordinance for the public hearing on September 24, 2019.

6) CITY COUNCIL DISCUSSION

6.A Next Steps for Changes to City's Transfer of Development Rights (TDR) Program

[Cover Page](#)

City Manager Smith provided information to Council on the status of the program.

7) FUTURE COUNCIL AGENDAS

7.A Future Council Agendas

Cover Page
City Council Regular Business Meeting September 24, 2019
City Council Study Session October 1, 2019
City Council Regular Business Meeting October 8, 2019
City Council Study Session October 15, 2019
City Council Regular Business Meeting October 22, 2019

Councilmember Blossom requested the addition of a “marquee” non-motorized project.

Councilmember Peltier asked to add the letter commenting on the Washington State Oil Spill Contingency Plan Rule update to the next agenda.

8) FOR THE GOOD OF THE ORDER

9) ADJOURNMENT

Mayor Medina adjourned the meeting at 10:39 p.m.

/s/_____
Kol Medina, Mayor

/s/_____
Christine Brown, CMC, City Clerk



**CONFLICT OF INTEREST STATEMENT FOR
CITIZENS SERVING ON CITY COMMITTEES,
COMMISSIONS, AND BOARDS**

I have reviewed and considered the City of Bainbridge Island's Conflict of Interest policy in the City's Ethics Program, I am committed to complying with that policy, and I am hereby completing this Conflict of Interest Statement, as required by Article II, Section H, of that policy.

I have been appointed or reappointed to a City of Bainbridge Island Committee, Commission, or Board. In accordance with the Conflict of Interest provisions set forth in Article II of the City's Ethics Program, I hereby attest, to the best of my knowledge and belief, except as disclosed herein and allowed by state law and the exceptions and waivers in the Conflict of Interest provisions of the City's Ethics Program, the following:

- (1) Except as provided by the below described exception, I shall not directly, or indirectly through a subordinate or fellow officer, official, or employee, take any direct official action on a matter on behalf of the City if I, or a member of my immediate family:
 - a. Has any substantial direct or indirect contractual employment related to the matter;
 - b. Has some other financial or private interest in that matter, including by serving on a Board of Directors for any organization related to that matter; or
 - c. Is a party to a contract or the owner of an interest in real or personal property that would be significantly affected by the action.
- (2) Exception: The requirement in Section (1) above shall not apply if, as a member of a City Committee, Commission, or Board, I fully disclose the financial interest at issue on the public record of the City Committee, Commission, or Board, and the Committee, Commission, or Board votes to allow me to participate in the discussion or vote.

I hereby attest that the foregoing is true and correct:

- ☐ Without exception
- ☒ Except as described herein (e.g., list applicable organizations for which you serve on the Board of Directors):

Bainbridge Gardens, Inc.; Bainbridge Island Japanese American Exclusion Memorial Association

Print Name: Donna Harui



Signature: _____

Date: 12/5/17



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MAY 5, 2021
6:30-9:00 PM
REMOTE ONLINE MEETING

The Island Center Subarea Planning Steering Committee will hold this meeting using a virtual Zoom online platform.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/93879145483>

Or iPhone one-tap :

US: +12532158782,,93036679638# or +13462487799,,93036679638#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or
+1 312 626 6799 or +1 646 558 8656

Webinar ID: 930 3667 9638

International numbers available: <https://bainbridgewa.zoom.us/j/93879145483>

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:40 PM | Review and Approve Minutes
March 31, 2021 |
| 6:45 PM | Public Comment |
| 6:55 PM | Discuss Submitted Committee Questions/Suggestions/Comments &
Confirm Any Changes to DRAFT Subarea Plan |
| 8:15 PM | Complete Steering Committee Recommendation on DRAFT Island Center
Subarea Plan |
| 8:40 PM | Next Steps for Island Center Subarea Plan: Post Steering Committee |
| 8:50 PM | Public Comment |
| 9:00 PM | Adjourn |

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Steering Committee deliberation. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – March 3, 2021
Public Comment
Review DRAFT Island Center Subarea Plan Chapters
Next Steps
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Vice-chair Micah Strom called the meeting to order at 7:32 PM due to technical difficulties. Steering Committee Members present were Donna Harui, Michael Loverich, Scott Anderson, Sam Marshall, Asaph Glosser, John Decker, and Shawn Parks (Design Review Board). Chair Maradel Gale was absent and excused. Mark Tiernan was absent. City Staff present were Interim Engineering Manager Peter Corelis, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Jeff Arango (Framework) was also present.

The agenda was reviewed, the conflict disclosure statement read, and Steering Committee Members provided their current interest in the Island Center area.

Review and Approve Minutes – March 3, 2021

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

Loverich/Decker: Passed Unanimously

Public Comment

None.

Review DRAFT Island Center Subarea Plan Chapters

City Consultant Jeff Arango walked the Committee through the changes made to the draft plan.

Next Steps

All Committee Members were asked to send their questions in to be answered at the next meeting.

DRAFT



ISLAND CENTER

SUBAREA PLAN

APRIL, 2021

BAINBRIDGE ISLAND

ISLAND CENTER PLAN



FIGURE 9. ISLAND CENTER AERIAL VIEW
Framework, 2021

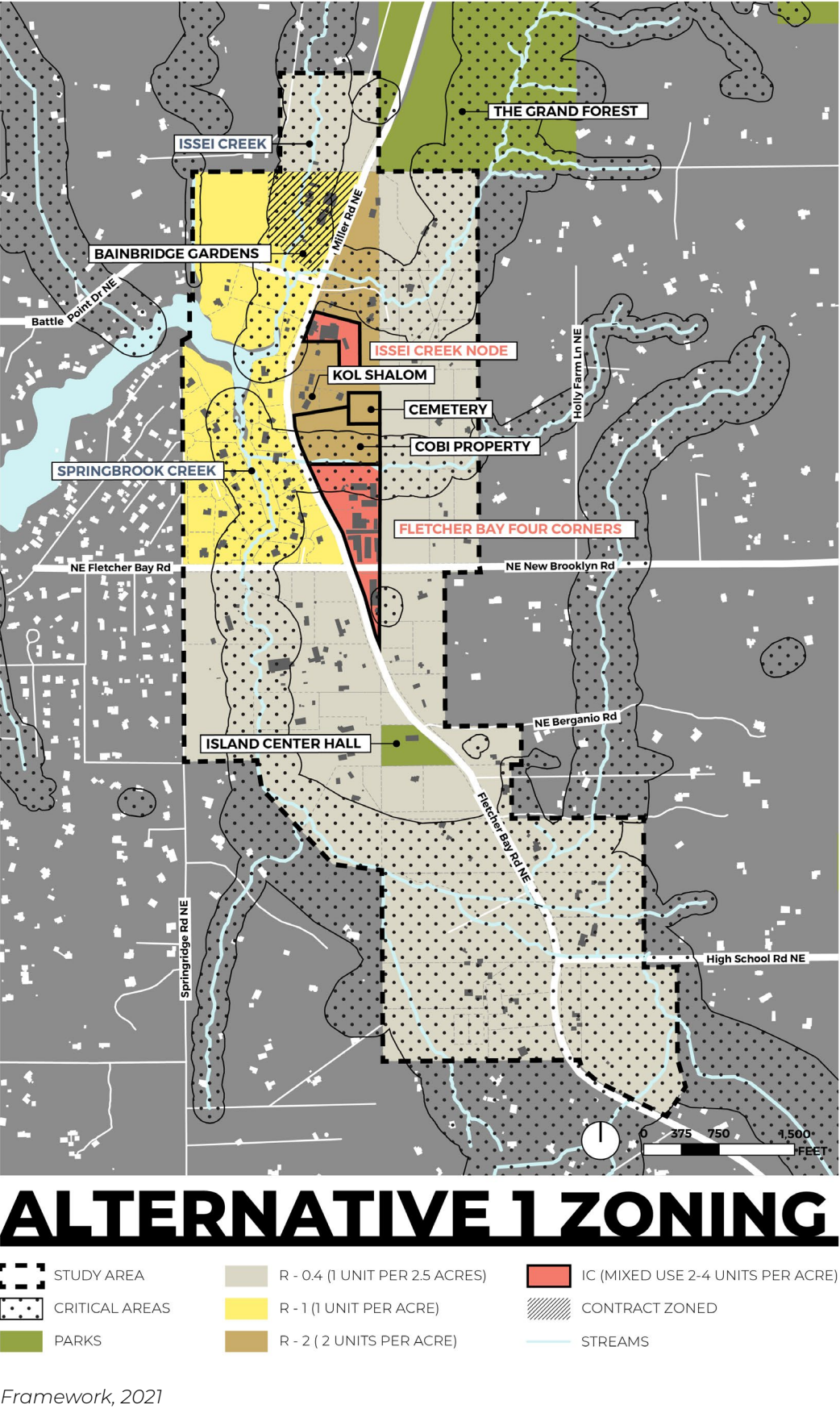
LAND USE & ZONING

ISLAND CENTER ZONE

The Island Center Plan focuses on three nodes of neighborhood center zoning within the study area. The residential zoning for all areas outside of the three nodes will remain the same and no changes are proposed. A new zoning district called the Island Center Zone is an Island Center specific neighborhood commercial zone that modifies the standards of the existing Neighborhood Center Zone. The neighborhood center zoning is proposed to be expanded in all three nodes.

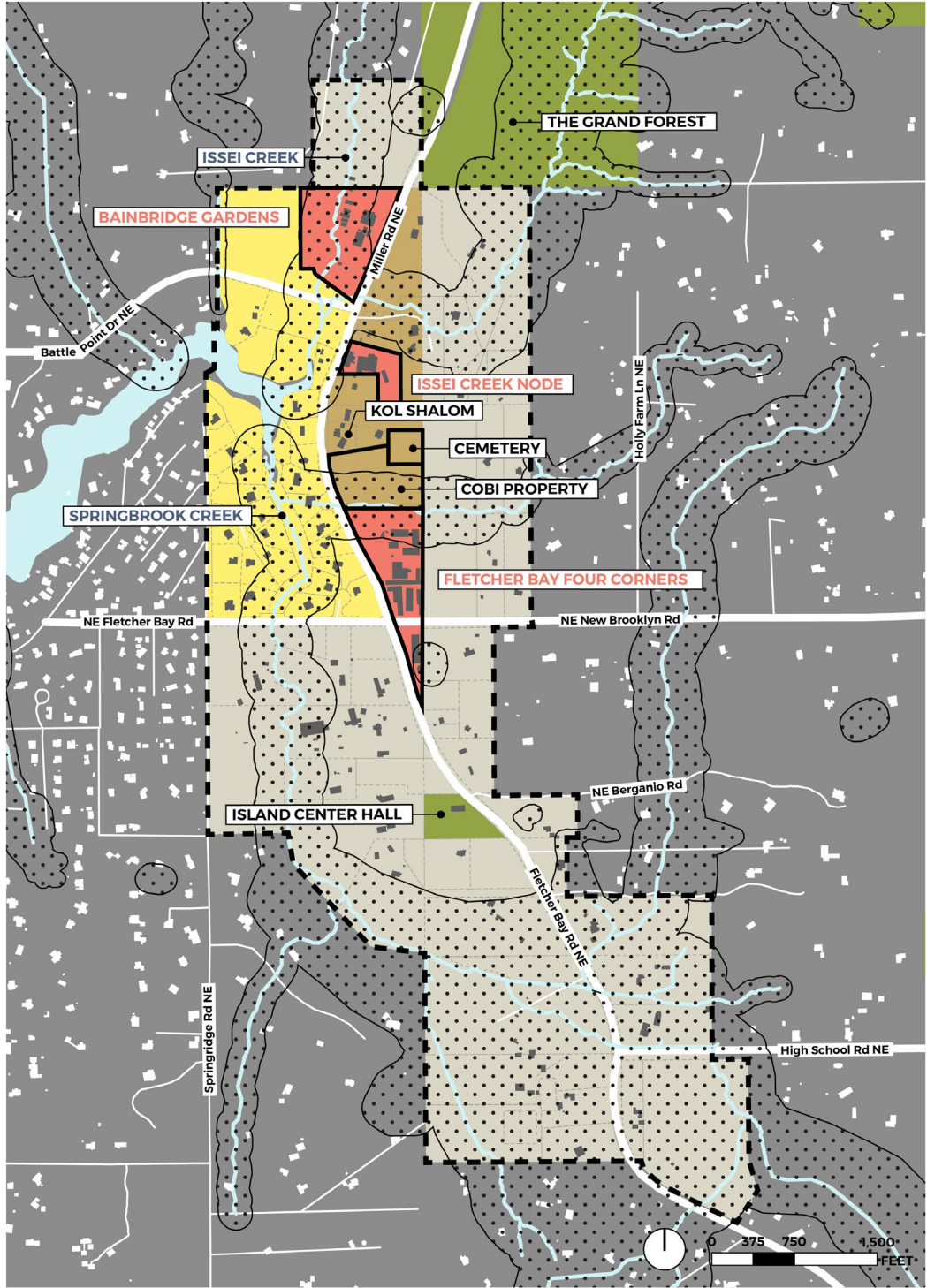
The following three maps show the land use alternatives considered by the Steering Committee. Alternative 1 maintains the existing zoning map designations but replaces the Neighborhood Commercial (NC) zoning with new Island Center (IC) specific zoning that is described in more detail in Figure 15. Alternative 2 expands the Island Center specific zoning in Alternative 1 to the Bainbridge Gardens property and Alternative 3 expands the IC zoning further to include property in the Issei Creek and Four Corners nodes.

FIGURE 10. ALTERNATIVE 1 PROPOSED ISLAND CENTER ZONING



Framework, 2021

FIGURE 11. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING

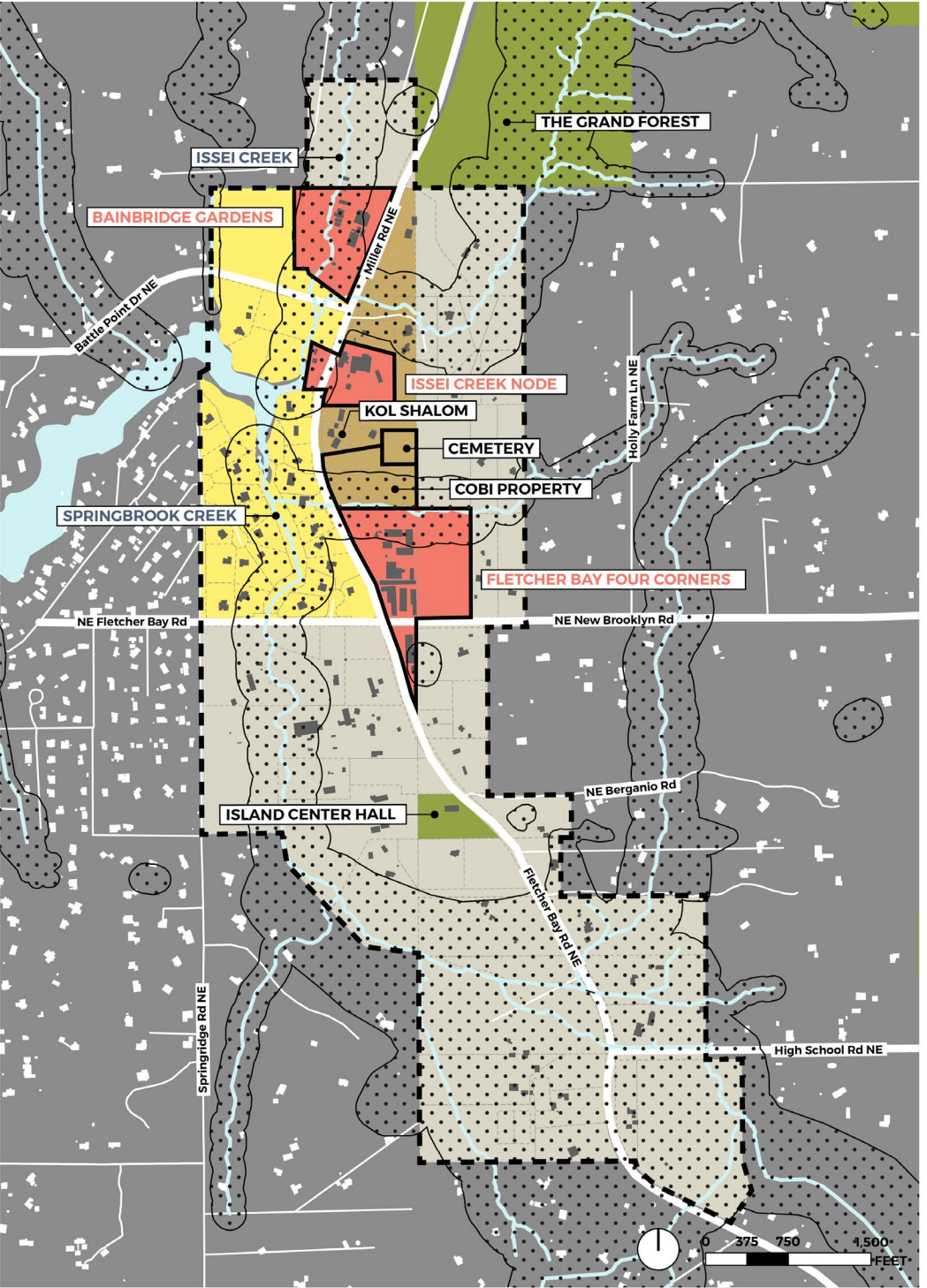


ALTERNATIVE 2 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 12. ALTERNATIVE 3 PROPOSED ISLAND CENTER ZONING

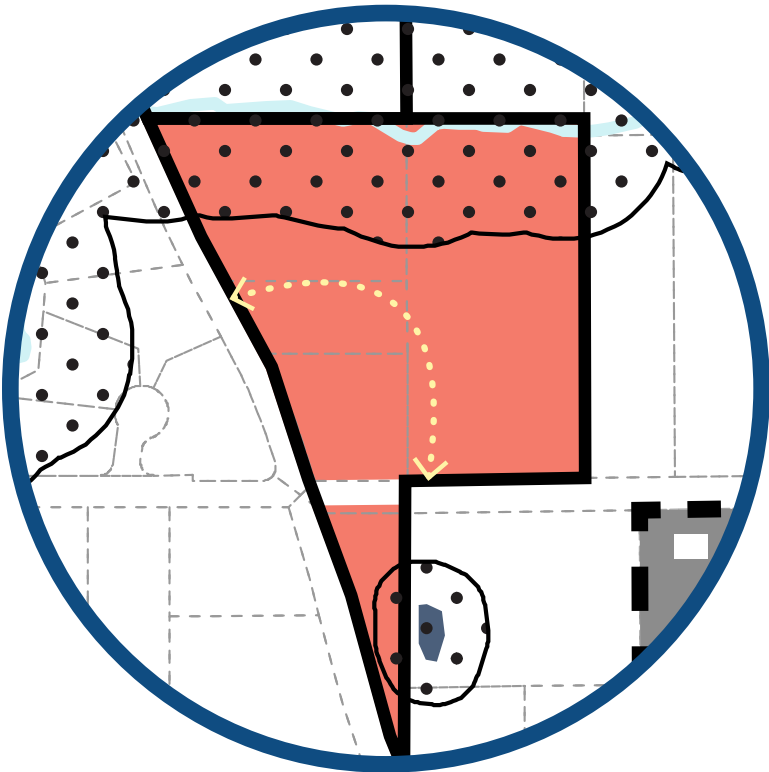


ALTERNATIVE 3 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 13. FOUR CORNERS NODE ZONING

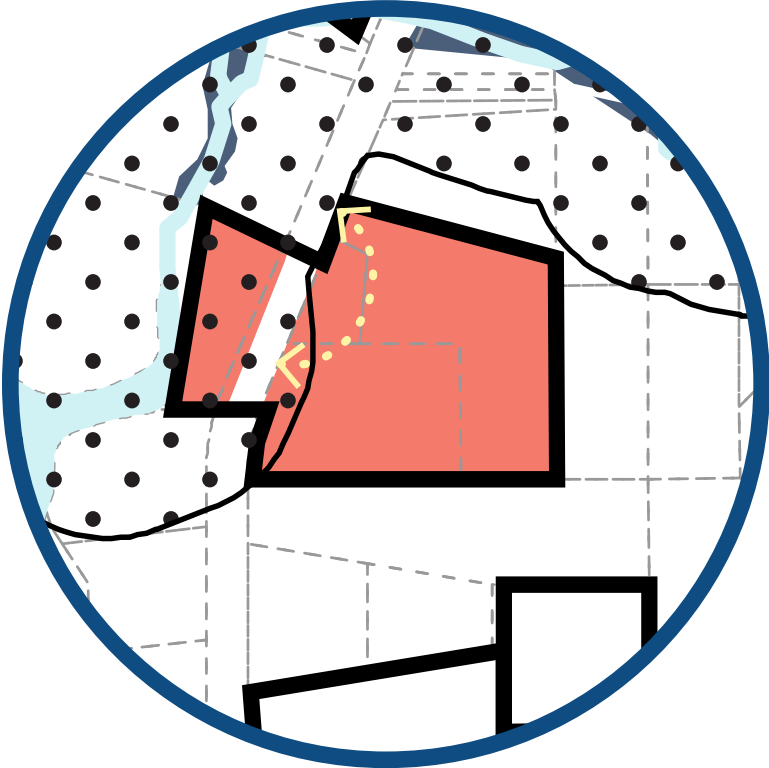


Framework, 2021

Four Corners Node

The Four Corners node expands neighborhood commercial zoning to the east to include the approximately 5 acres north of NE New Brooklyn Rd. These 5 acres have common ownership with the property at the NE corner of Miller and New Brooklyn Road. Like other Island Center Neighborhood Center properties, this property has long been developed with commercial uses, including self-service storage and currently, Bainbridge Rental (equipment rental). Improving safety for accessing commercial properties has been identified as a goal for this Plan. Adding to the Island Center zone to the east of this area allows room for redevelopment or reorganizing of the layout of commercial properties (that front on Miller Road) over time. Any major changes to these properties will require improvements to the ingress/egress. With current and future Island Center zone properties already developed with thriving commercial businesses, the additional 5 acres of Island Center zoning is perhaps the only proposed change in this Island Center plan that may add residential development in the near term. The properties shown in red in Figure 13 through Figure 15 are proposed for inclusion in the Island Center Zone within each node.

FIGURE 14. ISSEI CREEK NODE ZONING

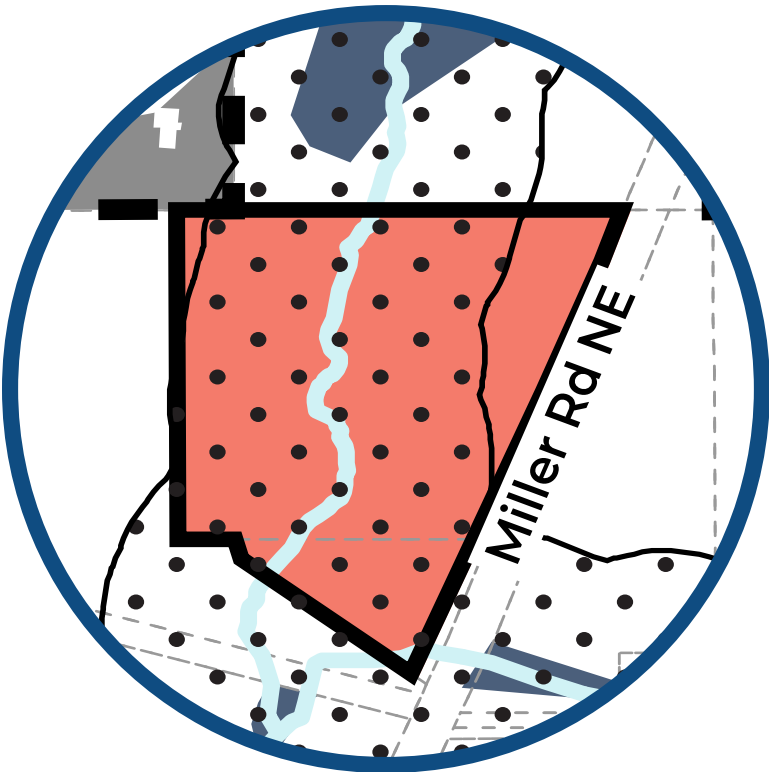


Framework, 2021

Issei Creek node

In the Issei Creek node neighborhood commercial zoning is proposed to be expanded to the west of Miller Bay Rd NE and south of the existing neighborhood commercial on the east side of Miller Bay Rd NE. The properties shown in red in Figure 14 are proposed for inclusion in the Island Center Zone.

FIGURE 15. BAINBRIDGE GARDENS NODE ZONING



Framework, 2021

Bainbridge garden node

The Bainbridge Gardens Node is proposed for inclusion in the Island Center Zone to reflect the existing commercial use.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:00:01](#)):

Call the last meeting of the Island Center Subarea Planning team to order. Yay. How many years? Um, for the agenda, we will have a review and approval of the March minutes and an opportunity for public comment. And then we will look at the, something happened to my screen. We will look at the committee questions, comments, suggestions, and then make a final recommendation and have public comment and adjourn. So there you go. Any additions to that agenda? Okay. I will go through our conflict, our financial interest disclosure. It's not really a conflict. The Island center sub area planning process steering committee is unique because the code actually requires that members of the committee include residents living within Island center, owners of property or businesses located within Island Center, as well as residents and owners of property located adjacent to Island center. I was just thinking today, how interesting would be if we had said due to potential conflict of interests, no one who lives within, has business within, or works within Island center or near Island center can have a role on a committee like this. So you would have people from Rodale Reserve neighborhood or from Lynwood or from Winslow or from rolling Bay, doing all of this work ideas.

Asaph Glosser ([00:02:11](#)):

Maradel - Maradel - Is there any way you can call in from your phone or something? It's very hard to like, even follow what you're saying with the like woodpecker sound.

Maradel Gale ([00:02:23](#)):

I don't know. I wouldn't know how to do that. I'll let somebody else finish this process while I try to figure that out.

Jennifer Sutton ([00:02:33](#)):

Jane, do you have the disclosure that you could put on the screen? (Jane - I do.) Jane? Would it work if Maradel had her video on, but then called in and was listening and speaking via the phone? (Jane - Yes. And the number is right on the front of the agenda here. So would you use two five, three, two one five eight, seven eight two)

Jennifer Sutton ([00:03:25](#)):

Should we ask Micah to take over reading the disclosure if he doesn't mind? Um, but maybe you can make it bigger, Jane on the screen.

Micah Strom ([00:03:40](#)):

All right. Let's see. Uh, trying to think where we left off in the interest of full disclosure and transparency and based on the city council's direction, we will begin this meeting by having each committee member disclose the following information, whether they are a resident of the designated center or the surrounding area, whether they own, or an owner of property in the designated center or the surrounding area, whether they are an owner of a business in the designated center or the surrounding area. And if so, the name and type of the business, whether they have some financial interest that is relevant to the work of the committee that should be disclosed. In making these disclosures is understood that committee members are allowed to participate, including voting in committee business. With that let's proceed with our disclosures and I can start. I'm - Micah Strom, I own a property in the, uh, Island Center area, uh, also in a business and the property on it, Modern Collision Rebuild. See, who else is there? Um, Michael,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:04:50](#)):

uh, Michael Loverich, um, I live in Island center, um, do not own land, but my family and extended family own, um, five parcels, total of 13 acres within the Island Center, um, area. And I, I guess I am, could be, could inherit some of that.

Micah Strom ([00:05:17](#)):

Scott?

Scott Anderson ([00:05:21](#)):

I'm, Scott Anderson. Um, I am an owner, a minority owner, in a partnership that owns 10 acre parcel on New Brooklyn next to Island Center, self storage its a 10 yeah, 10 acres. Um, my mom and dad own 1.2 acres on the corner of Miller and New Brooklyn that, um, also they also own the mini storage Island center, self storage. Uh, they own the building and lease to Bainbridge Rental. Uh, I own a house, uh, nearby the study area.

Micah Strom ([00:05:59](#)):

Thank you - Sam?

Sam Marshall ([00:05:59](#)):

Good evening all, Sam Marshall. I own and live in a single family home on a single parcel within the broader study area.

Micah Strom ([00:06:08](#)):

John, but you're on mute.

John Decker ([00:06:19](#)):

John Decker here. Um, I live in a single family home in the broader study area as well, and I have a vacant lot adjacent to my property. Uh, that's it.

Micah Strom ([00:06:34](#)):

Asaph -

Asaph Glosser ([00:06:34](#)):

No changes since last time.

Micah Strom ([00:06:35](#)):

Donna -

Donna Harui ([00:06:39](#)):

I'm Donna Harui, my family owns 16 plus acres, um, of which Bainbridge Gardens is located on six acres. I do not live in the Island Center area.

Micah Strom ([00:06:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Thank you. And Maradel, I don't know if you're able to talk without the woodpecker -

John Decker ([00:07:01](#)):
who's on mute.

Jennifer Sutton ([00:07:02](#)):
Jane, can you unmute the phone - the phone call. (Jane - I did allow her to speak.).

Maradel Gale ([00:07:15](#)):
Okay. Can you hear me now? I don't think I can do this because I'm hearing myself twice or three times.
It's just - I'm going to have to quit.

Jane Rasely ([00:07:35](#)):
Maradel I was going to say, if you turn off your sound on your computer and just listen to the phone,
you would be.

Maradel Gale' ([00:07:41](#)):
- I was trying to figure out how to do that, but I couldn't see anything that let me do that. So you're just
going to have to deal with the ticks. (Micah - sure) .For my disclosure, I have. I live in Winslow. I have no
property interests or other interests anywhere else on the Island.

Micah Strom ([00:08:05](#)):
So Maradel, do you want to take over again?

Maradel Gale ([00:08:09](#)):
I will try. Okay. So at this point we have the minutes from March 31st. I'd like a motion to approve the
minutes as distributed.

Asaph Glosser ([00:08:19](#)):
So moved.

John Decker ([00:08:20](#)):
Second.

Maradel Gale ([00:08:24](#)):
It's been moved and seconded. Is there any discussion of the minutes, March 31st hearing none. Those
in favor, please say aye. Aye. Are there any opposed? Any abstentions? Okay. Thank you.

Speaker 5 ([00:08:46](#)):
Hmm.

Maradel Gale ([00:09:00](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

We have four attendees. Um, this is an opportunity for public comment is any way if anyone would like to make public comment, could you please raise your hand on your little machine? Okay. Lisa.

Lisa Neal ([00:09:20](#)):

Good evening. Everybody. It's Lisa Neal. I live West of Island Center. Um, I'd like to ask you to tonight - it sounds like this is your final meeting. And so I'd like you to take a formal vote on any open issues as you work through the draft plan tonight. I see alternative threes on the plan as one of the alternatives with one and two of course. Um, but what's happening to the back five acres of the Anderson property's not discussed. There aren't any specifications about community benefits for the alternative three upzones. And so I would suggest that if you have a reasons why you're doing that, that you vote on any parameters or if you're voting to essentially up zone for free, that you just make that clear on the record too. Um, I see two parking options in the draft plan. Um, but the committee hasn't yet voted on on street parking. Um, these are the two and figure C 24 and 26. And I agree from my recollection with Micah's comment that he thought that the Fletcher Bay, um, parking was not accepted by the committee, but my suggestion is at this point, just go ahead and take a vote. You can have a motion to direct the consultant to redraw the figure 24 to remove on street parking, or you can move to adopt figure 24 with the on street parking. My point is trying to make it really clear because if this is your last meeting, the consultant needs to know exactly what he's going to change. And then that's going to be the final plan. You're not going to come back again and look at it, it sounds like, um, please vote on whether the committee is going to require all new density to be affordable as is allowed by state law or whether the committee is going to take Senior Planner Sutton's advice to forego some of the potential affordable housing. Um, and just again, just make it clear on the record. And finally, I'd like to draw your attention to one S one factual error. Um, about the 2018 meeting on page 13, the public never said that affordable housing was a key theme and the community rejected new density. And the former consultant, he gave a report in July of 2018 where he said things like the community answered the survey and said almost everything's important except new housing. He reported several times in that meeting um, the fact that the community is very concerned about density increases impacting their current lifestyle and living conditions. So I think that that making its way into the report is, um, just an error that can be removed the rest of the surveys reported accurately, as far as I could tell, you know, it looked what I would expect from the survey and it's on different pages, but I think it's important to have these representations of what the community said, be completely accurate and that's on page 13, so that those are all my points. Thank you very much. And thanks for your work you guys.

Maradel Gale ([00:12:20](#)):

Thank you, Lisa. Anybody else from the attendees who wants to comment seeing no hands up, we will dispense with the public comment at that point, Michael?

Michael Pollock ([00:12:35](#)):

Um, hi all. Um, thanks for being here. Um, I, I appreciate that you guys are, are possibly going to finish up tonight. Um, I just wanted to, um, just point out a couple of things, um, but that there are some decisions that you're going to make and from the council's perspective, we're looking for recommendations. If you look at the process, we're looking for recommendations, you guys, aren't making a final decision. Um, and so what we want, what's going to be helpful to the council is to have, um, an understanding of why whoever makes - has an opinion, um, but the basis for that opinion, um, and the, and the majority opinion, isn't the only important one. So, um, I think the council would welcome clarity for those of you that maybe don't prevail on a recommendation, um, to understand the

Island Center Subarea Planning Process
May 5, 2021 Meeting

basis for not necessarily agreeing because we're going to take all of this. It's not just simply that we are going to take this and, and go with it, but we're going to look at all the opinions and we're going to try to make, um, a decision, ideally that's in the best interest of the community. So, um, there are, this is a recorded meeting and I will certainly be looking back and trying to summarize as best I can when I report out to, to, um, the, the full council sort of where you guys landed to, to summarize those, those opinions and to make ah - clear where that was pretty much unanimity or, or close to, you know, never the end part of that were maybe areas where there were strong, um, uh, divergences in opinion. So, um, I just wanted to let you know that it's not, it's not as if, if you don't prevail tonight, um, or if you do prevail tonight, that doesn't necessarily mean that that's what is going to ultimately happen with this, with this, um, product. So, uh, I just encourage you to keep that, that, that, that we're looking for, um, an advisory opinions, and that's essentially what you are, you, are an advisory body and we are seeking their advice. And that means advice from all of you, not the majority are not just one or two strong voices. So, um, I encourage you to be articulate and to make your case and I assure you that many on the council will listen.

Maradel Gale ([00:15:05](#)):

Thank you, Michael. Okay. Um, I just want to put something out there that, that I think is of, of importance tonight, and that is that we come up with a plan, one plan, not three alternatives. I can pretty much guarantee that if we pass forward three alternatives, it's kind of the death knell for this plan. So I would really suggest that we try to find one, one of the three so-called alternatives that we can agree upon to put forward that can always be modified, which is the point that Michael's making. But it's really important that we have, if, if we can reach agreement on one of the three that meets most of what we want, that we put that forward and not go off with three, what happened before was that they went off with three, whatever it was 15 or 20 years ago, and nothing ever happened. So that is a really good, um, that's not a good approach. So I think if we can come up with one and then let that be the thing that's tweaked, it will help a lot. Okay. Um, so Jennifer, do you want to go through some of the comments that were made and indicate where they are dealt within the proposed document?

Jennifer Sutton ([00:16:22](#)):

Sure. Thank you. Thank you to those of you who, um, sent in suggestions, questions or comments. I come through my email inbox and all my folders backwards and forwards. So hope - hopefully I didn't miss anyone. Um, I do get a lot of emails, but I searched my email inbox, like twice for all of your names. So hopefully I got everything you sent in. Um, I've organized the table kind of sequentially based on where I thought either your concern or question or suggestion fell within the plan, so that in talking about them, we would kind of be moving through the plan front to back. Um, so that's how I organized it. And then I included, um, the original emails and attachments in your packet too. Um, I tried to, let's see with, with, um, maybe I should put this on the screen. Let me, let me open up my, try to share my screen and I've closed a lot of tabs so that hopefully I only share the right things. Um, and let's make this a little bigger. So, and Asaph, uh, as I get to your comment, please. Um, anyone, you know, add, speak up, um, uh, Asaph had mentioned, suggested adding these three paragraphs. I just pasted them straight from his email, um, to recognize that the, that this effort is part of a bigger picture related to housing. And, um, it's, it seemed like it could fit in, in a few different places within the draft plan. Um, either at the very beginning, kind of in the comprehensive plan section or, uh, in the section where we start describing our plan on page on page 18. And then I would, um, in reading the last paragraph closely, it seemed like that, uh, made the most sense if, if the committee was going to move forward with alternative two or three. And Asaph, did you want to say anything else?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:18:50](#)):

Hopefully folks have a chance to read this, happy to answer any questions people have about the sentiment being expressed. I'd also encourage people to take a look at an email. It looks like we got this afternoon from the, um, Phaedra Phaedra Elliott, um, at housing resources, um, which expresses both the sentiments and even more, I think, complied suggestions in that thing. So if you haven't seen that, it looks like she sent this to all the folks, Jane, I don't see your name here, but it looks like Jennifer you're on it.

Jennifer Sutton ([00:19:29](#)):

Thank you. I sent it to PCD to make sure we get it in the record. So, um, would we want to add, uh, this what Asaph has suggested and, um, where do you think it and if so, where would it work best? And, um, we could take, like, these are the kinds of things where we could, as we go through, if it's not clear that there's consensus, we could take a motion and vote on each change to the plan, the draft plan.

Michael Loverich ([00:20:09](#)):

I think there's a lot of good things in here. I think I have a little bit of an issue with the last paragraph, because I think there's also, there's so many issues that are, um, going on that, um, this addresses specific ones, but it doesn't also address, like, I think ones that are even, or equally important. I mean, Bainbridge Island, people are investing on the Island and they're actively living on the Island. There's Airbnb, there's all of these other things that are also going on. Um, there's also been a ton of development on the Island and it's becoming less and less affordable as more houses are built. So, um, I don't know. The last paragraph I think is if it had major modifications, I wouldn't mind it going in, but there it's, I guess I would say it would have more information. Um, I think, yeah.

Maradel Gale ([00:21:09](#)):

Well, we do have, we do have a housing study that has been done that is applicable to the entire Island. So I think that the intent of the Asaph having this in is to let people know as they're reviewing the plan that it was discussed and is of concern to this group.

Michael Loverich ([00:21:24](#)):

Yeah. It's just the last paragraph I have, I think could be rewritten, um, still with some of the same content, but with some additional content and, uh, the first two paragraphs, they don't have it do it.

Asaph Glosser ([00:21:47](#)):

Yeah. I feel pretty strongly that, while, not the only cause of housing affordability, supply and demand is certainly part of it. And I do think certainly the last two sentences for me are very important. (Loverich - I'm sorry the first two or the last two sentences?) I mean, I think they're all important, but, um, since I wrote 'em, but I think sort of being clear about what our approach means to do recognizing it's part of a much bigger thing and that we're not just willing to abdicate responsibility.

Michael Loverich ([00:22:25](#)):

Yeah. I mean, I think like that there is a healthy debate regarding the many root causes of housing affordability. It, yeah. And then, I mean, our approach or proposed approach seeks to, in a modestly increased overall housing stock and specifically target. Yeah. I guess, I guess it's those middle sentences that, um -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:22:47](#)):

I mean, I don't know how much copy editing we want to do, but I think it is clear that there's an inventory for homes that's at historic lows and that demand has eclipsed supply. Like, like those are true and that does increase prices. (Loverich - yeah.) And that does then make things out of reach for low and middle income workers. (Loverich - Yeah.) Right. Like that there's sort of an empirical basis for everything in that sentence.

Speaker 10 ([00:23:23](#)):

Are there other other comments, if not, I'm going to ask for a vote on this.

Sam Marshall ([00:23:28](#)):

I'd just like to add one, one item that I think maybe the, the issue that's at the crux of the debate over the, the third paragraph here is that a, you know, it's been demonstrated that on the Island, a small increase in supply does not necessarily address affordability issues. We've seen development of houses coming on in the 900 thousands. And so I think being prescriptive about what types of development are increasing supply is, is key if we're going to recommend doing so.

John Decker ([00:24:06](#)):

Yeah. I guess I would add to that. It seems to me, part of the discussion we've been having is centered around the recognition that we need affordable housing on the Island. And there's been a lot of discussion about that, but I think also there's some recognition that the current status quo way of building that is not going to solve the problem. Um, and so in my mind they're a recommendation would be to promote the idea of finding another way, as opposed to just saying, you know, that using the old model of 10% are affordable, it doesn't seem to be really resolving the issue. So I don't know if maybe that middle sentence could be rephrased. I think we're really close to saying the same thing Asaph I'm not, uh, I guess I'd ask for clarification on what, what your intent by saying that, um, Bainbridge, uh, is simply not realistic.

Asaph Glosser ([00:25:19](#)):

Wait, so where are you? I'm sorry.

John Decker ([00:25:22](#)):

You're the, the statement thing that while HRB would love to have the capacity to create all the affordable housing that Bainbridge needs for someone like them, this is simply not realistic. Um, I don't know if I agree with that, um, see

Maradel Gale ([00:25:37](#)):

I don't see where you're seeing that.

Asaph Glosser ([00:25:38](#)):

You're conflating, John -

Speaker 11 ([00:25:43](#)):

I'm reading the wrong thing. I apologize. I'm gonna shut up now. Sorry.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:25:49](#)):

He was reading Phaedra's public comment.

Maradel Gale ([00:25:53](#)):

What we're talking about is what Asaph brought to us and which is on the screen in front of us.

John Decker ([00:26:01](#)):

I'm there now. Sorry, my bad.

Maradel Gale ([00:26:04](#)):

You're forgiven John. You're looking at two different screens, I think at the same time. So are there other comments on this, or can we take a vote on this, this inclusion in the text? Those in favor, please say aye.

Speaker 11 ([00:26:23](#)):

Aye. Aye. Aye.

Jane Rasely ([00:26:30](#)):

Excuse me. Maradel (Yes?) there wasn't actually a motion. We need to have a motion.

Maradel Gale ([00:26:36](#)):

Thank you, Jane. Is there a motion - Asaph would you like to make a motion to include this?

Asaph Glosser ([00:26:44](#)):

I move that the language included in the comments in the agenda on page 57 of the PDFs that I proposed being included in the, um, plan.

Maradel Gale ([00:27:01](#)):

Is there a second? (John - Second that motion). Thank you, John. Here. Your redeeming yourself, right? Okay. Those in favor, please say aye. Raise your hand so we can see you. Okay. Those opposed? Okay. The motion carries. Are there any abstentions, I guess I'll ask for that. The motion carries. Jennifer you're next up again.

Jennifer Sutton ([00:27:34](#)):

Well, um, the next comment was from, um, Michael leverage and he included, um, several great photos with, uh, materials and, um, suggested Michael, you had some ideas for how to change the history section. Um, but I, I couldn't really, I just wanted to have you talk about them. So, um, cause I wasn't sure how to distill it.

Michael Loverich ([00:28:07](#)):

Yeah. Um, well I think I only provided one image, um, and that was, uh, Island cemetery. And then I thought that, um, if Donna had a suggestion for an image to include a Bainbridge Gardens, that would be nice for the history section. Um, because, and then, um, also the replacement, one of the images in the history section is not of Island Center center. So swapping that one out and then

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:28:38](#)):

Was that the one that had the big, the big yellow X across it.

Michael Loverich ([00:28:40](#)):

Right, Yeah. Yeah. Um, and I think the last image in the packet was the cemetery and if someone has a better image sure. Go ahead and use it. That was the best that I had at the time. Um,

Jennifer Sutton ([00:28:56](#)):

So swap, so swap in the cemetery photo for the, not in Island center is your proposal.

Michael Loverich ([00:29:05](#)):

Sorry. Um,

Jennifer Sutton ([00:29:07](#)):

You can bring that up too.

Michael Loverich ([00:29:12](#)):

Well, I'm just wondering if the new report that was sent out today had the image that I was planning on, swapping out. I'm going back to look. Sorry.

Maradel Gale ([00:29:22](#)):

While you do that, Donna, do you have a good picture of, of Bainbridge Gardens from the past? Sure. I have, I have, I have several pictures. Um, was there one Michael that you were thinking of that

Michael Loverich ([00:29:38](#)):

No, there seems to be so many. There are many I couldn't decide. And I thought that you might have one that you like.

Speaker 8 ([00:29:46](#)):

Thank you. Thank you. That's um, I'd be happy to do that. So, um, I guess, uh, so it's up to me to decide because there are, there are several, what are, what do you, what do you, how do you feel it should be represented? So the, the exterior, the grounds or something that's more personal because I think it should fit with the other photos that you chose.

Michael Loverich ([00:30:11](#)):

Yeah. No, it makes sense. Um, seemed like there were some street views or maybe one of the interior views of the store. Yeah. Cause they're all, I guess they're all building focused.

Donna Harui ([00:30:29](#)):

There are, yeah, they are building focus. So, um, so we could do the, there could be the exterior of the general store with the gas station or something like that.

Michael Loverich ([00:30:39](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. And I think the greenhouses appear in that. Yeah.

Donna Harui ([00:30:46](#)):

Um, okay. So how do I go about doing that?

Jennifer Sutton ([00:30:53](#)):

Um, well you could either scan the photo and email it to Jane and I, and we can coordinate with Jeff to substitute it into this. Um, so you're talking about, uh, we'd take out the photo that's in the center, right. And sub Oh, and substitute the photo from Donna, correct? Yeah. So if you, if you can scan it and email, it that'd be great. Or, um, if you can't, um, what one of us could pick Jane or I could pick it up.

Donna Harui ([00:31:25](#)):

it's - most of the photos, um, are in a, um, uh, most of the photos are in power, in a PowerPoint format, so I can, so yeah, so I can create a, uh, uh, a JPEG or something like that and email it to you.

John Decker ([00:31:43](#)):

There's one really nice one that looks like it's looking back at Miller with the Bainbridge garden store on the left with two cars in front black and white, and there's a kid on a bike, that's pretty good context anyway.

Donna Harui ([00:32:01](#)):

Okay. I'm trying to remember it. Um,

Speaker 5 ([00:32:05](#)):

Bye.

Maradel Gale ([00:32:09](#)):

Uh, well Donna, why don't you choose one that you think fits with this in this context? And since, since it's your, your yours, you can, you can choose that's your choice at this point, I think. (Donna - Okay. Thank you.) Thank you.

Jennifer Sutton ([00:32:28](#)):

Um, and then Michael, related to the text of the history section, um, you had some ideas for maybe what should be removed or other topics omitted. Do you want to discuss, do you want to bring those up?

Michael Loverich ([00:32:45](#)):

Um, yeah, it might be a little bit challenging, but like, I don't know if we should save this one for that end or do it now because, um, I guess, cause I don't know how to, since I didn't provide a statement we're working through it right now is going to be challenging.

Jennifer Sutton ([00:33:07](#)):

Do you want to kind of describe to the committee if they haven't had a chance to read your email? Like what your ideas and suggestions were?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:33:15](#)):

Oh, um, yeah, I think there's a few more, um, tidbits of information about the Squamish and Fletcher Bay and kind of how they use the Bay, uh, and what they called the Bay, um, before, um, it was settled by Caucasians and then there is, um, additional items about, um, kind of the establishment of the school, kind of what are the of summit of Island center, which I don't have the date in front of me, but I think it was like 18, um, 85 or something like that when it was actually kind of, um, labeled, um, as Island center. And then the school went in quite early and it was donated, it was built on land donated by Samuel Setter. And it was built by the community. They all got together and they raised like five bucks each to build the school. Um, and then additional buildings were built. Um, and one of them eventually I think this is right about kind of Gazzam selling it or by Gazzam came in and he bought everyone all the loggers' land. So he kind of came in after, um, and kind of when they logged the land and he kinda took advantage of the situation. Um, so he just bought a lot of land and then ended up carving it up slowly. Um, so I guess I didn't think that. Gazzam deserved to be mentioned in here. Um, and then, uh, what was the other thing? Oh, the family names, um, should be verified. Um, it's nearby the Kodama family and Lily does live there currently, but, uh, she's a descendant of the Kidimotos and then the Initiayakas I think if I have, my memory is working properly, so I think that element just needs to be addressed.

Maradel Gale ([00:35:37](#)):

Okay. So what I'm hearing is to add a little bit more about the, the, the original, the indigenous people's use of this area and their names for it to, um, perhaps to indicate the timing of when Island center was originally established and to, um, take out Gazzam and to, um, I'm still working on take out Gazzam because he doesn't deserve that much recognition in this context, according to Michael, and then check this check, the actual names of the, um, Japanese American families who lived there. Is that correct? Is there any, any, are there any other concerns about this or, or want to know about any, anything that anybody else wants to add to this? Or can we get a motion on it?

Asaph Glosser ([00:36:40](#)):

Do we need one? Like, we haven't voted on line by line up to this point. I know we've been implored to, by some attendees here, but if we have consensus, that seems sufficient. I think it's probably sufficient given that we don't see it in actual printing here, but if we know what the intent is, are you, are people comfortable indicating with a hand up that they agree with this? Yes. Comfortable hand up. Okay. Thank you. Thank you, Michael. That's great.

Jennifer Sutton ([00:37:16](#)):

Michael, would you just, um, email me your, your suggested changes? (Loverich - Yeah, I'll do that.) Thanks. Okay. Um, let's see, the next, the next comment moving through the text, um, was also from Michael, um, wanting to make sure that the draft, um, address ways of preserving and encouraging agriculture enough. And, um, this is a good opportunity to show one. Not very much has changed between the last draft you saw and this one, but, um, one, one thing that was added, and this is such a, I'm going to like shrink it, and then I can zoom faster. Um, Jeff added, uh, to draft policies in the land use section, um, and one of them kind of addresses TDRs. So I wanted to bring it to your attention, the other, so on page 24 of the draft plan, um, uh, there's there were two new, um, policies added to this area, one related to, um, transfer of development rights. And one related to, um, non-conforming uses such as the self storage issue we discussed as far as rebuilding, uh, self storage and possibly wanting to shift self storage. Um, now that we're dealing with the new prohibition, so those two ideas were added to this area. Um, but Michael, um, is there any other kind of sentiments that you would want to see

Island Center Subarea Planning Process
May 5, 2021 Meeting

expressed more clearly and, and how, and probably we would put them, um, either in this land use policy area, um, and then we're in the strategies or in the action matrix and then, um, just kind of an umbrella over all of this is that we, um, updating, as you've heard me say before updating the city's TDR program, um, it has been talked about and worked on to a certain extent. Um, and I think there's a good chance that the council will put it on the work plan, um, when they talk about the work plan next in, uh, two weeks. So the overall citywide TDR program I think will be improved in the next year.

Speaker 3 ([00:40:06](#)):

Yeah.

Michael Loverich ([00:40:13](#)):

Um, so there is in the policy section a portion on encourage agriculture and supporting and uses an Island center. So if something is in the policy language here, what does that mean in the future? Um,

Jennifer Sutton ([00:40:35](#)):

Yeah, well, um, I think that, um, one there's there's the neighborhood center properties, and then there's the property like most of the ag current agriculture or potential agriculture is on the residential zone properties that are just outside of our neighborhood center area. So, um, all of the agriculture related uses are, um, allowed in those outside zones already. But, um, if we would want to revisit the use table that you've, the committee has drafted for this effort to see if there's, um, any other uses that we would want to, uh, specifically allow in the Island center neighborhood center properties, we could do that. Um, cause like right now, I don't think for instance, agriculture processing is, uh, we haven't said that that's a permitted use in the neighborhood center zone, but it's a conditional use in the area outside of Island center, for instance.

Michael Loverich ([00:41:50](#)):

Yeah. Well, I don't know if we have to revisit that, I guess there was just strong sentiment from the community about somehow figuring out a way to preserve and, um, um, agriculture or to encourage it. And I think if there was in the future, the availability of something that actually helps those people do the things that they want to do, that would be great. And so in some ways like this is again, I want that I would like there to be a strong statement in the same way that we're doing it for affordable housing. That agriculture is also equally important. And I want that to somehow get conveyed so that in the future, if there is planning that occurs around agriculture, they do, they are aware that the periphery of Island center, there are people that are very interested in it and that would like, uh, you know, partake in it. And this could be an area that, um, those ideas could be applied. Um, because I think agriculture is very hard to maintain as well. Like affordable housing can occur anywhere. Like if you have a vacant lot, you could build a cheap house, um, and agriculture can't occur everywhere. Um, but it's really the market kind of pushes against both, both of those things. Right. And so I think having something that's states very clearly that it's important in the periphery. So I don't know where it goes and maybe where you have it is good. I just want to make sure that it's strong wherever it is.

Jennifer Sutton ([00:43:37](#)):

Yeah, well maybe, um, so right now kind of the surrounding agriculture uses is mentioned in this Island center today paragraph, but, um, perhaps you would think it would need to be enhanced. Um, so that kind of goes hand in hand with the map that's on the following page that identifies, um, existing and potential

Island Center Subarea Planning Process
May 5, 2021 Meeting

John Decker ([00:44:10](#)):

On page four and five there's these policy 5.1 and 5.8. Um, it's broken down into land use elements, neighborhood centers, economic element. Is there any source of that? Does that have any reference to preservation of agricultural land that we could plug in at the beginning of this on page four and five on both land use element and or the economic element?

Jennifer Sutton ([00:44:35](#)):

Yeah, there, there are additional, um, comprehensive plan, um, agriculture there's there's other comprehensive plan policies that aren't in the draft currently, but could be brought in that, uh, propose to preserve and support ongoing agriculture, um, both in the land use element and in the environment and economic element. So that's, that's another change that we can make is to add those to that comprehensive plan section,

Michael Loverich ([00:45:10](#)):

I guess there is EC 14.1 is an economic element that talks about agriculture, but yeah, there might be another one that, (Decker Oh, that's right.)

Maradel Gale ([00:45:25](#)):

So would that, would that help, um, center the focus more on agriculture to your liking, Michael, to add that the language from EDC, whatever it is, 14.1?

Speaker 13 ([00:45:39](#)):

Um, yeah,

Maradel Gale ([00:45:43](#)):

I would just remind us that we're not within the Island center and NC zone or Island center zone. That's not an agricultural area. So what we're really talking about is, is encouraging the surrounding area to continue to be agricultural to the degree that, that it can be. Um, and that's what the, I think the EC 14.1 would do. Right. Do we have a consensus on this issue hands? Okay.

Sam Marshall ([00:46:26](#)):

What is the issue? I'm sorry, is it that we want a little bit stronger language around, uh, supporting agriculture in the broader study?

Maradel Gale ([00:46:35](#)):

Yeah, in the broader study area, not in the MC zoning. And that would be by including in the land use section the language from the comprehensive plan that focuses on that.

Sam Marshall ([00:46:46](#)):

Thanks for clarifying in, in support.

Maradel Gale ([00:46:52](#)):

I'm not seeing anybody who is, I'm sorry. I have to keep remembering to turn on my speaker. I'm not seeing anybody who's saying hands down, thumbs down, so we'll go with that. Okay. Next Jennifer.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:47:03](#)):

Okay. Uh, Michael's next comment, um, was related to the Northern half of the 10 acre property that fronts on new Brooklyn related to the four corners node. I'll just share my screen again, um, and clarifying whether, so here, I'll just, I'll just go up to, um, so the proposal is to, um, zone the Southern five acres of a long, deep 10 acre piece, uh, changed from our 0.4 to Island center, neighborhood center zoning. And there's kind of a stream and small ravine that kind of bifurcates the property East West anyway. Um, and so that leaves five acres up here in the, our 0.4 zone, um, which in theory would support, um, uh, two houses, which, and so, um, we talked about whether or not the existing TDR rules would allow, um, any density from the North half of the property to be transferred to different parts of the properties. And so, um, Jeff drafted this new policy, um, to add to the land use section, to, uh, refer to split zone parcels, um, specifically, um, to respond to that issue.

Maradel Gale ([00:48:45](#)):

And if we're not seeing your shared screen at this point, so if you can just put that on,

Jennifer Sutton ([00:48:51](#)):

I'm sorry. I'm like moving my, um, I'm sorry. I, I unshared so that you could vote. Let me, sorry. Sorry about that. Um, yeah, so this is on page - draft plan, page 24, the land use policies and strategies. This is a, this is a land use strategy right here. That was Jeff added. And so, um, um, if this moved forward, then, you know, we would, uh, as we revised the other parts of our municipal code to implement the Island center plan, like the development standards changes and use changes, um, we would, you know, be going through the policies and strategies to make sure that any code changes that needed to be done to enact those policies and strategies, um, went through as well.

Scott Anderson ([00:49:54](#)):

I have a question and this may have been covered in the - when we went over this last time, but if you were to transfer those rights to the front five acres, so to speak, does that leave? What is, how does that leave to the back five acres in terms of it's just dead? Um, I don't mean dead, but I mean, just completely not usable in any format.

Jennifer Sutton ([00:50:22](#)):

Well, in like generally, like, um, you know, generally, uh, when a development, a transfer of development rights, um, happens, there's, you know, stuff recorded and depending on the situation, um, even if development rights are severed from an area, um, there's often like a uses that are spelled out that can continue whether that's, you know, gardening farming or a, hiking or walking generally, enjoying that's usually done on like a case by case basis, depending on the situation. But, um, yeah, th the TDR itself would just be about the being able to build, um, dwellings and taking that, severing that from a property and putting that some at a different part of a property or an a on a different property. So, um, yeah, I've seen different. I mean, we - as you've heard RTD our program, hasn't worked that well, but, um, you know, the, the land trust has plenty of different kinds of conservation easements, for instance, that they've worked on over the years. And some, you know, some, a lot are in forested areas and allow people to continue to harvest firewood and camp on the weekends, or, you know, some might be for wetlands or areas that are more agriculture or gardening. So, um, generally a TDR or conservation easement can kind of be tailored based on the circumstances of the property and kind of the nature of the property, no pun intended.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Charlie Wenzlau ([00:52:17](#)):

So I have a question it's Charlie Wenzlau. TDRs are typically done between different legal parcels in this case, it's within the same property. Uh, might it be cleaner to just simply say on a split zone parcel, uh, the units may be aggregated into the IC zone with, and not require a TDR. I mean, why, why go to all that trouble?

Jennifer Sutton ([00:52:45](#)):

Yeah. That units could be concentrated in one part of the, in the IC zone part of the property. No, that's a good point

Michael Loverich ([00:52:55](#)):

Are encouraged to be?

John Decker ([00:52:58](#)):

Well encouraged or required. That's my question.

Charlie Wenzlau ([00:53:02](#)):

So why, why required? I mean, that's forcing, I mean, in philanthropy,

John Decker ([00:53:08](#)):

Because we're upzoning - in exchange, we're upzoning the front portion of that property, we're requiring them to leave the back part as is that's why.

Sam Marshall ([00:53:16](#)):

If I remember correctly, I think the main objective of, of if we were to suggest that up zone was twofold, one was to provide public access to a trail system that potentially connects to the cemetery and, um, and city owned land, uh, as well as find some way to guarantee a movement of the structures from the property to the West to clear up that, uh, that corner. And that, that was the public benefit that we were getting from the up zone of the front five acres.

Jennifer Sutton ([00:53:58](#)):

Yeah. To facilitate, to facilitate reorganization of the properties that front on Miller road.

Sam Marshall ([00:54:09](#)):

And so it sounds like any language around here needs to be a require rather than may or encourage.

John Decker ([00:54:20](#)):

I agree with that. (Another - I agree.).

Charlie Wenzlau ([00:54:23](#)):

Yeah. And I'll just reiterate my point. It, it may be that the TDR isn't necessary.

Asaph Glosser ([00:54:27](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

You could call it cluster development, um, there's a bunch of different ways to get there, but.

Jeff Arango (00:54:36):

Yeah, I believe that it would essentially function with like, what's called fixed areas zoning. So you're basically fixing an area within a parcel where development can occur in this case, it's the front, you know, the front five acres. So Charlie's, Charlie's right. Um, you know, filing a official transfer of density. TDR may not be required because it's on the same parcel. Um, however, um, that would open the door, I guess, potentially to future zoning changes that could essentially change what could be developed on those parcels.

Sam Marshall (00:55:17):

Jeff is part of that, uh, cluster agreement. Would it be possible to say that, uh, for example, public access may, must also be provided to the back five acres? Cause I, you know, I could foresee it, not really feeling like an accessible spot and not functioning as, as a public benefit.

Jeff Arango (00:55:37):

Um,

Jennifer Sutton (00:55:38):

I think that, um,

Jeff Arango (00:55:40):

Isn't sorta two, two separate issues, right? I mean, if you do a TDR program, like a traditional TDR program where a rural parcel is sending it to the, to the, um, receiving area that does not come with any form of public access, it just simply takes away some of the, some of the development rights and use rights. But as Jennifer said earlier, maybe not all of them, uh, so public access would be, uh, something that would be negotiated. I think as part of the development approval. Now, if that property isn't developable, then you know, there's probably a better chance for that happening, but to write something so specific, uh, might be challenging. Um, but probably something the city would want to speak with the attorney city attorney about.

Jennifer Sutton (00:56:31):

Um, so I think that if is this the right map, sorry, I've, I've zoomed on you. I was going to say if, um, generally if, if trails or other non-motorized, uh, facilities are desired in particular locations, we want to make sure and Peter, you can weigh in on this. We want to make sure that they appear on a map that then, or in some other plan or document that then gets, um, approved by the council because then we can consider it in our capital planning and other, um, efforts. So, um, I zoomed down to this page, uh, figure 20. And, um, I think the, so - so improvements additions to the trail system is currently shown, um, in, in this area. So, so, um, what that means is that if, if we adopt this map and it makes it into our transportation plan, um, then just like with, you know, a shoulder improvement or, um, other road improvements or traffic calming, we can point to it and say, okay, you know, this plan identifies a proposed trail on your property, so we need to plan for that with your development.

Sam Marshall (00:58:09):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So would it be possible for us to make a statement in this plan that says, for example, and I don't mean to speak for others here, but just as an example, um, we, recommend the following up zone if, and only if these public benefits are,

Jeff Arango ([00:58:32](#)):

I, I think you could write something that approaches that in the policy piece. Um, but you can't really exact a trail through zoning. So I think, I think you can certainly have it on the map, right? And you can say that's an identified public facility. And so it has to be accommodated in terms of the development, but then there's, what's called a proportionality kind of test, you know, is the development is requiring a whole trail. And particularly if those improvements are paid for, by the property owner and the developer, um, you kind of have to figure that out. And so there could be, say a partnership between the city, um, where the landowner provides the easement and the city pays for some of the improvements. There are some nuances to that happened in the development review process that you can't really front load, uh, as specifically in zoning. But I think again, we can be from the policy language and we could talk about the intent of it. Um, just some of the details I think get worked out. And part of that would be the scale of the development, right? If they propose just a small piece of a development, you know, to require a whole trail improvement might not fly, but if there was a complete redevelopment of the, or development of the five acres and that might justify it more. So I think there's, there's some steps we can take to that, but I, unfortunately, I think it's difficult because you have to enact the zoning before you can actually get the trail and you can only really get the trail if they propose a development, right. I mean, 20 years from now, if, if the property owner doesn't propose a development, the only way the city can get the trail is to, you know, be proactive about it and try to secure those rights.

Sam Marshall ([01:00:12](#)):

And so I'd imagine the same thing would be true for a stipulation around moving structures off the corner property. There would be no way to guarantee that that's going to happen.

Jeff Arango ([01:00:21](#)):

It's a tough one to guarantee because it requires, again, an action, you know, it requires a development proposal to even sort of kick in those requirements. But again, I think you can, because right now the challenge is, uh, one of the challenges is there's been some changes to how, um, you know, mini storage's is dealt with on the Island. So we have some policy language to help, um, kind of clarify what the committee's intent is relative to that issue in Island center. Um, but requiring it to be moved would, would be, I think, uh, legally challenging. Um, but, but certainly you can pave the way for that to happen.

New Speaker ([01:00:56](#)):

That's [inaudible] thanks.

Maradel Gale ([01:00:58](#)):

If, if you don't have the language in there, then when a developer comes in with the proposal, there's nothing for the planners to look at to see what you want and what the, what the community wants. And so that's why it's important to have the language in there, but you can't, you can't demand it until such time as there's actually a proposal. And then that the document becomes a basis on which the review is made.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([01:01:23](#)):

Oh, no, I, I completely support the, you know, the, and, and understand the benefit of having language in this plan. It just, unfortunately it sounds like there were that the upzone would guarantee the private benefit, but not necessarily put forth the public benefit.

Jeff Arango ([01:01:41](#)):

Well, yes and no. I mean, I think it, it, it guarantees that the public benefits are going to be a key part of the review of any proposal, but you can't guarantee that someone's even going to put forth a proposal. Right. So if property owners decide we're just going to not develop it, then there's, again, there's no trigger through zoning to get those public benefits. Um, yeah,

Jennifer Sutton ([01:02:03](#)):

I think what we're, you know, with this plan is trying to create the conditions that might help facilitate redevelopment and reorganization, um, in that, in that area, right. To help create

Speaker 8 ([01:02:20](#)):

The conditions where maybe that can take place. And then, um, yeah, so I don't know what, I don't know if it'd be helpful to zoom back up to the alternative three close up, um, based on where our conversation is. Um, um, but, um, related to the, the public benefit versus the private benefit, I would just, um, remind the committee that, like, you know, one of the reasons that, I mean, you're considering changing the land, the zoning on three properties, um, through this plan. And the reason that you're even entertaining that idea to begin with is because you've thought, okay, well, what given these properties and their location and how they fit into Island center, what do we want to be there in the future? Right. So if so, right now, Bainbridge gardens is zoned R-1 underlying zoning. If, if having forbid Bainbridge gardens went away, would we want it just replaced with a big fancy home? Or would we want it replaced with, um, additional commercial or maybe even mixed use development, right? Like that's why I think you're making the re you're considering. That's why you're considering changing the zoning for these different properties is because you see what changing the zoning in these areas could facilitate for the future, like outcomes that the comm-, that are good for the community, right. That's why you're, you're considering this.

Maradel Gale ([01:04:05](#)):

Meaning also that whatever is there now isn't going to always be there. And so how do we want this to look and feel in the future? And that's why changing the zoning will give more, more direction to what can be there in the future, as opposed to large scale homes, for example.

Jennifer Sutton ([01:04:26](#)):

Peter Coralis. Do you have anything that we, um, that you would want to add to the whole trail planning conversation and, um, getting trails or, or bike lanes built through the development?

Peter Coralis ([01:04:41](#)):

Yeah, I mean, I could say that, um, to Jeff's point about proportionality, um, if we do get it and try and in a plan and a proposal comes forth, um, by a property owner, um, you know, we wouldn't require them to build the entire trail, um, through and through, but we would, you know, lay the responsibility for the portion of the trail that he's mapped out on their property. Um, and so in that sense, it's a long game

Island Center Subarea Planning Process
May 5, 2021 Meeting

process, um, and hope that as all the properties develop, the trail will come together or there's kind of an outside partnership to do it all at once. That's the other Avenue for it, but, um, yeah, getting it on the plan. Um, it's definitely something that the city can oppose during, um, the development review process.

Maradel Gale ([01:05:39](#)):

Is there some specific thing that we need to kind of get closure on with this particular item?

Jennifer Sutton ([01:05:47](#)):

So I think we, I think we heard from the community that, or I think we heard from the group that we could rephrase that land use policy related to concentrating any density from a split zone property, into an Island center zone portion of the property. Did we, did I hear that correctly to, to allow that to happen? Okay. So we can make that we can make that clarification. All right. Um, Michael's next, um, suggestion for an addition was to have all future electrical power lines to be buried under ground. And, um, I wanted Peter's thoughts on, on this idea. I think probably island-wide, this would be great. Um, I was thinking that we would add it as a policy in the land use section on page 24, but, um, I don't know if you think it belongs more in the kind of public use public space transportation area or what your thoughts are about how we, how do we get this to happen?

Maradel Gale ([01:07:07](#)):

By having our own utility - I can tell you having being serving right now on the stakeholders group with PSE, for the relocation of a line that, that does the connection between whatever the Winslow substation and somebody else there is absolutely no way they're going to put that line under ground, even though it's running right through town. I mean, it just isn't going to happen because of the incredible expense. So this is called wishful thinking, and there's nothing wrong with saying it would be nice. I can just tell you that it isn't going to happen very quickly.

Peter Coralie ([01:07:43](#)):

Yeah. It is a very costly process to underground power lines. Um, you know, you can certainly, uh, make it a design standard for the corridor and, um, you know, have it imposed as, as development occurs, um, and you know, maybe there could be a partnership with PSE, but it's, uh, it's a difficult task.

Jeff Arango ([01:08:07](#)):

So can some of it be addressed in the franchise agreements? I mean, it's, you know, you never know exactly when those are going to come up, but we - don't think we used it to underground, but we did at least use it to have them move a pole and, or a series of poles and upgrade the poles. Uh, they would have, I think put an equal portion towards undergrounding through a cost sharing agreement, but we're, we were initially told no for a streetscape project out on, uh, would be, um, you know, and eventually because of the franchise agreement, we were at least able to get them to move it. Um, and given the proximity of some of those utility poles, even moving them might be something that has to be considered. So, um, the franchise agreement was, uh, was the mechanism where you're able to do that with.

Peter Coralie ([01:08:55](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I think the current franchise agreement, um, with PSC is that, you know, under city projects, we can get them to move, uh, poles. Uh, but I don't, I don't believe, and I'd have to check, um, that there's a good mechanism there to require the underground, but that would, it's something that we'd have to pursue further with a franchise agreement.

Maradel Gale ([01:09:17](#)):

Michael Pollock, isn't the city about with it's time to deal with the franchise agreement with PFC right now, or is that something else?

Michael Pollock ([01:09:25](#)):

Um, yeah, they're, they're in the process of doing that. Um, it's a somewhat lengthy process, but, uh, and we're not sure what the outcome will be, but, um, we'll see how that goes.

Asaph Glosser ([01:09:42](#)):

Given the volume of discussion that we have left in this plan, maybe if we're willing to agree to sort of some language that acknowledges the realism of this and the aspiration, and we can leave it at that. I don't know if others feel more strongly though.

Michael Pollock ([01:09:57](#)):

Yeah, I'm sorry. I'm interjecting. But, um, I thought that, um, uh, Maradel's points where we're unfortunately, um, spot on because POC does have a lot of, um, influence, um, and they can't entirely dictate terms, but there are some things that we're not going to have control over. Some of the things that Maradel pointed out are, are, are in that category. Unfortunately. So thinking about aspirational goals, I think is good. Um, conditions do change over time and, um, technologies emerge and such. So I think it's, I think it would be helpful to know what the community thinks about that. Um, but, um, as Maradel pointed out, don't get your hopes up.

Jennifer Sutton ([01:10:49](#)):

Peter can Peter and I brainstorm about where the best place to put that concept and that recommendation into the plan would be whether it's in a land use policy or in the infrastructure section on page 30 or even an overarching goal is, is the committee okay with us figuring out where the best place to fit it in? (Multiple - Yeah, that sounds good.) . Okay, great. Um, okay, I'm going to share again. Um, so Micah, Micah, um, sent in a comment wanting to make sure that the fourth - the alternative three includes public benefit and reassurance about, um, to the property owner about re being able to rebuild or move around the self storage facilities. So, um, as we talked about this before, but, um, we added this bullet to the policies related to non-conforming uses to relocate when it makes, you know, when there's a benefit, which is really like when it makes sense for the layout of a property. And so if this remained in the plan, then, um, then we would add specific language to accomplish this into, um, the non-conforming section of the code and maybe even, um, use specific standards for self-service storage.

Charlie Wenzlau ([01:12:31](#)):

So this is Charlie - is the intent to relocate within the same parcel or to relocate from one part of the Island into Island center.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:12:45](#)):

Charlie, the concern is that the, the way are non-conforming buildings or non-conforming use regulations are currently written is that it really locks, um, a building into the existing footprint. And what we've heard is like, uh, to, to maybe reorganize the, the corner property for safety, maybe it makes sense to shift some of it would make sense if it was being rebuilt to maybe shift around some of the existing self-service storage.

Charlie Wenzlau ([01:13:21](#)):

Okay. So I would, I, what I'm suggesting is that's what I thought is, I think it'd be clear to say, to relocate within the same parcel, if that's the intent, it's just not very descriptive.

Micah Strom ([01:13:32](#)):

It would be to an adjacent property, I would think because it's in the corner to the other, the next one to the, to the East.

Scott Anderson ([01:13:39](#)):

Yeah. Within, within the Island center zone, I think would be the right language. And I agree that makes, makes it more - more clear.

Donna Harui ([01:13:54](#)):

If I could interrupt while we're looking at, um, figure 16 on page 24. Um, the, the maximum building footprint for the Bainbridge gardens node is 4,000 square feet, which is the existing square footage of the main building now not counting the greenhouse. So are we saying, does that indicate, or is that referring to any further development or is that existing development? So would the buildings that already exist there could they continue to be there or is that too limiting? How does that, I don't understand how that works.

Jennifer Sutton ([01:14:29](#)):

Um, the development standards would be just prospective to apply to new development.

Donna Harui ([01:14:37](#)):

Thank you.

New Speaker ([01:14:38](#)):

But, Donna could rebuild a couple, 4,000 square foot structures on her property. She's not limited to the one 4,000 square foot building.

Jennifer Sutton ([01:14:50](#)):

Right? Right. Yeah. So this is, if there's more than one building, you know, if the, uh, property right.

Donna Harui ([01:14:58](#)):

If we reconstruct a new greenhouse, it it would be limited to being 4,000 square feet. That's the way it's currently this draft would say yes. Right, right. And the first thing, but you could have more than one of

Island Center Subarea Planning Process
May 5, 2021 Meeting

those. Um, but then we have our lot coverage that is the upper limit of total building footprints on a property. Yep.

Micah Strom ([01:15:23](#)):

Just a quick question. We have, I think it's close to 10,000 feet square feet on our building between the whole area. So if it were to burn down, are we limited to 4,000 square feet per building? We'd have to have a bunch of separate buildings.

Jennifer Sutton ([01:15:43](#)):

Um, then yeah. So the, so yes, in theory, if the way this is written that your existing 10,000 square foot building, um, would become kind of a non-conforming building to size, um, our nonconforming section does have provisions, um, in case of an emergency, like fire that you could reconstruct to the existing, um, you know, layout. (Strom - Okay.) So when it comes to an emergency like that, sorry, people check on that often, or insurance companies call to check on that often. Um, can we rebuild something? Okay. Um, so is, so we discussed, uh, we're gonna make a slight change to this new bullet to say, uh, um, within the IC zone. Okay. So

Micah Strom ([01:16:47](#)):

Is it just one question, is that, that specific IC zone, or can one move from one IC zone to another?

Jeff Arango ([01:16:55](#)):

It's all one really. So theoretically anywhere within the IC zone. Yeah. Even like within, you can transfer between the nodes, I guess the way it's written now. Yeah.

John Decker ([01:17:06](#)):

Do we want to get more specific and say it has to be an adjacent property? I'd

Micah Strom ([01:17:13](#)):

I'd say adjacent.

Jennifer Sutton ([01:17:13](#)):

So to say within the, within the same property or adjacent properties on property or adjacent properties,

Sam Marshall ([01:17:24](#)):

So wondering, do we want to address the footprint of the use so that if that use were to transfer from one person to another, that the footprint of that use couldn't double for example.

Jeff Arango ([01:17:35](#)):

Yeah. It would be limited to the same square footage under the non-conforming provisions. Yeah. Good point. We can, we can make that clear.

Jennifer Sutton ([01:17:47](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Okay. So let's see. Um, I'm gonna, I'm going to toggle back to the comment for the next comments. I'm going to share the, Oh, I didn't. I,

Charlie Wenzlau (01:18:08):

Jeff, it's Charlie. I just have a quick question. So let's just to finish up on that last comment, let's say it did want to relocate to an adjacent parcel and it wasn't through a fire or some emergency damage. Wouldn't it then be required to be rebuilt to the 4,000 square foot footprint?

Jeff Arango (01:18:30):

No, because we're giving special provisions for it because in exchange for allowing them to move it at the same size we would, um, I mean, maybe we need to add to that also a nonconforming structure so that we cover both. But I think the idea is that you would essentially literally move the buildings and therefore you had, you would get some allowances in exchange for those public benefits, which would be, you know, the policy language would be honed into the zoning to describe a little bit more about how that would be.

Charlie Wenzlau (01:19:02):

Okay. I, yeah, that, to me, isn't clear the way it's written. I conservatively I would interpret that if you, through an action of your own, decide to rebuild your subject to the 4,000 square foot, unless you clarify that. Yeah.

Jeff Arango (01:19:17):

Oh, that makes sense. In every other instance, that would be the case. Yep.

Jennifer Sutton (01:19:20):

Yeah. Yeah. And, and to have the special provision would be consistent with the council's approach to help maintain, um, existing self service storage. When they made the decision to prohibit new, they made clear that, uh, existing self-service storage could retain and maintain, you know, the amount of space that they have. So that would be consistent. Okay. Um, Micah, anything else about this comment of yours? (Strom - No, that was it.) Okay, great. I'm gonna, I'm pulled this up. I'm going to zoom in, um, cause Michael had kind of a multi-part suggestion for, um, the, the zoning, um, for, uh, for few, for properties that would be new, um, neighborhood center zoning. So, Michael, do you want to describe it because, or do you want me to try to describe your idea?

Michael Loverich (01:20:30):

Um, you might do a better job.

Jennifer Sutton (01:20:32):

Okay. So, so in this plan, um, you're considering changing the zoning for, for three different areas, um, from residential zoning to neighborhood center zoning, um, the Bainbridge gardens property is zoned has underlying zoning of R-1. Um, the small property that is across Miller road from Modern Collision also has, uh, uh, density of R-1. And then, and that shows up in the Issei Creek node of alternative three, and then the New Brooklyn, the Southern five acres of the new Brooklyn property that's just East of, um, the corner has an R 0.4, which is one unit per two and a half acre current zone. Um, and so the IC zoning that is currently proposed in the draft is a base density of two units, an acre with an available bonus

Island Center Subarea Planning Process
May 5, 2021 Meeting

density of an additional two units in acre, if those two bonus units are designated as affordable housing. So I think what Michael you're proposing is that, um, like, so to take the Bainbridge Gardens, um, property is an example, is that, um, the property, we would, uh, say it's IC Center zone, but instead of having the neighborhood center density of R-2, we would keep it at the R-1, um, density and let it go to R-4, but, um, four, uh, the sorry, three of the additional units per acre would have to be affordable. So that there would be, so you're proposing no change in base density for any of the properties, um, for any of the properties that would move from residential zoning or that you're considering moving from residential zoning to neighborhood center zoning.

Michael Loverich ([01:22:41](#)):

Right. And the idea was to try and get more affordable, more opportunity for affordable housing. Um, because for one, if everyone's on septic, then, um, it would be easier to get an affordable unit in there. Um, whereas if you build up to R-2, we might be maxing out things anyways, or when there's no requirement to have affordable housing anyways. Um, and so people might just get upzoned and just build what they won't do, the additional affordable housing. So this might encourage, um, someone to do more affordable housing because, um, uh, the property values are kept a little bit lower because of this, but also just there's, it's easier to do, um, potentially affordable housing in this scenari.

Maradel Gale ([01:23:37](#)):

Michael, I don't understand how that encourages it.

Michael Loverich ([01:23:45](#)):

Um, so my concern would be that if we upped it on a property that they are just going to, and if they decide to build residential, they will just do the market rate residential. And that there's not really a reason to do affordable housing because there's no incentive to, and perhaps the infrastructure isn't there to do it. Plus it's pretty common that developers really don't want to be creative or go outside of the box. So it's hard to get someone to think creatively about how to get the units in there while if the base density remains low for market rate, you could, um, pair, you might be able to pair more easily with not-for-profits non-profits to get the housing in there. There's more space available for affordable housing on the property this way. Um, and there's better infrastructure for those units as well.

Charlie Wenzlau ([01:24:50](#)):

Michael, can I, um, I think it's a really intriguing idea, but I, I guess just to emphasize maybe where Maradel was going, affordable units, everyone knows, or are a loss leader, and that's why only, typically only groups like HRB can do it because they get subsidies. I'm wondering if the way that you could access that bonus density, like it was just described as you can't just build a second market rate unit and stop, the only way you get the second market rate unit is you have to do the two affordables with it.

Michael Loverich ([01:25:32](#)):

I mean, I think if there is a way of requiring yeah, the affordable units, I mean, so how would, how would that relate to, let's say a and R 0.4 property. We'll just play that out a little bit.

Charlie Wenzlau ([01:25:51](#)):

Okay. So let me try one more time. Cause I've given a lot of thought to this over the years, and it's, it's an intractable problem. Um, say your base density is one market rate unit, and we've allowed four units

Island Center Subarea Planning Process
May 5, 2021 Meeting

on that property. And if it was built out, uh, two of the units would be market rate and say two would be affordable just under whatever scenario that plays out on you're correct. Most developers would not build the affordable units because they lose money. However, the market rate units are pro you know, create profit and in some ways can help subsidize the affordable units. So I would argue you have under this scenario a better chance to see some affordables built. If the developer can achieve a little more profit with that second market rate unit, somebody like HRB, if they could come in and get nine affordable units, that's an incentive, but it's really for an affordable developer, not a market rate.

Micah Strom ([01:27:02](#)):

What about just requiring for every market rate house, your home, you build, you require them - also have to have it affordable. They have to build two.

Shawn Parks ([01:27:13](#)):

And Charlie, um, uh, is that something, are you also kind of saying that is something that COBI would need to get behind and not just verbally back, but financially back?

Charlie Wenzlau ([01:27:26](#)):

There's two, two parts. One is, and again, Jennifer, Jeff could comment on this. Um, if you wanted that optional second market rate unit, then the city could tack on that you have to do the affordables, but it's only as long as it's optional. Otherwise it becomes kind of an unfair tax in my understanding. I'm sorry,

Shawn Parks ([01:27:53](#)):

I'm saying if COBI was supporting age, uh, affordable housing Bainbridge in a meaningful way and saying like, if you wrote it that way, but if the funding was coming from HB or a third party, you could still mandate that two out of four had to be affordable as long as the developer is not on the hook for it solely. Correct?

Charlie Wenzlau ([01:28:15](#)):

Yeah. Yeah. So it's, I, I'm just trying to be a little, I think the idea Michael, is really interesting, um, how you laid that out, but just know that affordable housing units market rate developers are not going to build them - pretty - I think that's a fairly accurate statement, but HRB, and if the city has the funds to support it, uh, to Sean's point, then yes, it's, it's possible.

Asaph Glosser ([01:28:46](#)):

Would that dynamic change if the density bonuses allowed for affordability increased more dramatically?

Charlie Wenzlau ([01:28:54](#)):

I think the thing that we've often said is that every time you have a, let's say a required affordable unit, you need to tack on some type of a market rate offset, because if it's just a straight, affordable requirement, one, it's likely not going to be legal because it could get to be a disproportionate cost. Um, so to the extent it's like a carrot and a stick, you require it, but you don't want to make it so hard to do that nobody will be able to do it.

Michael Loverich ([01:29:31](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

But we also have commercial paired with this. Yeah. So that does change it slightly. And then it may not be a whole lot, but it does paint it a little bit. Um, John, are you trying to talk?

John Decker ([01:29:53](#)):

Yeah. Under your proposal to effectively we're not upzoning anything other than for low income housing, is that correct? Which seems like it coalesces with what we heard from the public. I'm just, that's all I wanted to say. So none of the properties are being upzoned other than for low income housing and that discussion about whether that will happen or not, or how, um, understood. I mean, with, that's been said, I think that's understood by everyone. Um, is it sorry John - uh, doesn't mean that situation isn't going to change in the future? I mean, I think it was pretty clear that the public input was, we don't want a lot of increased density. Um, and this approach kind of adheres to that, but also allows for the possibility of solving some of the other problems we see.

Sam Marshall ([01:30:50](#)):

And just to clarify with this approach, we're not upzoning in residential, but we are adding some, uh, some parcels that did not previously have the ability to develop commercial. Is that correct? (Decker - Correct.).

Maradel Gale ([01:31:09](#)):

Charlie, is there some language that you could suggest that would make this more workable?

Charlie Wenzlau ([01:31:19](#)):

I, I think what Michael has put forward to me is a really intriguing idea. And my question is, should it supplant what you've already come up with or is it an interesting option? I don't know which I think the way it's written is, is intriguing and it's legal because it's optional, which is important. Um, so no, I, I can't think of a better way to, to write it. It's just making the choice. Should it supplant what you've already come up with?

Asaph Glosser ([01:31:56](#)):

So initially I looked at this and I liked, and I, my understanding was that it would potentially incentivize affordable housing. What I've heard in this conversation today suggests that the most likely outcome by a high margin is basically the status quo. And if, and if people who understand this dynamic better than me are saying that I'm less inclined to support it than I was when I read it, to be honest, because I don't think,

Michael Loverich ([01:32:31](#)):

What version are you talking about, sorry.

Asaph Glosser ([01:32:33](#)):

So, so your proposal, Michael when I first read it, I was like that the more affordable housing is good, but what I'm hearing is that the sort of it's the way that that is zoned. There's a high probability that the result of it is the status quo, which is not going to support affordability

Michael Loverich ([01:32:52](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Well, so my argument against that would just be the way that it's currently written in the report is that we will probably get million dollar residences that are built and zero affordable housing as well. And so I'm not really sure - that seems more of the status quo.

Asaph Glosser ([01:33:14](#)):

Brings me to, uh, to think that the, the way to reduce the probability of that is to think not just about the number of houses, but their size and the expectations around it.

Michael Loverich ([01:33:30](#)):

Well, the size doesn't, it does make things cheaper, but sometimes, but you can see units that are small, be very expensive. Um, and so there needs to be a lot of restrictions that are in place, keep the costs down, and we don't have those restrictions and we don't have those mandates.

Jennifer Sutton ([01:33:53](#)):

Well, the thing about, so when, uh, when a project is using a program, um, a program and, and building a affordable unit that maybe is required, or maybe they're choosing to build an affordable unit as part of a program where they get some other benefits, um, you know, it's up to the developer to do the math in their buildings so that they can make it all pencil out and be able to rent or sell that affordable unit at whatever income level is required under the code they're working under, right. That's, that's not up to the city, but I think kind of the underlying, um, what we know about, uh, market rate development, uh, compared to nonprofit development is that it takes market rate units to help underwrite the construction of affordable units, the construction and rent and sale of them. So I think my concern with your proposal is that it reduces the number of market rate units while increased reducing the potential of market rate units. While even if it's allowing more units, many more of them would need to be affordable. So I think it would just result in the status quo or just like one really big, nice unit, because one nice unit can't underwrite, maybe more than one affordable unit.

Shawn Parks ([01:35:24](#)):

But if we all agree that a developer can't take it on themselves, can't you still write policy or preference that is pushing whatever one's trying to get at. Like, I hear what you're saying, but it's in a way it's, it's not actually moving forward. I think if we can all say like, we need COBI to invest or somebody else to invest to get affordable housing, but if we can say that you can't do it without X amount of affordable housing, it, it actually pushes or helps move future policy. No?

Asaph Glosser ([01:36:04](#)):

So what would that look like in concrete language.

Shawn Parks ([01:36:07](#)):

That is a great question, I'm just trying to weed through what I'm hearing.

Jon Quitslund ([01:36:14](#)):

Can I, could I interject a little bit, uh, from our planning commission perspective, um, maybe we can find some language in the planning commission process that we won't get to tonight. What I've been hearing very clearly is there are certain things you want, and there are definitely things you don't want. And if you're very clear about that, whether it's just within the language of this meeting, or it's all somehow

Island Center Subarea Planning Process
May 5, 2021 Meeting

written into the, into the report, we can work with that. And, um, nothing is going to happen overnight. And we have we're in an environment where the city council has just begun um, the process of establishing a housing action plan. It didn't receive full support on the council and Jeffrey, uh, uh, Michael may want to speak to this, but the housing action plan, uh, will take perhaps two years to do its work with a lot of public outreach and a lot of, uh, consensus building around, uh, what we want for this community, uh, especially in the area of affordable housing and by affordable housing, I mean, housing that is for the missing middle as well as for, uh, you know, 50% of AMI or 80% of AMI and that sort of thing. Um, if it should be possible, and it may involve, uh, what Jeff was talking about referring to the project on Whidbey, where, um, there was a lot of community volunteer labor and maybe, uh, the use of recycled materials and various ways of cutting the cost of building, taking it out of the hands of a, uh, a big development firm or a big construction firm, making it a community project. That sort of thing really has potential in Island center. And as long as you're clear about, um, what's desirable and what is definitely undesirable, uh, you're going to be building a barrier to, uh, a takeover by, uh, somebody who, who will just run away with, uh, the potential for things, you know, and we have, we have a design review process that, uh, will, uh, get in the way of, you know, something that is not in keeping with your, uh, your ideals. So don't try to write all the language we can't, we don't have the underlying, underlying, uh, inclusionary housing ordinance. We have crap in the, in the municipal code where we're, where we need something that is coherent and, uh, and really kind of ambitious.

John Decker ([01:39:30](#)):

And on that note on that note, does it make sense to, I personally think we should, as a committee vote on whether we go with Michael's proposal, which focuses more on the potential for low income housing, affordable housing, versus what's currently in the plan, which is upzoning to everything up to two, and then going there. So does it make sense to, as a group decide which language we want to be associated with this now, and then let the planning commission take it from there?

Scott Anderson ([01:40:04](#)):

I would like to say something as to the awkward position being, but, um, there's been talk about moving storage about incentivizing low-income housing, but that, that corner could stay the way it is for a long time. If, I mean, I could be long gone and I have no control over that. And no one being would be incentivized to move anything or build anything which may be acceptable to a lot of people. But there's been talk about traffic. There's been talk about safety. There's been talk about a lot of different things. And, and I can't see, I'm starting to have a difficulty seeing why somebody would move buildings around and actually costs themselves cost money just to move buildings around. There would be no incentive to change anything. And you currently have zoning that would, would, uh, put four, four big houses on the 10 acres and nothing would change on the corner. I, I, um, which is fine. Uh, it, it, it needs to be improved and, and that can happen, but I just would remind people that that's all

Asaph Glosser ([01:41:32](#)):

I was forced to vote between Michael's and the current, I think I would take the current, but I'm still curious to hear if there's someone who can propose an alternative that accomplishes our goals, that has a higher probability of some amount of increased density with a preference towards affordability.

Michael Pollock ([01:41:52](#)):

Hi, this is Mike. Can I, can I, I'm sorry to interject, but can I just weigh in, um, I just want to ask a little bit of what John Quitslund said, but perhaps a little more briefly, but, um, well, it's going to be helpful is to

Island Center Subarea Planning Process
May 5, 2021 Meeting

know what you guys want aspirationally. Um, and we've been struggling with this issue of affordable housing and how to get there. And so what's going to be helpful as it goes through the process is to understand what you as a committee aspire to, and if it's that you aspire to affordable housing there, or housing that's affordable, um, and just, you know, you're a community group that we want to hear what you would like to see there. Um, and we're not expecting you to have the answers for how to get there. Um, uh, and if you did, I mean, boy, I would be so impressive because we we've been at this for decades. So, um, I just, I think they're going to beat yourself over the heads, trying to decide what's realistic or not. And so I just encourage you to do give us a sense of the community and it could be divergent. Um, you're, you're, you're all of you. Okay. Just to provide a sense of what it is you would like to see there. And then it can go to the planning commission and ultimately the council and, and they can take that sort of under advisement.

Micah Strom ([01:43:21](#)):

I think we can all agree on the, on the committee that we want affordable housing. We don't want all market rate housing. We're not going to come up with a language we're going to be here again in two weeks or a month revisiting this because we're not going to get through the rest. But if we can come up with the language saying, we want affordable housing. Nope. Can't I don't know how it's going to happen. That's up to the planning commission. The city council will figure it out, but that's what we want. If we can agree on that, vote on that.

John Decker ([01:43:53](#)):

That's where I think the current proposal was trying to resolve that issue on it's not doing it. So the, as it's written now was trying to solve the problem. And it's not, I think leaving the underlying zoning as it is, and allowing for increased zoning that's affordable. That's our aspiration. I mean, to me, I'm so concerned that it's going to turn.

Michael Loverich ([01:44:21](#)):

Yeah. And it's also just thinking toward the future too. Like if as zoning and everything changes, it's easier to add market rate homes to an existing property than it is to take them away or to add affordable home. So like, if we go with my proposal, if in five years, they're like this hasn't gotten anywhere, it's much easier to add in to up zone and add an additional, uh, capacity for market rate homes, um, or it's much harder to get the affordable housing in. And, um, I don't know. I think it's, we have better chances, I think with my proposal,

Jennifer Sutton ([01:45:08](#)):

What about Charlie's idea, which is kind of, um, which was kind of in between your proposal and the current draft, which is keep it at R-2 with two, um, bonus units, if affordable, but you only get the second market rate unit if you've, if you've constructed one affordable unit. So you can't build more than one market rate unit without building an basically an offset affordable unit.

Michael Loverich ([01:45:39](#)):

I think we'll only get one unit.

Asaph Glosser ([01:45:42](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I feel like that increases the probability of getting a second unit because as it is now, we only get one unit anyways, right?

Speaker 12 ([01:45:51](#)):

No, (many).

Scott Anderson ([01:45:53](#)):

We've been at this for three years and we worked on that table for multiple meetings. And now in the last meeting, we're talking about voting on changing the table. Is that what I,

Michael Loverich ([01:46:02](#)):

It's never been resolved, Scott. That's why we're having to create it.

Scott Anderson ([01:46:06](#)):

Then why was the table created? And I do remember us, uh, that table was agreed upon, I don't know why we're in the last hour we're taking work that we did for probably multiple meetings. And we're making a shotgun decision to downgrade what we discussed on multiple meetings. I don't think it's just -

Michael Loverich ([01:46:36](#)):

We're trying to figure out the affordability. And I think that's become more prominent with a lot of the comments that have been coming in. And I think addressing it is important. And I think this is actually the strongest statement that we can say whether or not it works. We don't really know. We know that the status quo has not worked. We know that the past 40 years of development on the Island have just made it more and more unaffordable. And so this is some sort of attempt to be much different about the way things have happened in the past. And I can't guarantee that this is going to work. This is an experiment. I -everything's an experiment. This is something that I think we should try it out. We're really, it's such a small area that we're talking about. There's probably very few properties that would actually build any housing anyways, the next 10 years on their properties. Um, so I think this is a good place to test this out and really try and be something different.

Micah Strom ([01:47:48](#)):

I'll go with Michael's plans so we can move on.

Asaph Glosser ([01:47:53](#)):

I like what Charlie suggested. And if we go with Michael's, I'd suggest even greater density than what he's proposing.

Scott Anderson ([01:48:01](#)):

I would agree with Asaph.

Sam Marshall ([01:48:02](#)):

I think what I've heard tonight is that making the, the sort of the old school way of making things pencil for, for profit developers, isn't going to achieve the objective of affordable housing in a way that is also acceptable to the community's stated goals. And so I think we can all agree. We want to encourage

Island Center Subarea Planning Process
May 5, 2021 Meeting

creative approaches to generating affordable housing. Um, and to me, I see the merits to both approaches, but I, to me, I think Michael's approach, uh, allows for exploring more of those creative approaches.

Asaph Glosser ([01:48:43](#)):

Given that that's the majority, would folks who are supportive of Michael's be okay with increasing the density beyond what he proposed.

John Decker ([01:48:53](#)):

That seems to be, that would be something that would be taken up Island wide, as far as the housing affordable housing question goes. So - devils in the details -

Charlie Wenzlau ([01:49:07](#)):

I just, I just wanted to - just throw one thing back to what, uh, Michael Paula said a little while ago, really largely the goal here is to set a policy direction. The planning commission and council, or, and staff are really gonna work out the nuances of what's being discussed. Um, I think what Michael Loverich proposed is kind of aspirational. I don't think it necessarily is going to end up as a specific regulation. Maybe it will, maybe you hit it on the head, Michael, but it, it is aspirational because what it is you want to target as much of the increased density to affordable housing, as you can, if that's a fair statement.

Michael Loverich ([01:49:56](#)):

Yeah. I think you captured our intent. Okay.

Jennifer Sutton ([01:50:01](#)):

So with, um, so if, if the committee ends up making the recommendation that the, basically, I think what you've said is that the base density of the three areas that would be newly zoned Island center zoning would remain their underlying base density. So that means that those properties would have different densities than the other properties with Island Center zoning. Correct. So modern collision and, um, Jim Llewyan's property and all those other properties would have, the density are two and I guess are four with two bonus units for affordable housing.

Asaph Glosser ([01:50:51](#)):

Well, we wouldn't be, we wouldn't be down zoning those cause we talked last time about the -

Jennifer Sutton ([01:50:57](#)):

Right. Yeah. I just, I just I'd reiterate that. I think it's, I think it's diff if you're, if you're choosing to change to identify these properties, that they should be a different zoning for lots of different reasons related to what we want to see in the future. I think it's hard to, to treat them differently than the other properties that would have that zone. That's all. Um, but I mean, we could make it work in the code if that ends up being what's on the books. I just think it's, it's more difficult. And I, I, I just gotta say I, from everything we've read, um, I don't, I get affordable housing is expensive to accomplish. And I think just saying that we want more of it, we all want more of it, but I think just saying that, but not having the conditions to help it come about, won't get us more of it. It would just get us one big home, but that's, that's, that's just my 2 cents. I just wanted to clarify,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([01:52:07](#)):

Wait, the way it's written right now, that's the same result that will come out of it. Right.

Scott Anderson ([01:52:15](#)):

So I'm not understanding Michael's - the base zoning stays the way it is on the, on the, the newly zoned properties. (Loverich - Yeah. Because you're getting commercial) There's - here's (Sutton attempts to interrupt) - that, commercial not the problem. Commercial is not the problem.

Jennifer Sutton ([01:52:35](#)):

Yeah. I think one thing is that you can't like, we're talking about w we, we've gotta set aside, like, one person benefiting over another, like Donna benefiting or Mr. Narte, or Scott benefitting over another with us discussing changing their zoning. You know, the community, the community is benefiting because you all are thinking about what should the future of that area be and what should go there --

Michael Loverich ([01:53:07](#)):

I never said that I was complaining about someone benefitting over another.

Jennifer Sutton ([01:53:16](#)):

Interrupting - "single family home" I think you just said, but you get commercial. So I think I heard.

New Speaker ([01:53:19](#)):

No, I mean the upzoning gets commercial property. Sorry. I didn't mean that.

Scott Anderson Speaker 11 ([01:53:26](#)):

Isn't that somewhat, somewhat discriminatory zoning. Isn't it? (Decker - What, how?) Because you're distinguishing between the different properties.

Shawn Parks ([01:53:40](#)):

I mean, upzoning zoning is is not a right. Whenever you purchase a piece of property ever.

Jennifer Sutton ([01:53:49](#)):

(Anderson - No.) Yeah.

Sam Marshall ([01:53:53](#)):

I mean, isn't that what zoning is, is distinguishing between properties?

John Decker ([01:54:00](#)):

We're upzoning the property, we're just doing it in a specific way. That speaks to what I heard from the community.

Micah Strom ([01:54:07](#)):

So we're, we're getting into the details of zoning again, which is not necessarily up to us anyways. Why, why are we wasting and spinning our wheels on this when what we were looking for is affordable

Island Center Subarea Planning Process
May 5, 2021 Meeting

housing. Say, we want affordable housing. How are the looks? We don't know. Let's why spin our wheels through this and try to come up with a fixed one. It's not necessarily up to us anyways, I, this, this is we're going backwards.

John Decker ([01:54:33](#)):

I think the thing we're trying to avoid or in my mind is the idea of upzoning and just getting that with, with the potential for affordable housing, but just getting the upzoned portion and no affordable housing. So I think the way it's written now, that's probably what would happen of 50% ratio isn't going to work. But if we go even further, there's potentially a creative solution that will happen. Or the planning commission can come up with, um, something akin to Charlie's model, which starts to make more economic sense. Um,

Scott Anderson ([01:55:07](#)):

Interrupting - but isn't it our job to just say, we want affordable housing with a, in a higher ratio than, than, than it currently is that we aren't, we can't get prescriptive. We can just get, um, do our job and just recommend.

Micah Strom ([01:55:25](#)):

John Quitslund - Can't you take this conversation we're having and know what we're trying to accomplish.

Jon Quitslund ([01:55:31](#)):

I believe so. And I also want to say nothing is going to happen at Island center until we have a rewrite of, uh, 18, 12, and a rewrite of 1821, 1812 is the one is the chapter that establishes dimensional standards and also creates the base and bonus density scheme for, uh, for managing things. I'm not sure that's the scheme we need and it, and we haven't, you know, I've been looking for other, other models in different codes all over the place, and I haven't found it yet, but, uh, we are going to, um, I would say not make radical changes in, in what's possible, but well, we want to make more what we want to create more potential for a greater variety of housing, including multifamily and, and housing within, uh, mixed use, where there's a commercial on the, on the ground floor and that sort of thing. And in some ways, the language that's in the plan at this point is stuck in the past. You still allow a maximum unit, a single final unit size of 1800 square feet. I don't know why that's there because I don't know where it belongs anywhere in, in the Island center zones, uh, Island Center nodes. Uh, and there are some other things, but w I'm sorry, I have to plug my power in, um, this, this can be ironed out, um, in as long as we're all clear about, uh, aspirations and that I think it has been very clearly established, uh, uh, um, and in another frame of reference with other people, we can, we can move things along, I believe. And we definitely in the planning commission, we're not going to take something apart and get what we want opposed to what, uh, what, what the, uh, steering committee has been working on so hard for so long, uh, because your will, your will is already very clear. And we just want to, uh, try to implement that as effectively as possible, but it will take time before the code is ready to get to, to, uh, to create what, uh, what we all want across the Island or different parts of the Island. This is, uh, this is, this is kind of a test case that that's going to make a lot of things possible as we go forward with the action plan.

Maradel Gale ([01:58:29](#)):

Thank you, John. So are we ready to make some kind of final statement here on this? I've heard two different things. Jennifer, did you have -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:58:42](#)):

Should I put them either the development standards table on the screen to help or to Michael's comment back on the screen to help?

Micah Strom ([01:58:58](#)):

Okay.

Maradel Gale ([01:58:59](#)):

Yes. If it will help.

Michael Loverich ([01:59:02](#)):

Yeah. Are we going to vote on it or is that what we're doing?

Maradel Gale ([01:59:07](#)):

We have to come to some, we have to terminate this discussion. It can be done by a vote.

Micah Strom ([01:59:11](#)):

If we all want affordable housing, raise your hand.

Michael Loverich ([01:59:18](#)):

Well, I think that, I think we need to either about on the thing that I said, or what's in the, um, what's currently written, or if someone has another proposal, we can also add that to that to the vote. Um, so Jennifer, it might make sense that call up my suggestion, just so that people can see it, we're going to vote on that.

Jennifer Sutton ([01:59:51](#)):

Okay. So this was Michael's suggestion and, um, it would amend, uh, figure 16 of the plan, which is the development standards table.

Maradel Gale ([02:00:15](#)):

Okay. We've had plenty of discussion on this. So I'm going to just ask for a motion.

Michael Loverich ([02:00:20](#)):

I'll make 'em can I make a motion on my comment? (Gale - I guess.) Okay. I make a motion to accept my suggestion for the change to the residential zoning to replace what is currently in the report.

Asaph Glosser ([02:00:41](#)):

So in advance of voting, I think we're allowed for discussion. I know I've had lots. I suggest that the density be increased from R-4 to R-8.

Maradel Gale ([02:00:51](#)):

I, before we have the discussion, I need a second on the motion.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([02:00:55](#)):

Oh, sorry.

John Decker ([02:00:57](#)):

I'll second the motion .

Speaker 10 ([02:01:00](#)):

Thank you Asaph, for your comment. So that would be, that would be an amendment that change it from R-4 to R-8. Is there further discussion on that Amendment? Or is Michael willing to accept that friendly amendment?

Michael Loverich ([02:01:20](#)):

Um, so we vote on the amendment and then we vote on the motion. Is that how it works?

Maradel Gale ([02:01:26](#)):

Yes.

Michael Loverich ([02:01:26](#)):

Okay. So we can accept the amendment.

Maradel Gale ([02:01:31](#)):

So it would read with all properties with IC designation can build up to an R-8 density. If all the additional units are affordable and other development standards are met. Is there further discussion on that then those who are willing to accept that amendment to the main motion, please indicate by saying aye, or raise your hand. (Aye - video indicates Marshall, Decker, Anderson, Strom, audio Glosser). Okay. I'm not seeing a majority. I'm seeing one, two, three, four. (Asaph - I'm not on video, but aye). Okay. So that's five, those opposed one opposed (video - Loverich). Okay. Then that amendment carries. So now we go to the main motion. Is there further discussion on the main motion, which includes the R-8 those in favor, please say, aye. Or raise your hand? (Video - Strom, Anderson, Decker, Loverich, Marshall, audio Glosser) Two, three, four, five, six. Okay. Any opposed? Then that carried. Okay. Jennifer, how much more is there?

Jennifer Sutton ([02:02:48](#)):

Um, let's see. Um, I think, I think what's most of the comments that are left, um, are clarification's or answering questions or reflecting, um, previous discussion. Um, so, uh, let's see. Um, Micah, uh, he wanted to confirm that the non-motorized improvements shown in the plan are included, were included with all of the alternatives and yes, they were meant to carry across the three different alternatives. Um, uh, you were concerned, um, about wanting to make sure that the, um, city lot remained publicly owned, wasn't sold or otherwise became more restrictive in how it's used by the community once the city invests in a flexible space. So, um, I would just, uh, say that we could look at the policies on page 29 related to public space, if we want to confirm that they're sufficient. Um, and then, um, I was going to tell you, uh, let you know that the, there are, the city does enter into partnership, has entered into a partnership with the park district in a few locations where we, the city owns an underlying property, but the park district helps us maintain it. Um, that's the case for several trails in different parts of the city.

Island Center Subarea Planning Process
May 5, 2021 Meeting

And it's also the case for waterfront park where the city retains ownership, but we have a agreement with the park district about them helping us maintain waterfront park.

Micah Strom ([02:04:51](#)):

My biggest concern with that comment was, you know, you see all of these other open spaces that are there for the public, such as Island center hall, or, um, you know, any of the covered areas that they need, the parks and they're all reserved. So if someone in the community wants to go use it, it's, they can't use it. Somebody's already reserved it. It's, it's not there for the community. That that's, that was my concern with it. It's to be able to ensure that it's there for the use of the, the community, um, for ensuring the parking for Kol Shalom if, if there's some big thing going on that has been reserved for, and it's on a Saturday, Kol Shalom may not have any parking.

Jennifer Sutton ([02:05:38](#)):

Yeah. I mean, I th the kind of things that can get reserved picnic shelters or other things, um, maybe we would have a picnic shelter, but, um, we could, uh, make it not reservable reservable. Um, I don't think the other uses that you've talked about for this area or the type of uses that kind of get reserved or booked, like in other parts of the park. Um, but we could add a policy here to, um, maybe add on to the third bullet to clarify that, um, that it, that the space is open to the public really freely.

Micah Strom ([02:06:29](#)):

Nope. That would accomplish what I was at, what I had in mind at least.

Jennifer Sutton ([02:06:35](#)):

Okay. Okay. Um, let's see. Um, you, you brought up a question about, um, what the committee he, that you thought the consensus was to not have on street parking as an option,

Micah Strom ([02:06:56](#)):

Just on option two, uh, parking 2.

Jennifer Sutton ([02:07:00](#)):

Yeah. And, um, it was debated a lot. Um, the final committee consensus, I think two meetings ago was to not have angled parking as a choice, but to include parallel parking as a choice, but not necessarily require it. So I have two options, one with, and without one without parallel parking, um, do, does the committee want to revisit that, um, previous decision,

Micah Strom ([02:07:36](#)):

Would that choice continue on whoever's doing the development or that choice be up to the planning commission?

Jennifer Sutton ([02:07:44](#)):

Uh, well, if it stayed in the plan then, um, through the planning commission review, then, um, you know, Peter, I dunno if you want to weigh in about how public works will we'll fold in these, um, cross section, the different options for the different parts of roadway improvements.

Peter Coralie ([02:08:08](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. I mean, um, if a typical section of the roadway is in the plan, um, typically the adjoining property that's developing has to follow that typical section that has been approved. So if we show a parallel parking, um, along that road frontage, that will be implemented during the development process as a public improvement.

Jennifer Sutton ([02:08:31](#)):

Uh, Peter right now, the plan has two different options for the same. Cross-section just North, just South of the, on Fletcher Bay, just South of the big intersection. Um, we'll, will public works kind of try to select one as your preferred option, um, while this plan is being reviewed or narrow it down?

Peter Coralis ([02:08:58](#)):

Um, you're asking for kind of a recommendation from public works on what we think would be most appropriate.

Jennifer Sutton ([02:09:06](#)):

Yeah. Like, do you, do, do you think that public works would kind of, um, uh, choose which of these options might work better prior to a development being a development proposal being submitted?

Peter Coralis ([02:09:19](#)):

Yeah, I think that's likely, um, especially if we, you know, we move forward these projects into the CIP.

Jeff Arango ([02:09:28](#)):

Yeah. I mean, I think if it was a city project that considered it, then you consider these and potentially other pieces as part of an alternative. And then I think the city would have some discretion in how they apply the appropriate, um, across section, if there's more than one and it might be based on what development is proposed. I mean, is there a need for on-street parking as event, you know, some further engineering or safety, um, analysis, you know, are there further constraints? I mean, this is all very high level, so there could be new information as part of that process that steers towards, uh, a particular outcome, um, is my, um, experience with these types of things.

Micah Strom ([02:10:07](#)):

I just don't see how parallel parking is going to work with such a busy street. No, that's my, yeah.

Jeff Arango ([02:10:13](#)):

I mean, if, if you really look at it, I mean, uh, you know, so many busy streets have a parallel, uh, parallel parking or even angle parking angle parking is, is more challenging in some situations, but, um, you know, again, that would be addressed as part of the engineering review. Um, based on my experience, I don't have, uh, concerns that it could work. Um, but I do think, uh, you know, having the options make sense because, um, depending on what's proposed and the engineering work, you know, you may find that it doesn't make sense to have it, um, or maybe the property owner really wants it because they think it's critical to the success of their business. Um, the other piece is that one of the, one of the reasons why we proposed it in part of that location is again, there's a right of way encroachment. So there is some parking that is in the, um, uh, development right there next to it where the gas station is that is actually in the public right of way. And so to accommodate the right of way improvements, some of that would have to be, um, improved as part of the public roadway. And so the on-street parking

Island Center Subarea Planning Process
May 5, 2021 Meeting

would be a way to replace that. And we, we recently did a project for the city of Lakewood, um, to create a festival street. And that was really the only way that we were able to pull off the project is we were able to take a bunch of private, uh, parking, um, that we needed to improve, to create the public space, relocated it. So it was a no net loss of parking and through a development agreement. Um, so I think, you know, having some of that flexibility based on what the, uh, property owner and businesses would want, I think is important. And that encroachment issue is, um, is definitely something that would have to be worked out in order to accommodate things like the path and, and other improvements.

Micah Strom ([02:12:09](#)):

Okay. Where can we move on from this is anybody feeling that we have to take that out? Okay. How many more Jennifer is two more, two more comments. Um, Micah, uh, related to cross section six, which is a cross section kind of right where modern collision and Island center auto are. And Micah's comment is, you know, the Island center auto property is small and they're parking for their businesses right next to the road, um, where they back out into the road. Um, does the do these cross sections kind of, um, if the property redeveloped, how would parking for their building fit? And, um, so the, the right of way looked like it was 60 feet in that location. Um, and the re you know, the, um, so I think in theory, these things could fit in, but how you would design the access to that business.

Jeff Arango ([02:13:25](#)):

Yeah. You, you would probably have to still allow, like, in instances where it's sort of like street parking, like parallel parking, where they're pulling directly into the space, you know, you couldn't do much in terms of access management, but I think you could have fit the improvements in the 60 feet. You just would have to, I think, accept that, that bigger curb cut, because otherwise you'd lose parking for the private businesses. So, you know, we could add a note about that or something, but, um, I think it's really about access management and not about necessarily encroachment, um, is my understanding in that location.

Charlie Wenzlau ([02:14:02](#)):

Yeah. Just quickly, if a property was to redevelop, then does the city have the ability to enforce then the installation completion of that road section? If the parking can be relocated?

Jeff Arango ([02:14:21](#)):

I think it depends. This is a tough one in the sense that it depends again on the intensity of what's proposed. And then I think it depends on, does it make sense to build such a small stretch, right. If it doesn't connect anywhere, you know, typically the frontage improvements, um, you know, only work either when it's a large development or it's like filling a gap. And so since this is such a long corridor, I think really to make this work, there's going to have to be a public project component of it. I don't think all of it could be done, but if those two things linked up, then they could pay a proportional chair. I guess this is the way I would look at that. Yeah.

Peter Coralis ([02:15:02](#)):

Echo that sentiment. Um, and you know, certainly we would be looking at it through the lens of putting in those improvements, um, through a public project. Um, and where, you know, if it didn't make sense to have any private improvements installed, um, we would pursue it.

Jeff Arango ([02:15:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Yeah. And the other thing that you could do is you could say on the books, it's a requirement, right. But you can say, you can pay a fee in lieu. So it's not like an impact fee, but they pay a portion, it goes into a fund and let's say, you know, the city has plans to improve it in, in three years or whatever. Um, then, then that money could go towards it. And that would be sort of a voluntary contribution, which actually benefits the property owner and developer too, cause they don't actually have to build it. And then you don't have this sort of awkward inconsistency with just one portion of it built.

Jennifer Sutton ([02:15:52](#)):

Um, okay. So is so adding some language, um, related to access management in the, um, the, I think maybe in the strategies and policies for transportation to kind of ensure that that's accounted for. Um, does that address your concern Micah? Yeah. Okay. And then the last, uh, the last suggested Michael, you suggested adding language to say that new development and subdivision in our boundary would be required to do the, um, transportation improvements and trail improvements. (Loverich - Yeah.) Um, I, I think we already have that covered. (Loverich - I think we did.) Yeah. Not only because, um, we're putting it at a plan and then hopefully the plan will be approved, but then, um, all of the decision criteria for all of these kinds of larger permits, there's always a decision criteria that says something to the effect of the, the development is consistent for condition to meet, um, the Island wide transportation plan or any other adopted capital plans or, you know, all adopted plans. So kind of, there's like a catchall, uh, decision criteria for all of those types of permits. That would point us to look at the Island wide transportation plan for instance, and the Island center plan. So, okay. So that is the last of the comments and questions we'll stop sharing or maybe I shouldn't I'll stop sharing.

Micah Strom ([02:17:41](#)):

Jennifer. I had one other thing on the trail systems on the map with the trail systems. Yes. There is the trail that goes, that you had proposed, it went, uh, through the 10 acre piece. And then all the way up into, um, Issei Creek between basically between the modern collision and Bainbridge gardens, it would be, I was, I was just looking at it. I couldn't couldn't didn't see it before, but it would be, I think, beneficial to follow the road. That's already there versus trying to play something through, uh, where there's not where it's all woods right now.

Jennifer Sutton ([02:18:22](#)):

So,

Micah Strom ([02:18:27](#)):

So, um, so when you go up past coal Shalom and then if you follow the act and the road actually goes a little bit further than kind of almost almost meets up at the Creek and then comes out, which would be Maxwell street, there's already a road there.

Jennifer Sutton ([02:18:42](#)):

Okay.

Micah Strom ([02:18:44](#)):

Just something I noticed on the,

Jennifer Sutton ([02:18:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So we should amend, amend those Aqua dots. Okay.

Micah Strom ([02:18:54](#)):

Just follow the road that's there. And then plus you could have it by the street.

Jennifer Sutton ([02:19:00](#)):

Okay. Thank you. Okay. That gets us to the final issue. I think, which is, do we present this with three alternatives or do we say this is the alternative we want? And if it's the latter, which one do we want?

Asaph Glosser ([02:19:27](#)):

At the risk of being too forward - I move that we as a committee present a single alternative alternative, and that alternative is number three.

Maradel Gale ([02:19:37](#)):

Is there a second? (Anderson - I second.) . Okay. Could we have any discussion? All right.

Michael Loverich ([02:19:48](#)):

I do. Yes. Yeah. Yeah. Go ahead, Michael. Uh, I would just like to make a friendly amendment to reduce the R-8 to R-4.

Maradel Gale ([02:20:05](#)):

Would you support the, the motion if that happened?

Michael Loverich ([02:20:13](#)):

You're asking me?

Maradel Gale ([02:20:13](#)):

Yes. You were the one who said it.

Michael Loverich ([02:20:15](#)):

Yeah, I would. Yes, definitely. I would definitely support. Yes.

Maradel Gale ([02:20:19](#)):

So this is where there's needs to be a discussion between Asaph and Michael, unless there's somebody else who wants to weigh in on this issue.

Asaph Glosser ([02:20:28](#)):

I imagine, Michael and my preferences are pretty well established at this point.

Michael Loverich ([02:20:33](#)):

Yeah, they are.

Maradel Gale ([02:20:40](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So the, so are you making a formal amendment, Michael?

Michael Loverich ([02:20:47](#)):

Yes. That was a formal amendment.

Maradel Gale ([02:20:49](#)):

Is there a second to the amendment to change from R-8 back to R-4. (Decker - I second it).

New Speaker ([02:20:57](#)):

Okay. Is there any further discussion we already discussed it and voted the other way?

Michael Loverich ([02:21:01](#)):

Sorry. I think that was wait. Who seconded it? Who just said that. Oh Micah did.

Maradel Gale ([02:21:07](#)):

I don't know who did, somebody muttered. Okay. So we've already voted once to change this. Now the vote is, do we change it back again? Is there further discussion those in favor of the amendment to change from R-8 to R-4, which we just did the other way around, please indicate by saying aye or raising your hand? Two, three. (Video - Loverich, Marshall, Strom - Okay. Those opposed? (Ayes) Two, three, four - (Anderson, Harui, Glosser, Gale) Okay. So the the amendment fails. So now we have the main motion and that's open for discussion, which is that we present one,

John Decker ([02:21:58](#)):

I didn't have audio. What just happened? I didn't have any audio. I couldn't hear anything. What did we vote on?

Maradel Gale ([02:22:06](#)):

Voted on what? We just did undoing it again from R-8 back down to R-4.

John Decker ([02:22:14](#)):

Okay.

Jane Rasely ([02:22:16](#)):

Just so I can, um, excuse me, just so I can capture the record. Um, correctly, the ayes were Michael, Sam and Micah -

Micah Strom ([02:22:30](#)):

For bumping it back to R-4. Yes.

Maradel Gale ([02:22:32](#)):

Yes.

John Decker ([02:22:34](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I'm going to join that crowd. Sorry.

Jane Rasely ([02:22:36](#)):

And John, and then nays where Scott -

Maradel Gale ([02:22:46](#)):

Sam, Donna, Maradel, and Sam, where were you?

Jane Rasely ([02:22:53](#)):

He was an aye. So Maradel you're voting nay?

Maradel Gale ([02:22:57](#)):

I thought, yes, I was voting nay I thought there was a tie.

Asaph Glosser ([02:23:03](#)):

and Asaph voted nay. And Donna?

Donna Harui ([02:23:08](#)):

Voted nay.

Jane Rasely ([02:23:08](#)):

Okay.

Maradel Gale ([02:23:09](#)):

Did John vote?

Jennifer Sutton ([02:23:12](#)):

Yes, he voted, yes. Okay. So there is a tie. (Maradel - so there is a tie.).

Maradel Gale ([02:23:18](#)):

So there's a tie with me voting?

Jane Rasely ([02:23:20](#)):

Yes.

Maradel Gale ([02:23:22](#)):

Okay.

Jennifer Sutton ([02:23:23](#)):

Because Mark Tiernan isn't here tonight so we can have eight members.

Scott Anderson ([02:23:29](#)):

Okay, cool.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:23:32](#)):

Okay. So now we are, I guess then the motion failed. I mean the motion passed. So we're now back down to R-4.

Asaph Glosser ([02:23:39](#)):

I thought we were tied.

Jennifer Sutton ([02:23:42](#)):

Well, yeah.

Maradel Gale ([02:23:43](#)):

I guess we are, then it does not pass -

John Decker ([02:23:51](#)):

Yeah, we need the majority to pass.

Jennifer Sutton ([02:23:52](#)):

Yeah.

Maradel Gale ([02:23:53](#)):

Okay. So then we are now dealing with the basic motion, which is to make one, make a recommendation for a plan for Island center. That is, um, alternative three. Currently that becomes the only alternative is there further discussion?

Sam Marshall ([02:24:15](#)):

I would suggest that if the community or if the committee, excuse me, is going to vote on a preferred alternative, or suggested alternative that we still include the materials that represent the other alternatives, um, to, to pass along in the final plan.

Maradel Gale ([02:24:29](#)):

That would be like in an appendix?

Sam Marshall ([02:24:30](#)):

- or as it is now, but we state our preferred -

Maradel Gale ([02:24:37](#)):

I think that's - that's - a very personally, I'm going to just say this again. I think that's not a good idea to have it just say, Oh, well, here we are. All three of them. I think we need to say what the one is that we want and then put the others in as, as an appendix.

John Decker ([02:24:50](#)):

But is there an aye?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:24:56](#)):

No, we haven't voted on it yet.

Asaph Glosser ([02:25:00](#)):

I agree with Mardel it's about the order in which the way in which they're presented.

Jeff Arango ([02:25:07](#)):

I think Sam was just simply saying that the alternate other alternatives should go with the recommendation. I don't want to speak for you, Sam, but I think that's what you were saying.

Sam Marshall ([02:25:14](#)):

You know, that's correct. I'm -

John Decker ([02:25:18](#)):

sorry - That's what I heard, too.

Jeff Arango ([02:25:18](#)):

which, which is, which happens in a lot of, I think, as long as there's a recommendation, to be able to show your work and say, you know, here are the other two alternatives that were considered, you know, is, is very typical.

Maradel Gale ([02:25:34](#)):

I'm still not clear if they would go in as part of just part of the whole plan right in there, like alternative one, two and three. And we like three, or if they go in here is the plan that the committee recommends. And here are two that we talked about, but aren't recommending, okay.

Jeff Arango ([02:25:49](#)):

I think it's the latter piece. And then you could figure out whether the summaries of alternative one going into appendix, where they go in the plan, but it either way it has, you know, one alternative that's recommended and is kind of the core part of the plan.

Maradel Gale ([02:26:02](#)):

Yeah. And I'm arguing that we should not have an alternative. We should have a plan. And then there can be other things that are indicated that these were other ideas that were suggested, but they are not the one that was ultimately chosen. (Yep.) (Correct.) It's a difference. (Correct.).

John Decker ([02:26:19](#)):

I think showing our work as an appendix would be the way to put it.

Maradel Gale ([02:26:22](#)):

I would agree further discussion.

Sam Marshall ([02:26:28](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sorry. I just lost internet there, but I think I agree with what I just heard.

Maradel Gale ([02:26:31](#)):

Okay. So are you ready for the question? So the motion is that we put forth the recommended plan for Island center based on the work of this committee over the last couple of years. And that, that plan B what now is alternative three and that the other work be included as an appendix to show what else we had talked about those in favor, please say, aye,

Sam Marshall ([02:27:02](#)):

Maradel, may I make one suggestion that we separate those two things that the, that the suggested alternative stands alone in the plan while the others two are in an appendix. And then after that, we vote on the recommended alternative.

Maradel Gale ([02:27:18](#)):

Ok, that sounds fine to me. So the motion then is that we have the recommended plan and the other two items are in an appendix. Please indicate if you're in favor of that by saying aye. (Ayes).

Jane Rasely ([02:27:34](#)):

Can, I apologize again, but there's not actually a motion on the table for that.

Maradel Gale ([02:27:38](#)):

Oh, I thought he just made one. Sorry.

Jane Rasely ([02:27:40](#)):

Well, he didn't actually use that language. Um, and I don't know. Do you need to actually vote on the motion that is on the table before you start another motion, another motion?

Jennifer Sutton ([02:27:53](#)):

Maybe they can, she can abandon, can she, they scrap or abandon the previous motion and start over?

Jane Rasely ([02:28:02](#)):

I don't know that you can, because it was seconded.

Maradel Gale ([02:28:05](#)):

Okay. So the motion that we can, that we vote on that, that then maybe is that we have a plan that goes forward with, and it's based on, on alternative three. That was the motion that was made and was seconded. (Rasely - Yes.) So then we can add to that is another motion and (Jane - and you can chose to do another motion to put the other two in an appendix. Yes.)

Maradel Gale ([02:28:32](#)):

Thank you. Thank you. Thank you, Jane. Okay. Those in favor of the motion, please indicate by saying aye or raising your hand. (Ayes)

Sam Marshall ([02:28:43](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Voting for alternative three.

John Decker ([02:28:44](#)):

Oh -

Maradel Gale ([02:28:46](#)):

Yes, yes, yes it is. It's voting for alternative three to be the plan that goes forth from the committee.

Michael Pollock ([02:28:56](#)):

All right, Maradel on, I'm sorry to interrupt, but I realize you guys can't really see me, but, but, um, I, I appreciate you guys wanting to follow Robert's rules. Um, what would be helpful here is to get clarity as to what you are voting for and to clearly state the motion.

Maradel Gale ([02:29:13](#)):

I will clearly state it. Thank you, Michael. The motion is that this committee puts forth the proposed Island center plan based on the work of the committee that shows the plan that is proposed as being alternative three period that was moved and seconded those in favor, please indicate by saying aye. Aye. Aye. Aye. Aye. Okay. Those opposed, please say aye. (Loverich - nay.) Three, three. Okay. I, if I got in there, I'm not sure. Sorry. Okay. I see three votes against and four votes or five votes four. Did you get that? Jane?

Asaph Glosser ([02:30:13](#)):

Can I - have Jane poll the committee one by one to get the votes on record.

Maradel Gale ([02:30:17](#)):

Thank you, Jane.

Jane Rasely ([02:30:19](#)):

Yep. Michael?

Michael Loverich ([02:30:27](#)):

Nay.

Jane Rasely ([02:30:27](#)):

Micah?

Micah Strom ([02:30:27](#)):

Is this for the second one or the first - I'm confused.

Jane Rasely ([02:30:30](#)):

This is for the first. You are - you are voting on -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:30:35](#)):

We're voting on the same thing that we just were voting on or we're just doing it differently.

Micah Strom ([02:30:46](#)):

We're adopting the third one, correct? Aye.

Jane Rasely ([02:30:46](#)):

Scott?

Scott Anderson ([02:30:46](#)):

Aye.

Jane Rasely ([02:30:46](#)):

John?

John Decker ([02:30:53](#)):

Nay.

Jane Rasely ([02:30:53](#)):

Sam?

Sam Marshall ([02:30:56](#)):

Nay.

Jane Rasely ([02:30:56](#)):

Donna?

Donna Harui ([02:30:58](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Asaph?

Asaph Glosser ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Maradel?

Maradel Gale ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So that's five to three, there's five eyes and three nays.

Maradel Gale ([02:31:33](#)):

That motion carries. And then there was a possibility of a second motion that would talk about what to do with former alternatives one and two. If somebody wants to make that motion?

Sam Marshall ([02:31:50](#)):

I thought the current motion, put those alternatives in, in an appendix.

Maradel Gale ([02:31:55](#)):

It did not. I,

Asaph Glosser ([02:31:57](#)):

I moved at the appendix, include what we formerly understood to be alternatives one and two to give the community full visibility into the work. This committee has done.

John Decker ([02:32:07](#)):

Second that motion.

Maradel Gale ([02:32:11](#)):

So it's been moved and seconded that former alternatives one and two to be included in the appendix. So that it's clear what the committee has dealt with. Is there further discussion on that motion?

Sam Marshall ([02:32:24](#)):

Are we voting on whether to include them in the appendix or not at all, or keep them where they are?

Maradel Gale ([02:32:29](#)):

We're not keeping them where they are. We're voting to keep, to include them in the appendix or not at all. So that is that clear to everybody. So do they get included in the appendix or is it just dropped? And the only thing that goes forward is the plan, which is what we called the alternative three. Are you ready for the vote? Yes. Those in favor of including alternate alternatives, one and two as part of the appendix, please say, aye. (Ayes) Did you get that, Jane? I think that was, - I guess, are there any opposed?

Jane Rasely ([02:33:17](#)):

Asaph, was that an aye?

Asaph Glosser ([02:33:17](#)):

Yes it was.

Maradel Gale ([02:33:17](#)):

Are there any opposed?

Donna Harui ([02:33:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Aye.

Maradel Gale ([02:33:24](#)):

Okay.

Jon Quitslund ([02:33:28](#)):

Mardel if I could, the, the three who voted against the choice choice of plan three, you might present a brief minority report, giving, giving reasons, whatever reasons they may be, if they're all the same or if you have different reasons. So that there's an understanding of why this was not a unanimous vote. Is that - I'm just offering that idea.

Maradel Gale ([02:34:05](#)):

Thank you, John. That's a good, good suggestion.

John Decker ([02:34:09](#)):

Can I make a motion to include that in the report somehow?

Asaph Glosser ([02:34:17](#)):

I moved to include any minority perspective on the final decision of the vote in the approved plan.

Sam Marshall ([02:34:29](#)):

I'll second.

Maradel Gale ([02:34:29](#)):

Is there a discussion? Okay. Are you ready for the vote? Those in favor, please say aye. (Ayes) Are there any opposed? Okay. Anything else.

Donna Harui ([02:34:47](#)):

Jane, for the record I want to make sure that I was voting aye on those. Um, I think that Maradel asked my asked for nays at the same time you were asking whether my vote was an aye.

Jane Rasely ([02:35:00](#)):

You were an aye for, um, alternative three and you were an aye to put the other alternatives in an appendix.

Donna Harui ([02:35:08](#)):

That's correct.

Jane Rasely ([02:35:10](#)):

Great. And you're an aye for minority perspective.

Donna Harui ([02:35:14](#)):

That's correct.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jane Rasely ([02:35:15](#)):

Thank you.

Donna Harui ([02:35:16](#)):

Thank you.

Maradel Gale ([02:35:18](#)):

Okay. Anything else. Do you think we're done?

Jennifer Sutton ([02:35:26](#)):

Well, we need to take public comment and there should be like clapping at some point, but whether it's now or at the very end after public comment, (Maradel - there should be donuts.) (Decker - libation) (Sutton - Margaritas, cinco de mayo) Okay I will then ask if there are any public comments. Let's see Lisa.

Lisa Neal ([02:35:57](#)):

Hi guys. Are you at R-8 or R-4? That's my question. I can't tell from what you did tonight. Thank you.

Scott Anderson ([02:36:05](#)):

Eight.

Maradel Gale ([02:36:14](#)):

Okay. Anything else? Carrie, you've been with us for the whole evening. Do you have any comments? Carrie's hand is raised Jane.

Carrie Grinder ([02:36:34](#)):

Hi, my name is Carrie Grinder and I'm with PG 10 energy. So I'm just you're listening. Um, if anyone has questions about undergrounding, I can try and answer.

Maradel Gale ([02:36:51](#)):

Are we accurate? That it's an aspiration?

Carrie Grinder ([02:36:58](#)):

Yes, what I will say is that, um, we're a regulated utility in the state of Washington, so we have to follow state tariffs and, um, there's cost sharing involved with undergrounding. Um, there is a distinction between the undergrounding distribution lines and undergrounding transmission lines. Um, there's a lot more cost involved and, um, logistics with undergrounding transmission. It's not something we do regularly. Um, undergrounding distribution is a little more straightforward. Um, and as Peter probably knows, um, that falls under the state tariff, federal 74. So the city pays a certain percentage of the cost if they request that we underground.

Maradel Gale ([02:37:56](#)):

Okay. Thank you very much for that clarification. And thank you for coming tonight. Anything else anybody has for the good of the order? This has been an amazing journey with all of us, appreciate all the good work you've done.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([02:38:14](#)):

Not to belabor, but can I ask one question regarding the R-4 versus R-8? That was strictly related to Michael's proposal? Is that correct?

Maradel Gale ([02:38:24](#)):

Yes.

Sam Marshall ([02:38:25](#)):

Okay. Thank you.

Maradel Gale ([02:38:27](#)):

Yeah. Anything else? Okay. Well, congratulations everybody. And now we need to push to get this through the planning commission and through the city council so that it actually happens.

Jennifer Sutton ([02:38:40](#)):

Thank you so much for all of your work and we will keep you, I don't know if your city emails will still be valid. I'll, I'll find that out. But in any case, we'll keep you informed about how it's going and what meetings this project will be discussed at in case you want to watch or listen or participate in any way.

John Decker ([02:39:03](#)):

Are we going to get a copy of the final report?

Jennifer Sutton ([02:39:07](#)):

Yeah, we can. Yeah. Well, I promise we will print it very beautifully and bind it or something.

Asaph Glosser ([02:39:16](#)):

Please save the city money and just send me a PDF or,

Jennifer Sutton ([02:39:18](#)):

Or we can email you a PDF or a link. We'll just send you the link.

Charlie Wenzlau ([02:39:27](#)):

Thank you. Yes. Later. So that was a big lift. Very well done.

Scott Anderson ([02:39:35](#)):

Thanks Micah for running meetings. Yes.

Maradel Gale ([02:39:38](#)):

And thank you, Michael, for all of your great suggestion. You've been a real, real fun, fun person to work with on all of this.

Michael Loverich ([02:39:47](#)):

Thank you Maradel, thank you Jennifer, so much.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:39:49](#)):

Yes, Jennifer doing all that work and our consultants it's been great. And Jon coming for the meetings. Yay. Good work everybody.

Jennifer Sutton ([02:40:00](#)):

And remember Michael's walks, remember when you could be with people and we went on walks. Yeah.

Maradel Gale ([02:40:05](#)):

Yeah.

John Decker ([02:40:05](#)):

I think we got to thank Lisa as well. She's been at every meeting as well.

Maradel Gale ([02:40:09](#)):

That's true.

unknown ([02:40:12](#)):

Thanks Lisa!

New Speaker ([02:40:12](#)):

Okay. [inaudible].

From: Charles Keating cak@kcsco.com
Subject: Tonight's agenda: April 27, 2021
Date: April 27, 2021 at 1:13 PM
To: jdeets@bainbridgewa.gov, Ischneider@bainbridgewa.gov, khytopoulos@bainbridgewa.gov

CK

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Councilmembers:

I have a number of comments regarding items on tonight's city council agenda.

1. One of the recommended ethics board appointees (11A) is Lisa Neal, who is listed as having a [lawsuit against the City of Bainbridge Island](#), filed in October 2020. An internet search shows [updates as recently as yesterday](#) with a possible 7-day trial. Her application for the ethics board was made in mid-March and no potential conflict was disclosed. She indicates that she has applied for the position and been passed over 3x. For a member of the public to view her recommended appointment as a form of appeasement or payoff given the lawsuit would not be an unreasonable assumption.
2. At the City Council's January 19, 2021 meeting, councilmember Pollock mentioned an inappropriate action (vote) that took place during an executive session held the night before. On January 19 at 12:22pm, a [Letter to the Editor](#) was published in the Bainbridge Island Review, written by Lisa Neal and referencing "word on the street" that council voted in that executive session to appoint Blair King as our next city manager. Several of us had a discussion in the [comments section of the Facebook page of Wake Up Bainbridge](#) about how news could have reached Ms. Neal in time to write and have that letter published, and before Pollock mentioned his concerns in the Jan. 19 public meeting. Someone applying to the ethics board should be more concerned with a potential leak from an executive session, especially in light of the complaints for this filed against Kol Medina, than jumping on the news to shore up her position against Blair King.
3. The "Ordinance Relating to Procedures for Processing Conduct Complaints Among City Councilmembers and Citizen Committee Members" sounds like yet another end-run attempt around the ethics board. Don't you folks have enough work to do without inserting yourselves into the process of resolving complaints and setting up a dispute resolution or mediation tribunal? I completely agree with the goals of promoting the highest standards of personal and professional conduct and providing educational and restorative justice but there shouldn't be "shall" language requiring someone to contact the offending party by phone or in-person when they might not want further interactions with that person. Why is there proposed language referring to trials and guilty verdicts? It is confusing to the public when you speak of wanting an educational process with the ethics board, then produce material like this for a vote.

Consider that the public should know a possible member of the ethics board has a suit against the city and didn't disclose it. And how her presence on the board might impact its reputation since there are already complaints, including from this candidate, regarding the board's objectivity. It's also no secret that Lisa and Chris Neal, Cindy Anderson, Marshall Tappen, and Ron Peltier have been collaborating with Mayor Nassar and Michael Pollock. This is politics, but when these machinations persist and are allowed to go unchecked, the community loses and that's why we're dealing with flip flops regarding the police station and hotel that expose us to litigation and rising costs. Maybe there's nothing the three of you can do if you're on the losing side of a voting bloc, but as a member of the public who has kept track of island matters for the past 24 years, this is not a good look.

Sincerely,
Charles Keating
Manitou Beach, Bainbridge Island, WA

Response of Donna Harui to Ethics Complaint of Lisa Neal

I have served on the Island Center Subarea Planning Steering Committee since 2017. My appointment to this Committee was made with full knowledge that my family and I own property and own a business within Island Center. In fact, the City Code requires that the Committee include persons who have an interest in Island Center.

On Dec. 5, 2017, I signed a Conflict of Interest Statement disclosing my family's interest in our Island Center property. This Statement is on the City's website.

The following facts are contained in the documents provided by Ms. Neal with her Complaint.

At the beginning of the May 5, 2021 Committee meeting that Ms. Neal's Complaint focuses on, the required Disclosure was read by the Committee Chair before the meeting began. The Disclosure includes the following language:

“ in making disclosures, it is understood that committee members are allowed to participate including voting on committee business”

Following reading of the required Disclosure, I stated for the record my family's ownership of 16 plus acres, including Bainbridge Gardens, in Island Center.

During the meeting, I was called on to cast votes on various options for future planning of Island Center. These votes were advisory only to the City Council. (see Councilman Michael Pollock's confirming comments in the Committee minutes) Our Committee did not, nor was it empowered to, take any direct action regarding planning or zoning of any property in Island Center.

I believe I complied with my duties as a member of the Island Center Subarea Planning Committee and did not fail to disclose any conflicts of interest as alleged by Ms. Neal.

I ask that Ms. Neal's Complaint be dismissed.

Dated: June 17, 2021



Donna Harui

ETHICS COMPLAINT

2021-05

**Article II (Code of Ethics)
Ethics Complaint Form**

I. Introduction:

Individuals seeking to submit an ethics complaint alleging a violation of the Code of Ethics (Article II) by a Councilmember or a member of a City Committee or Commission should complete this form and submit it, along with any supporting documents, to the City Clerk at cityclerk@bainbridgewa.gov.

II. Your Contact Information:

Name:	Lisa Neal	Address:	5413 NE Fletcher Landing Bainbridge Isl. WA 98110
--------------	------------------	-----------------	--

III. Article II Complaint:

- A. Please provide the name of the Councilmember or the member of a City Committee or Commission who is the subject of your complaint (this individual is referred to as the “Respondent”):

Maradel Gale

- B. Please identify the section(s) or subsection(s) of the Code of Ethics (Article II) that you believe were violated by the Respondent:

Article II, D. 1. b.:

1. Except as permitted in Subsections D.2 or D.3 below, a . . . member of a City Committee . . . shall not take any direct official action on a matter if they, or a member of their immediate family:

* * *

- b. Have other significant financial or private interest in that matter . . .

- C. Please describe the facts supporting your allegation that the Respondent has violated the sections or subsections of the Code of Ethics (Article II) indicated above. If necessary, please attach additional pages. If other records exist that you believe support your allegation (e.g., emails or other documents), please attach them to this form as well.

Ms. Gale is Chair of the Island Center Subarea Planning Process Steering Committee (“Committee”). At the first Committee meeting, she stated that, while she served on the Planning Commission, she “had wanted to help” Scott Anderson (also a Committee member) with his request to upzone property owned by Mr. Anderson and his

family. The property is the 10 acre parcel east of the current Neighborhood Center Zone, fronting on New Brooklyn. The recording for that first meeting (December 5, 2017) was started late due to a technical error, and her statement does not appear in the record. No minutes were taken for the meeting.

Mr. Anderson's 2015 application to the Planning Commission is attached at Ex. A, and Planning Commission minutes from several meetings where the Anderson property was discussed, and at which Ms. Gale was present, are found at Ex. B.

In her application for appointment to the Committee, Ms. Gale advised she had "[t]ried for several years to get this neighborhood subarea planning started." Ex. C. Based on these statements, Ms. Gale appears to have had a "significant private interest" in the matter of upzoning the Anderson property. "Private interests" that lack any financial motive may create a conflict of interest under the COBI Ethics Program (Art. II, D. 1. b.)

Ms. Gale has never disclosed a conflict of interest with regard to her work on the Committee. "Conflict Disclosure" was not placed on the agendas for the Committee until April 18, 2018. Ex. D (4/18/18 Agenda) and E (Prior Agendas), and then only after Lisa Neal, Vice Chair to the Committee, repeatedly objected to the failure to do so. Ms. Gale often argued with Neal regarding whether disclosures were required at all, at one point asserting that, because only recommendations would be provided, no disclosures were required. At least two members of the public mentioned the failure to disclose conflicts of interest at meetings, and residents mentioned same to Neal outside of the public meetings.

Although "conflict disclosures" finally appeared on the Agenda for April 18, 2018, the Chair, Maradel Gale, who was also on the Ethics Board at the time, usually called the disclosures "statements of interest" and refused to characterize them as conflicts of interest, thus maintaining the likely confusion of the public and continuing the lack of transparency. See, e.g., Exhibit F, the April 4, 2018 Minutes at page 1, providing that Committee "interests" would be "recognized" and that statements would occur only if that "interest" had changed. Ms. Gale argued with Neal at Committee meetings, disputing that "conflicts of interest" should appear on the Agenda, preferring "statements of interest." Exhibit G provides numerous meetings minutes showing that "statements of interest" were reviewed and that no "changes in status" were reported. Some minutes do not reflect even that limited discussion (Ex. G, June 6, and 20, July 18, 2018). Ms. Gale required "statements of interest" from every Committee member, despite the fact that most had no potential conflict of interest because any property they owned was outside the area considered for upzoning, sometimes far outside. Requiring statements from all Committee members diluted and obscured the statements from those who had obvious conflicts of interest, such as Mr. Anderson, and Ms. Harui.

On August 14, 2018, Lisa Neal was removed from the Committee. She has brought a lawsuit against the City of Bainbridge Island, alleging, in part, that she was removed for her complaints regarding the lack of disclosure of conflicts of interest.

“Changes in status” disclosures continued until November 20, 2018, when the minutes newly reflect that “no conflicts of interest were disclosed.” Ex. G (minutes for that date). The Ethics Board made a presentation to the Committee on that date, which may have prompted the change. *Id.* At the very next meeting, however, (December 5, 2018) the minutes reflect that the Committee, Chair Gale, and Mr. Anderson, were back to reporting “Changes in Status,” rather than conflicts. Ex. G (minutes for that date and for December 19, 2018).

On January 16, 2019, the minutes reflect that “no conflicts” were disclosed. Ex. G. On February 27, March 6 and March 27, 2019, the Committee discussed and officially created an alternative that included Mr. Anderson’s property as upzoned. Ex. H. No disclosure of conflicts occurred on any of those dates. *Id.*

The minutes for the March 27, 2019 meeting reflect that citizen Lisa Neal “encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.” Ex. H. The Alternatives, which included the Bainbridge Gardens (Committee member Harui’s property) and Anderson properties, were further discussed at the April 27, 2019 and May 1, 2019 meetings. Ex. I.

Exhibit G provides the minutes from the August 7, 2019 meeting, wherein Chair Gale asserts that the Council is discussing whether subarea planning committees would be exempt from conflict of interest rules. Neal has been told by Sarah Blossom that the Ethics Board, not Council, proposed this change. Ex. J. Chair Gale was on the Ethics Board at the time, and the request from the Board for this change illustrates the fact that it was known by Ms. Gale that the Ethics Program required Committee members to disclose potential conflicts of interest at the same time she was arguing it was not required and refusing to place disclosures on the Agendas or insisting on characterizing disclosures as “statements of interest.”

Contrary to Chair Gale’s belief that Council would exempt the Committee from disclosure requirements, the September 18, 2019 minutes reflects that Council instructed the members to disclose conflicts. Ex. K. The Committee minutes imply that the Council drafted a preamble to the conflicts of interest disclosures, but the Council minutes do not reflect any such drafting. Ex. L.

Neal will not burden the Board with all of the minutes for the remainder of 2019 to date. At the most recent meeting on May 5, 2021, the issue of whether to recommend Alternative 3, which includes the Anderson property, was discussed. Ex. M, p. 1 and 4-6. (The Alternatives had been discussed at the previous meeting [among many others], and no conflicts were then disclosed. Ex. M p. 2, minutes.)

On May 5, 2021, as per custom since September of 2019, Chair Gale read a preamble to the disclosures. Based on the document shown on the screen on May 5, 2021, the document was drafted in September of 2019, and requires only disclosure of “financial interests.” The preamble closes with the assertion that all may nevertheless participate in the Committee’s business, in derogation of the Ethics Program’s

requirements. On May 5, 2021, Chair Gale even claimed the disclosures were “not really [] conflict[s].” Ex. N. p. 1 timestamp 0.01. Due to technical difficulties, Vice-chair Strom later continued the general conflicts statement, closing with the unsupported and incorrect assertion that Committee members may vote despite conflicts. Ex. N. pp. 1-2, timestamp 3:40 (“In making these disclosures it is understood that committee members are allowed to participate, including voting in committee business.”)

As discussed above, this preamble required everyone to disclose property they own (or in some cases, might inherit) regardless of whether the property is even located in the zone under discussion by the Committee. This preamble diluted and obscured the “disclosures” of interest made by persons with obvious conflicts of interest, such as Mr. Anderson. The preamble conflicts with the Ethics Program, as the Preamble asserts even those with conflicts may vote, and fails to mention the requirement in the Program that the Committee hold a vote allowing those with conflicts to participate. The preamble does comport, however, with Ms. Gale’s repeated assertion that those on the Committee cannot have conflicts, including her statement on May 5, 2021 that the “disclosures” are “not really conflicts”, restricting disclosure to “financial interests” in derogation of the Ethics Program (and her own private interest) and concluding the financial interests disclosed are “not really [] conflict[s].” Ex. N. p. 1, timestamp 0.01.

On May 5, 2021, Ms. Gale asserted she has no “property interests or other interests anywhere [other than Winslow] on the Island.” Ex. N., p. 3, timestamp 7:41. Ms. Gale later voted for Alt. 3, which includes the upzoning of the Anderson property. Ex. N. p. 47, timestamp 2:31:07. In addition, Ms. Gale voted to double (increase from R-4 to R-8) the residential density of the Anderson property (Ex. N. p. 35, timestamp 2:01:31 [including notes from Neal’s attendance and re-watching the video]). Ms. Gale further voted against the motion to reduce the residential density back to R-4. Ex. N. pp. 40-41, vote at timestamp 2:21:07 (including notes from Neal’s attendance and re-watching the video). Three of those who initially voted for the increase changed their vote to return to the original density. Ex. N, pp. 41-42. From the discussion, there appeared to have been some confusion as to the content of the original motion. Had those three originally voted against the increase, the motion to increase density would not have passed. Mr. Anderson was pleased with this procedural outcome, saying “Okay, cool” when he learned the tie for the second vote meant the reduction back to original density had not passed. Ex. N., p. 42, timestamp 2:23:29. Chair Gale did not, at any time, disclose her personal interest in upzoning the Anderson property. In fact, she often stated at meetings that she was a “neutral” on the Committee. Chair Gale did not seek a vote from the Committee to allow her votes at the May 5, 2021 meeting.

In summary, Chair Gale failed and refused to place conflicts disclosures on Agendas for months, she insisted on calling the required conflicts of interest disclosures “statements of interest,” and she required “statements of interest” from persons with no potential conflict of interest, diluting and obscuring the “disclosure” by Mr. Anderson. After September 4, 2019, when the City Council affirmed to the Committee that disclosure of potential conflicts of interest was required, Chair Gale provided a preamble to disclosures that restricted disclosure to financial interests only, and that required all

persons on the Committee to discuss their ownership of property regardless of whether that ownership created a potential conflict, and overall failed to require those who had conflicts to disclose them. Chair Gale was a member of the Ethics Board in 2018, and her actions could lead one to conclude that she was attempting to assist Mr. Anderson in evading disclosure of his obvious conflict of interest.

Chair Gale failed to disclose her own personal interest in upzoning the Anderson property. Chair Gale should have disclosed that potential conflict of interest and should have sought the Committee's permission (via a formal vote) before voting on upzones to the Anderson property. Chair Gale should not have created and enforced rules allowing Mr. Anderson to evade his obligation to make a full and timely conflict of interest disclosure. These actions may have violated the Ethics Program, Article II.

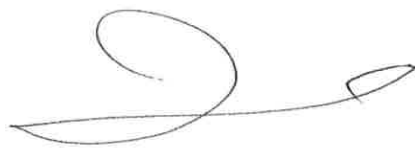
Request for Recusal

Ethics Board member Keating's husband, Charles Keating, recently cc'd an email sent to three councilmembers to Wake Up Bainbridge, criticizing me in several respects. The email is attached. I request that Ms. Keating recuse herself from consideration of this Ethics Complaint.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing, including any additional pages or records attached by me, are true and correct.

Date: 5/11/21

Place: Bainbridge Island, Washington

A handwritten signature in black ink, appearing to be 'Lisa Neal', written over a horizontal line.

Lisa Neal

CITY OF BAINBRIDGE ISLAND
 COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



DATE STAMP FOR CITY USE ONLY BAINBRIDGE ISLAND JUN 22 2015 DEPT OF PLANNING & CITY DEVELOPMENT	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: ISLAND CENTER RE-ZONE TAX ASSESSOR'S NUMBER: 212502-2-014-2000 PROJECT STREET ADDRESS OR ACCESS STREET: NEW BROOKLYN ROAD NE <u>FOR CITY USE ONLY</u> FILE NUMBER: _____ PROJECT NUMBER: _____ DATE RECEIVED: _____ APPLICATION FEE: _____ TREASURER'S RECEIPT NUMBER: _____
---	--

SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and two copies</i> must be provided. Whenever possible, originals must be <i>signed in blue</i> . Please identify the original document.
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature)</i> , where applicable, and <i>two copies</i> (if an original is not applicable, <i>three copies</i> must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

Original

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: Charles Scott Anderson and Vernon & Sue Anderson
Address: 127 Parfitt Way SW, Bainbridge Island, WA 98110
Phone: (206) 780-1755 Fax: (206) 842-8641
E-mail: scott@charlesandersonco.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
Address: 595 Madison Ave., Bainbridge Island, WA 98110
Phone: 206-84-9993 Fax: 206-842-9666
E-mail: devin@johnsonssquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO
4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
The specific area of the Island affected by this particular amendment is the property located on New Brooklyn Road NE in the Island Center area. See attached Map.
5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
☒ YES ☐ NO If so, please describe:
The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Neighborhood Service Center (NSC) Zone.
6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
☒ YES ☐ NO

**CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.**



7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

Neighborhood Service Centers, Goal 1, NSC 1.3 Island Center (p. 24)

8. Provide proposed amendatory language.

NSC 1.3 Island Center

Re-zone the 10 acre parcel of land North of NE New Brooklyn Road and East of the current Island Center NSC Zone from R-0.4 to NSC, in order to provide opportunity for the Island Center area to grow as a vibrant community with coordinated and compatible uses in the Neighborhood Service Center.

9. Explain the reasons behind this amendment proposal.

Re-zoning this property to NSC would provide Island Center the opportunity to grow as a small-scale community center. The lot is currently undeveloped and, as currently zoned, probable to develop into four large residences spread out on the site. Such development would likely occur with no environmental restrictions, and would not enhance the Island Center community, or take advantage of the great potential of the site. This lot, if re-zoned as proposed, has the potential to provide cost-effective residential units and new space for commercial and retail uses not currently offered in the Island Center neighborhood, while maintaining the characteristics of the surrounding neighborhood and providing the public with areas of open space and trails.

Currently, all NSC zones in Island Center are fully developed and not likely to change. Most of these properties include automotive services and storage units. There are several nearby conditional commercial uses in residential zones, including Bainbridge Gardens, Kol Shalom Synagogue, a Cemetery, and a City of Bainbridge Island owned lot used as Temporary Storage.

New NSC space is necessary in Island Center in order to add vibrancy and economic diversity to the area, and to truly make this a neighborhood center. The re-zoned property could facilitate an example of smart growth and positive development on Bainbridge Island. Additionally, the inclusion of new commercial space would add jobs and support the local economy.



B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Framework of the Plan (p. 5-9)

Bainbridge Island's Comprehensive Plan promotes urban growth, allowing 5% of growth in Neighborhood Service Center zones (FRW 1.3, p. 6). The proposal for additional NSC space in Island Center is necessary to accommodate this growth in an efficient and responsible manner. The subject lot, at the heart of Island Center, could provide for economic diversity, and opportunity for smart commercial and higher-density residential growth in the neighborhood.

General Land Use Goals (p. 9-12)

The Comprehensive Plan emphasizes that Neighborhood Service Centers "should be allowed to develop at slightly higher densities to reinforce roles as small-scale, community centers" (LU 1.3, p. 10) and that "The Neighborhood Service Centers should provide Island-wide small-scale commercial and service activity outside Winslow" (LU 2.2, p. 11).

The proposed re-zone of the subject property would create the opportunity for new small-scale commercial, community-oriented development in the Island Center area. The proposed higher density could instigate the growth of Island Center as a pedestrian-oriented, sustainably developed neighborhood center.

Neighborhood Service Center Goals (p. 23-25)

One of the primary Neighborhood Service Center Goals outlines in the Comprehensive Plan is to "encourage the development of Neighborhood Service Centers...as areas with small-scale, Island-wide commercial, mixed-use, and residential development outside Winslow" (Goal 1, p. 23)

The proposal would allow the addition of new commercial, mixed-use, and residential development, allowing for Neighborhood Service Center growth outside of Winslow. All of the current NSC zones in Island Center are fully developed and there are currently several nearby retail and services in conditional use R-2 zones. There is a need for new growth opportunities in Island Center in order to make it a vibrant community destination.



As the goal of Neighborhood Service Centers is to provide "a mix of neighborhood-scale businesses, public uses, and housing compatible with the scale and intensity of the surrounding residential neighborhood" (NSC 1.6, p. 24), the proposed re-zone offers the opportunity for new and desirable services in the area including retail space, office space, or other public services. The re-zoning of this lot could also provide for adequate parking to serve the area, and a neighborhood commons or meeting place (NSC 1.13, p. 25). Additionally, the inclusion of higher density housing, as allowed for in the NSC zone, would support these services and allow for successful pedestrian-oriented development. Future growth in a new Neighborhood Service Center zone would be of similar scale and compatible with neighboring businesses in existing NSC and R-2 zones.

Residential Open Space Goals (p. 28-34)

The Residential Open Space Goals aim to protect open space, critical and environmentally sensitive areas, and to provide public access to nature. The proposed new development would retain existing vegetated buffers (OS 1.4, p. 28), be sited in a responsive way to the natural landscape (OS 1.5, p. 28), and be sensitive to water and other natural resources.

If the site in question were to be re-zoned as proposed, the natural ravine area would be maintained in a native vegetated state, providing a potential buffer between commercial and residential development, and a quiet, natural area. Public access to this section of the site would be maintained, in addition to the inclusion of several other park-like areas and open spaces that could be integrated into the site. If the site were to remain in a R-0.4 zone, it is highly probable that the lot would be developed with 4 large houses on it, with minimal environmental and development restrictions. This development would unfortunately not likely respect the natural systems, resources, and present on site, and would be detrimental to

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

The proposed re-zone is consistent with the goals and regulations of the Washington Growth Management Act. This proposal especially meets the following goals.

1. Urban Growth: Encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal would encourage growth in an already developed Neighborhood Service Center area. Facilities are available and can be provided in this area.



2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The re-zone and subsequent development of this lot would promote a smarter, higher density development pattern on this lot. Although abutting a denser NSC area, the lot is currently zoned at a low-density and would likely be sub-divided and developed as low-density residential sprawl with no environmental restrictions.

3. Economic Development: Encourage economic development consistent with comprehensive plans, promote the expansion of existing businesses and recruitment of new businesses, and encourage growth in areas experiencing insufficient economic growth.

There is a need for new economic development in the Island Center area. By providing new NSC space in Island Center, it would encourage economic development by creating expansion opportunity for new and existing businesses, creating new jobs, keeping money local, and create a vibrant community center.

4. Open Space and Recreation: Retain open space, increase access to natural resource lands and water, and develop parks and recreation facilities.

As an NSC zone, this lot would be able to provide areas for public open space and maintain existing natural areas on site.

3. The relationship of the proposed amendment to other City codes and regulations:

The proposed amendment for the addition of Neighborhood Service Center area in Island Center meets the intention of current Bainbridge Island Codes and Regulations.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



I hereby certify that I have read this application and know the same to be true and correct.

A handwritten signature in blue ink, appearing to read "Devin Johnson", is written over a horizontal line.

*Signature of owner or authorized agent

6/22/15
Date

DEVIN JOHNSON

Please print name

*Signature of owner or authorized agent

Date

Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 212502-2-014-2000, located at NEAR NEW BROOKLYN AND FLETCHER BAY, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to DEVIN JOHNSON OR CHARLES SCOT ANDERSON to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply): ☒ preapplication conference

☒ planning permits

☒ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) JUNE 2017.

Vernon Anderson
OWNER OF RECORD

6/3/15
DATE

Sue Anderson
OWNER OF RECORD

6/3/15
DATE

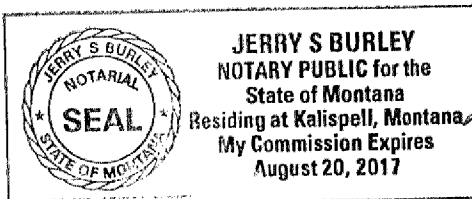
Montana
STATE OF ~~WASHINGTON~~)
Flathead) ss.
COUNTY OF ~~KITSAP~~)

On this 3rd day of June, 2015, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared:

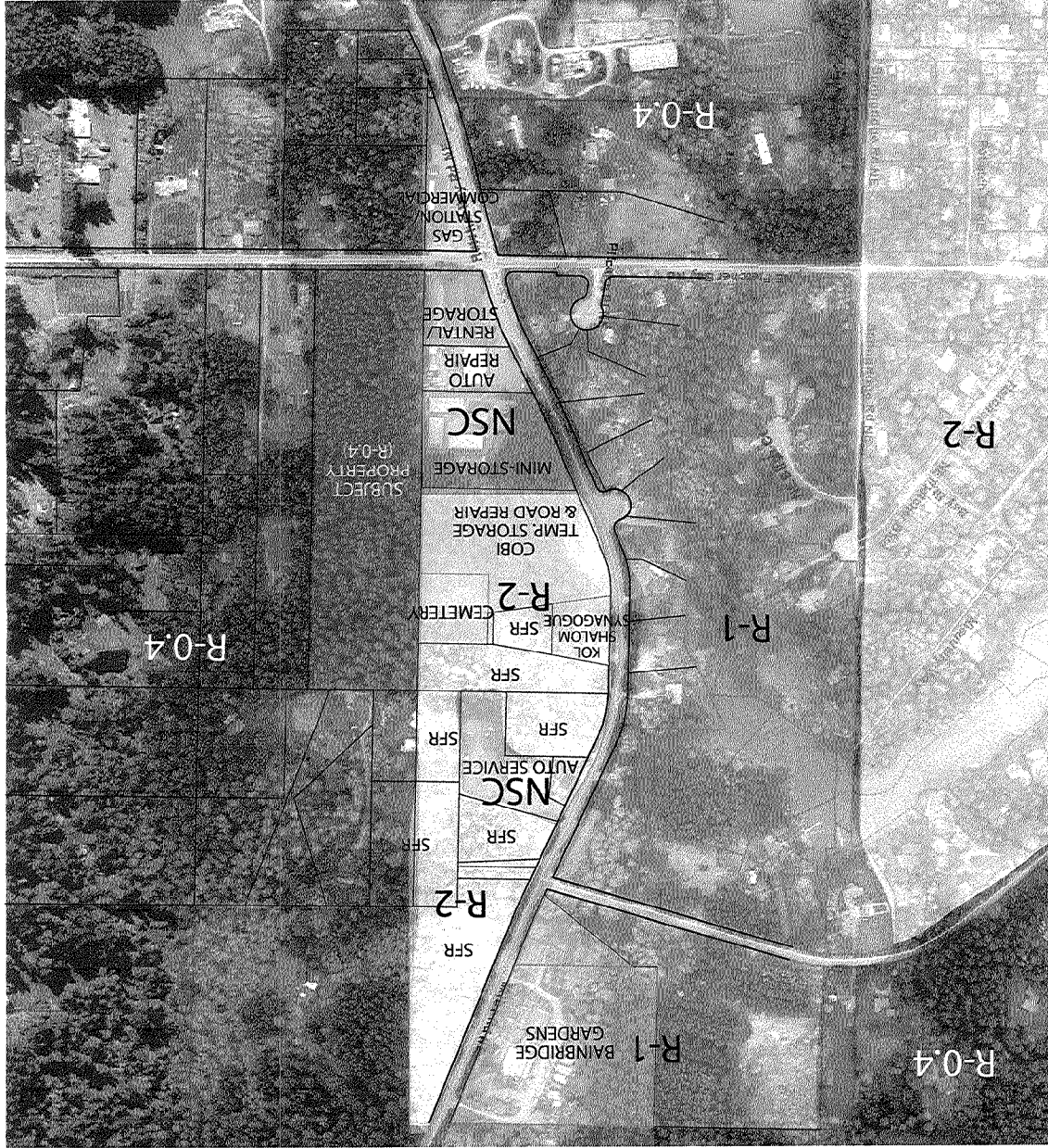
Vernon and Sue Anderson

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.



Jerry S Burley
Notary Public in and for the State of ~~Washington~~ Montana
Residing at Kalispell
My appointment expires: 8/20/2017



ZONING MAP

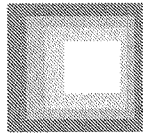
 NORTH

NOT TO SCALE

BAINBRIDGE ISLAND
JUN 22 2015
DEPT OF PLANNING &
CITY DEVELOPMENT

ISLAND CENTER RE-ZONE
ZONING MAP
MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110
JUNE 11, 2015

505 Madison Ave N
Bainbridge Island
Washington 98110
T: 206.842.9993
F: 206.842.9666
www.johnsonsquared.com



**JOHNSON
SQUARED**
ARCHITECTURE + PLANNING

Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning until transferred by actual sale. All Rights Reserved. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning.

BAINBRIDGE ISLAND

JUN 22 2015

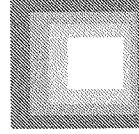
DEPT OF PLANNING &
CITY DEVELOPMENT

ISLAND CENTER RE-ZONE SITE PLAN

MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110

JUNE 18, 2015

585 Madison Ave N
Bainbridge Island 98110
Washington
T: 206.842.9883
F: 206.842.9666
www.johnsonsquared.com

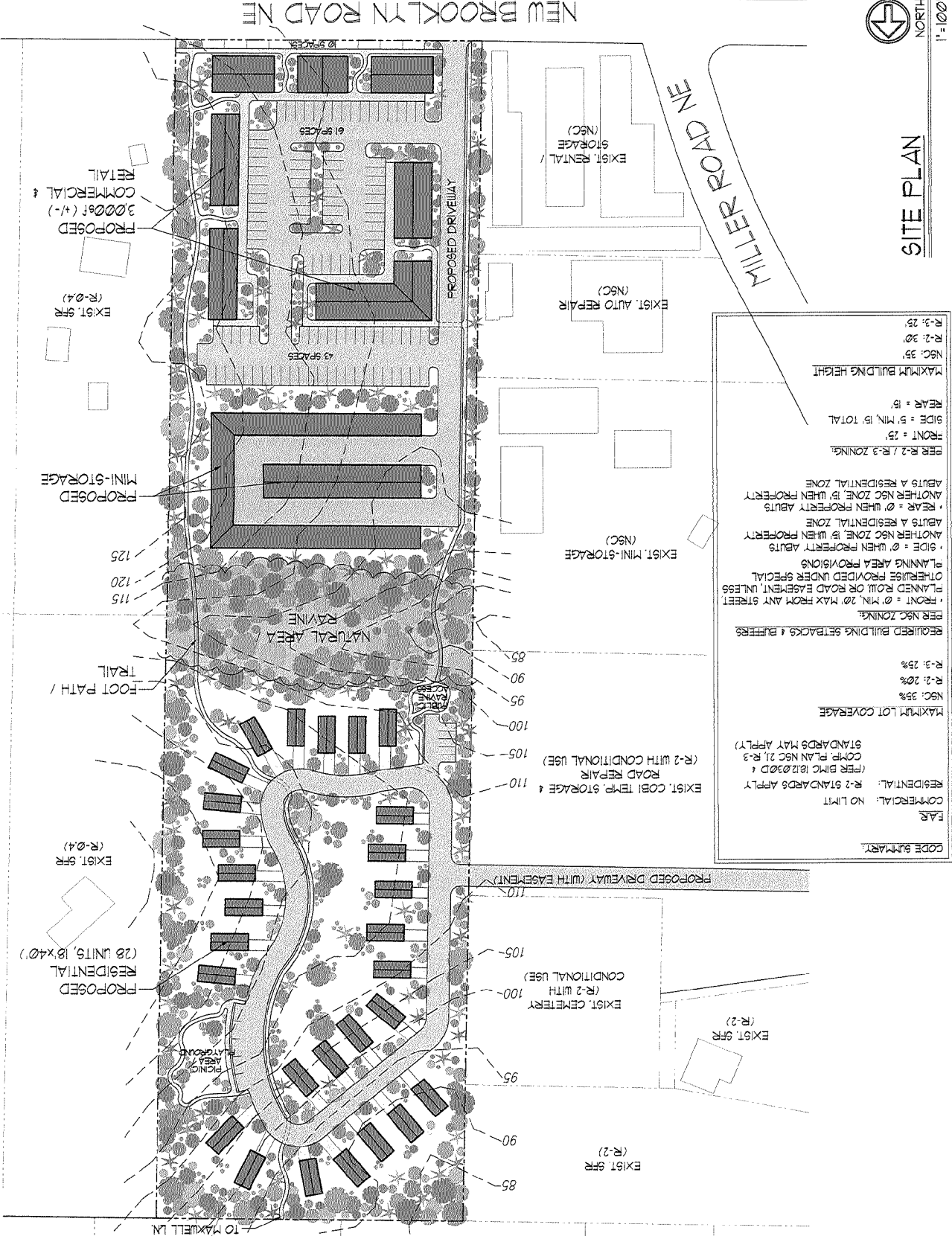


JOHNSON
SQUARED
ARCHITECTURE + PLANNING

Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning. All rights reserved. And is solely to be used for the project stated. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning.



SITE PLAN





**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JUNE 25, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT - Accept Public Comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*
- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

Chairman J. Mack Pearl called the meeting to order at 6:01 PM. Planning Commissioners also in attendance were Maradel Gale, John Thomas, Jon Quitslund and William Chester. Commissioners Michael Lewars and Julie Kriegh were absent and excused. City Staff in attendance were Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. City Consultant Joe Tovar was present. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

No comments.

Motion: I move approval of the minutes as distributed.

Quitslund/Chester - Passed Unanimously 5-0

PUBLIC COMMENT - Accept Public Comment on off agenda items

None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Made a comment stating that he knew when decisions are made they are recommendations to the Council. Council has a policy of the 3-touch rule where a proposal comes to them, they do not vote on it right away. He knew that didn't quite apply to the Planning Commission, but he requested they consider for certain important votes they would take, like on changing something that was really significant, they might consider not voting on a proposal they receive that same night, but putting it on the docket for when they would vote on it so people would have a chance to comment on the substance of what they would be voting on. He asked the Planning Commission to give that process some consideration.

Scott Anderson, Citizen – Conveyed his support for land to be considered for NSC (Neighborhood Service Centers) outside the special area planning process. He gave personal background information stating that his family moved to Bainbridge Island in 1968 and other than college and a brief stint to Seattle, he had lived here most of his life and seen a lot of change on Bainbridge Island. When asked, he states it's a good change and a good place to live. In the mid 70's, his family purchased a small business, the land and existing buildings in Island Center that now exists as Bainbridge Island Rental and Island Center Self-Storage. At one time or another, his Mom, Dad and two brothers all worked there doing everything from selling lawn and garden equipment to renting equipment to framing and roofing storage units. Now as a landlord for Bainbridge Rental and owner/operation of Island Center Self Storage, they were trying to resolve the issue of business growth without enough space of the right configuration in the area to adequately serve the Islanders' demand for what was going on out there. Bainbridge Rental was growing and they did not have the right configuration to basically serve people in a reasonable and efficient way. Bainbridge Rental rents lawn and garden, construction equipment, party goods and a variety of other services. He and his family rent storage units. As a matter of reference, if someone called for a 10'x20' storage unit on this island, they would probably not be able to find one – capacity is full. Locals are using the goods and services being provided in that area to a significant extent. There was not much NSC land in that area but if land could be changed to NSC, he felt the Bainbridge Rental business could meet the needs of their customers more efficiently, a more aesthetically pleasing, inviting environment could be achieved because frankly, it was not the most inviting corner on the Island. They would prefer to change that. There was a significant amount of congestion in that area and right on that corner. People entering the businesses create traffic all in one area. Mr. Anderson felt they could improve traffic safety as well both in and out of the businesses. He did not think Miller Road was a friendly road these days. If land were considered for NSC use outside what was currently allocated outside the special planning process, he thought the needs of the community and business owners would be met in a more timely fashion. It would not deter projects people have in mind from being brought forth and generated that would help the community due to the slow process of the special area planning process. One thing he felt should be noted was if NSC land were considered and a project could be started, he felt it would create momentum in those NSC areas that would move towards the 2004 comprehensive plan rather than have an entire area be decided all at once, it could be stair-stepped and a sense of momentum created.

Commissioner Gale confirmed that Mr. Anderson was asking to have the property right behind current development on Miller Road (mini-storage, car repair, etc.) included in the NSC. Commissioner Quitslund asked about the acreage involved (10 acres).

Mr. Anderson went on to state that Island Center has lacked a certain vibrancy and functionality and he felt the additional land (combined with Mr. Cainion's) would really make a difference and improve the area.

Commissioner Gale asked whether the zoning there was 'heritage.' Director Cook stated she believed the land that is now zoned NSC was actually called Island Business Trade District when it was inherited from the County. That was similar in nature to what was allowed. It was changed to NSC to capture the concept of having these three neighborhood service centers in three different parts of the Island.

Charles Schmid, Citizen – Gave a reminder that he had handed information to the Commissioners two weeks before that TDR's "Transfer of Development Rights" have never worked. It's such a great concept but the fact that something doesn't work, it doesn't work. He saw they had addressed the "shalls" and "should" in the Land Use Element and made a good attempt but there were still problems and he hoped they would not just blanket approve all of those that night. He gave an example of Policy LU 17.2 on page 20, that says, "Water dependent industrial development be located in sensitive ecologically valuable shorelines." He hoped they did not want to do that. He appreciated some of the changes they had made but he felt they should not just approve all the "shoulds" and "shalls." He spoke about Lynwood Center and the one parcel along the water that was part of the Lynwood Center plan where the lumber business used to be. The incentive was for the zoning to go from R-2 to R-3 with shoreline access. During the time when the City incorporated, there should have been access to the water given because it was part of the Shoreline Master Plan. Right now people in Lynwood have to walk out to Schelb Chelb to get to the water. Director Cook stated part of the reason some of that verbiage was struck out was because 1. A lot of it had already been implemented and 2. These policies are verbatim in the Lynwood Center Special Plan which is a part of the Comp Plan. She said they would double check. Mr. Schmid felt it should not get lost. Mr. Schmid went on to LU 23 having to do with the Sportsman re-zone area. It reads, "Business Industrial district (BI) is intended to provide opportunities for expansion of existing island businesses for diversity of jobs with a low impact industrial activity that contributes to well-paying jobs where traffic congestion, visual and other impacts on the surrounding neighborhood can be minimized." Mr. Schmid stated this had not been good zoning, it was not good zoning, and the idea that this was going to foster good zoning might be too late. There was an area that was hot with schools, it had all different types of uses, so he did not know what the Commissioners might want to do with that. Commissioner Quitslund asked him if he felt that passage ought to be modified. Mr. Schmid felt anything could fit into it. It was intended to provide opportunities for expansion of existing businesses. Director Cook stated the reason that text was blacked out was because they knew it was an area the Planning Commission wanted to discuss. She mentioned that a lot of the uses at the Coppertop development were all allowed in the BI zone but they are not typical light manufacturing uses so the conversation had been a couple different levels: 1. Are those appropriate uses and 2. Should Coppertop have a different designation than BI – some kind of special commercial designation? Then you would have to look at the other BI zones and whether they should be restricted because as it stood, the other BI zones could be developed the same way Coppertop has. If it was the uses people were concerned about then they look to the zoning code. If the idea was to have some separate commercial zone besides BI, they looked to the Comp Plan. Mr. Schmid replied that was exactly what they were trying to do in the zoning code in 1992. He felt it just didn't make sense to have all these different codes. Ms. Cook replied that around 2003-2004 City Council expanded the light manufacturing code to include different personal services, etc. Mr. Schmid felt that people needed to know about the changes and how they came about because once light manufacturing was removed, it would not get put back in.

Sarah Blossom, Citizen – Felt it was a bad reason to get rid of TDRs for two reasons: 1. Her family was in the process of severing development rights to transfer. They were in a different situation in that it was easier for them because they happen to own property in both a sending and a receiving area, so they do not have to deal with a bank transaction. She understood from Planner Sutton that they would be the first ones to perform a TDR. 2. Ms. Blossom had always had an interest in TDRs and wrote a final paper during law school on advanced land use on TDRs. It may be in the end they do not work for Bainbridge, but it would be silly to do away them when no effort has ever really been put into why the TDR process was not working. She further stated there was no incentive to go out and look for TDRs when you can purchase FARs. She really thought they were a good tool and should be really studied as to whether it could work here and if there were some changes that could be made before they toss TDRs aside.

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*

- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

City Consultant Joe Tovar began discussion by presenting the revised schedule for the Comprehensive Plan update. He spoke about holding back to back workshops (July 29 and 30) on the Environment and Economic Elements. Commissioner Quitslund asked about requesting suggestions, white papers, etc., ahead of time.

Mr. Tovar continued leading the discussion into the Guiding Principles (changed from Overriding Principles). There was concern expressed about changing the word “Overriding” to “Guiding.” Guiding Policies were brought to the table as they would apply to the Guiding Principles as presented for consideration.

After initial overview, Commissioner Pearl revisited Guiding Policy 2.1 specifically citing information on aquifers presented at the Community Conversation on Water Workshop held on June 18, 2015. He was concerned about the draw down effects of individual wells on the shallow aquifers and how to convey the need for protecting them in this particular policy.

Planner Sutton asked the Commissioners if they were willing to move ahead with the changes they recommended. They agreed.

Planner Sutton began the Land Use Element review giving an overview of the types of changes they would see and how they were notated in their packets. Commissioner Gale brought up some grammatical and wording changes. It was decided that would be addressed at the next Drafting Subcommittee meeting.

Discussion then turned to Neighborhood Service Centers (NSCs) and whether or not the City should be able to accept requests to change designations outside the special planning process within the Comprehensive Plan update process. It was agreed that the Drafting Subcommittee would bring back language requiring the City to begin the Special Planning Area Process as soon as the Comprehensive Plan Update was approved. Commissioner Pearl asked that the starting place be the abandoned Island Center Plan.

Transfer of Development Rights (TDRs) were discussed with moving the program from the Comprehensive Plan to the Bainbridge Island Municipal Code (BIMC). It was recommended that the Planning Commission provide generic referrals to the program in the Comprehensive Plan and develop the details later within the BIMC. Commissioner Quitslund suggested starting a bank for land buying purposes with the money accrued by TDRs. It was decided the Planning Commission would talk about business industrial and manufacturing areas during the Economic Element. It was also decided the Drafting Subcommittee would take a look at the food policy suggestions made by citizens and create language for the Commission to look at during their July 9, 2015 meeting.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Paul Friedler, Citizen – Commented on the “Protect Water Resources” guiding principle. He felt the Council should consider amending the principle to make it clear the Island has no desire to pipe in water from the mainland and new development must therefore be constrained by the available finite water resources. He thought the Council should also consider amending the principle to make it clear that before any new development, the Council shall seek independent expert opinion to determine the short term and long term impact of the development on the Island’s finite water resources.

Charles Schmid, Citizen – Made two observations: 1. TDRs have not worked because the dollars just do not work out. Some people went through the actions to do it so his big worry was that they would suddenly put all these rules in the zoning ordinance without any principles, i.e., one acre of land trade out that would not be equal in value. 2. Rolling Bay residents have gathered and had chats about this issue. The property owners had actually formed a group and hired somebody to look into this. He felt that Guiding Policy 7.6 was weak and did not make a whole lot of sense. He wanted to know where “Grow a green, well planned community” was in the whole Guiding Principles and Policies. He felt the supporting policies were supposed to fall underneath the structure. He felt without the policy being clear it would be easy for people to take advantage of it. He stated that linking all the dollars, well planned communities and maintaining a safe city just did not fit in with the other issues.

Ron Peltier, Citizen – Felt that Guiding Principle 7 did not fit and was a Trojan horse to hide the priority based budgeting process. He wondered where a lot of these changes were coming from. He wondered if the changes came from the drafting committee. Commissioner Quitslund stated it dated back before the Listening Sessions. It was proposed that the template of the budgeting program be used in conjunction with the Guiding Principles. Mr. Peltier replied he only heard that from Council Member Val Tollefson, but did not hear it in any of the workshops supported by any citizens. Maybe one or two people said something. He wondered where the direction for a lot of what was going on here with the revisions was coming from. A couple of times when opinions of citizens have come up, they have been dismissed. The Commission didn’t like it because they had an arbitrary opinion. He thought the whole process was supposed to have meaningful citizen participation. When the Commission made decisions it would be nice if they would refer back to the compiled comments Mr. Tovar put together as to how they are tying it together. Commission Pearl responded by saying they had lots of public participation and the Commissioners had all listened pretty carefully but that he agreed with Mr. Peltier on this principle. Mr. Peltier stated the principle was just a way to get priority based budgeting into the Overriding/Guiding Principles. He could not believe that someone would not stop at anything to get their favorite priority based budgeting into their Overriding/Guiding Principles and that was unbelievable.

Pegeen Mulhern, Citizen – Felt she also had some issues with Guiding Principle 7 and she tried to put that into her written comments. It sounded as though what they were getting at was not really a principle guiding the plan but you’re saying the City’s organizational and operating budget decisions should be reflecting and supporting the Plan. Maybe some wordsmithing would help it, but it definitely needs something if it had to be in there. Regarding the Island Center special planning, she appreciated them going back and looking at it and she did not know what had happened regarding it either. She felt they may have been correct that it was too cumbersome. They (residents of Island Center) were involved and thought something was going to happen and then nothing did. She stated maybe the citizens didn’t really know if anything was going to happen so she encouraged them to go back and keep that in there, dust it off and make it happen a little faster. Right now it was already built out and they could make it nice and useful for the community. She felt they might be on the right track there as the navigated Bainbridge.

Scott Anderson, Citizen – Clarified the 10 acre parcel behind the current Island Center NSC. It had not been their intent to buy 10 acres, but it had been for sale for quite some time and they came up with several different ideas about how to develop it down the road. He stated that when you looked at the vitality of Island Center, there has been something lacking and if it could get going with a toe-hold that might change. He noticed the comment about the types of business there and he felt there could be appealing and inviting to the community by developing Bay Hay and Feed type storefronts along New Brooklyn. If the special planning process was quicker and progress could be seen, it would spur activity and creation of more of a neighborhood.

Sarah Blossom, Citizen – Responded to the comments about priority based budget stating she heard the public comments against it and did not understand the pushback. The term “priority budgeting” means they

were basing their budget on their priorities. The Comprehensive Plan is the City's priorities, so why would you not want a link there? Do we not want to have in our Comprehensive Plan policies about having those elements of our priority budgeting, i.e., the safe city, well connected communities, infrastructure. She did not understand how the connection was not apparent. One is a plan that has our policies, our guiding principles, the things that are important to us some of which need to be funded. Priority based budgeting tells us we need to budget based on what our priorities are.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting was adjourned at 8:50 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JULY 9, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT - Accept public comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

1. Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting
2. Island-wide Conservation Strategy
3. Comprehensive Plan Amendment Applications
 - o Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks
 - o Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
 - o Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area
 - o Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area
 - o Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area
 - o Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads
4. High School Road District Policies
5. Discuss Possible Food Security Policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

Planning Commission Chair J. Mack Pearl called the meeting to order at 6:09 PM. Commissioners in attendance were Jon Quitslund, Michael Lewars, Maradel Gale and William Chester. John Thomas and Julie Kriegh were absent. City Staff present included Planning Director Kathy Cook and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

There were no conflicts disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

Motion: I move the minutes be approved as circulated.

Gale/Lewars – Passed unanimously 5-0

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Each meeting we get suggested revisions to the Comp Plan from Mr. Tovar and oftentimes it is really unclear where these suggested revisions come from. It would be nice if we had a better explanation of where they originated in the sake of transparency. Regarding what we would be calling what was previously the Overriding Principles of the Plan, he liked Overriding Principle himself, Mr. Tovar explained to us last time that in his opinion it did not matter what we called them, he had listed every name we had come up with, i.e., framework, goals or the guiding principles, it is always something that weakens what we call them. It has not been suggested we call them the Five Commandments. It's always something weaker than Overriding. He wondered why we were trying to downplay the Five Overriding Principles. He asked that during the meeting when going over stuff, they could see it on the screen because oftentimes they are talking about things in the Comp Plan and not everyone has time to print out the whole packet, so it would be nice to see it on the screen. He noticed in the edits to the Land Use Element references to the Overriding Principles had been removed. He felt it was good to have them in there as a reminder that anything that was being talked about, those were the Overriding Principles or Overriding Goals or Guiding Principles or whatever you want to call them. It was nice to have them in there and they do not take up that much space. Regarding Overriding Principle Five, the word development has been suggested to be removed. He felt Islanders universally recognized that development is one of the major impacts on sustainability. The question of how the Island should be developed was really the primary thing that drives one way or the other.

Commissioner Pearl let Mr. Peltier know that the Drafting Committee and the Planning Commission have been giving Mr. Tovar direction on what to write and then he has helped to draft it. They were there to review what had been drafted because the Commission could not sit together to write it, so we're getting some help with the writing and then were reviewing it. Mr. Peltier felt some of the proposals did not appear to be that well-conceived and he was curious if whoever's idea it was would like to say it was their idea or to know where they came from whether it was the Steering or Drafting Committees or otherwise.

Robert Dashiell, Citizen – Spoke about retaining the Transfer of Development Rights (TDRs). He stated that during the 2025 Committee meetings they had a consultant speak about TDRs. The conclusion by the 2025 Committee was that this program was probably not going to work on Bainbridge Island. Two years previously, he read an NPR comment paper on TDR's throughout the United States and whether they were successful or not. Surprisingly, Seattle was one of the really successful ones. 87% of the TDR programs in the United States have either never been used or used unsuccessfully. He felt it was a program fraught with problems that they continue to spend time, money and staff time on. There needs to be a bank to successfully run a TDR and the 2025 Committee came to the conclusion that we probably would not have a bank. He wanted the Planning Commission to give serious thought on whether the TDR should or should not be continued. He personally did not see any use for it.

Commissioner Quitslund found Mr. Dashiell's remarks well taken. He stated there was a lot of reference to the TDR as a tool in the 2025 Final Report. A lot of reference, but experience has not borne it out. He fully agreed a bank was essential to any function the TDR can perform. He said they would see what they could do about that.

Peggen Mulhern, Citizen – Wanted to revisit the Special Planning Areas for Island Center. She had been checking around the neighborhood and there seemed to be a lot of the same confusion that was reflected at the Planning Commission as to where it had gone when it had been moved quite along. She encouraged the Commission to take some action to go back to the City Council and see how they might pick it up from where it was on the Island Center NSC. There were a number of people (citizens) who thought it had already been a done deal so maybe it wasn't so bad, maybe they just didn't comment because they thought it was done. She wanted to encourage them to pick that up from where it was and maybe they did not need to reinvent the wheel. Commissioner Gale asked what Ms. Mulhern meant by a "done deal." What was a done deal? Ms. Mulhern replied there was a whole report on the plan and how the area could be developed. Last meeting we spoke about how it went along and then there wasn't any public comment towards the end of the process so there was some uncertainty as to whether there was public support for the Island Center Special Planning Area. Commissioner Gale assured her they were working on getting that process done. Ms.

Mulhern reiterated the Plan was pretty far along. Director Cook stated the Planning Commission recommended last meeting was the City should initiate the Special Planning Area Processes within three years and that the Island Center Plan should be the starting point. Pick it back up; do not go back and reinvent the wheel. Ms. Mulhern agreed they did not want to go back to a blank slate, there was a lot of good stuff to work with.

Stacey Justice-Nordgren, Citizen – Asked if the Commission would be open to hearing public comment on the Guiding Principles again. Commissioner Pearl stated they would not.

Patti Dusbabek, Citizen – Was concerned about the amount of money being spent on this procedure. It seemed to her that there was already a Comp Plan that was not presently being followed. She did not understand why they kept rewriting these things other than to open the doors for other kinds of expansion that are not necessarily desirable for the Island. She thought that should be scrutinized quite heavily. She was bothered that Staff and Council were making decisions that impact all of the Island especially when some of that development was harmful to the Island. She stated she was addressing the water issue. When the City was pulling water from Fletcher Bay and the Fletcher Bay aquifer was being impacted by a negative 20-25%, it seemed to her that at some point in time, especially when the EPA had advised the Island to curtail development. We keep ignoring what that Federal agency was saying. She did not understand the logic involved with that. When they brought in outside agencies that were telling the City and Council what they want to hear rather than objective analysis that would protect the Island, she felt it was foolish to be utilizing resources paying for those people when EPA had highly technical people who had advised the Island to curtail development and we still ignore them. They have been telling us that for over 20 years at this point and we have continued to ignore them. She did not feel that the City or the Council were utilizing the resources wisely.

Election of Commission Chair and Vice Chair

Motion: I move that we re-elect Mack to be our Chair for the coming year.
Lewars/Quitslund – Passed unanimously 5-0

Motion: I nominate Bill Chester as the Vice-Chair
Gale/Quitslund – Passed Unanimously 5-0

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting

Director Kathy Cook gave an overview of work completed since the last Planning Commission. She spoke specifically about the Special Planning Area process and that the Drafting Ad Hoc Committee was recommending they shorten the process and length of time necessary. She also spoke about the Transfer of Development Rights (TDR) program and removing it from the Comprehensive Plan but keeping the program within the City. Commissioner Pearl asked what the process would be to expand the Lynwood Center NSC since they have already gone through the Special Area Plan (SAP). Director Cook replied they would have to go through the entire SAP process again. She asked if the Commission had any particular areas they wished to speak about.

Island-wide Conservation Strategy

Consultant Joe Tovar gave an overview of the proposed Land Use policy changes and edits. A copy of his overview is attached.

A 7 minute break was taken at 7:22 PM.

Comprehensive Plan Amendment Applications

Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks

Senior Planner Perry Barrett for the BI Metro Park and Recreation District (BIMPRD) presented an overview of the BIMPRD proposal stating their proposal also worked to enhance cooperation between the two agencies. Planning Commissioners agreed this was a good idea and voted to approve the *idea* while asking for BIMPRD to bring specific language back to them.

**Motion: I move we recommend approval of this Comp Plan amendment.
Lewars/Quitslund – Passed Unanimously 5-0**

Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
Skipped because it became irrelevant with passage of BIMPRD amendment.

Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area

Susan Thomas gave an overview of her proposed amendment. Discussion ensued about a building that sits on a boundary line between two zones and increasing a Special Planning Area by incremental amounts. The Planning Commission asked Staff to come back with more information about previous Comp Plan Amendment requests.

Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area

William M. Palmer gave a brief history of the zoning of the subject property and the aborted Special Planning Process for Island Center as part of his presentation. He also detailed the different Comp Plan Amendment applications Mr. Cainion has made to have the zoning changed.

Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area

Gave a history and overview of their proposal. Mr. Anderson provided a copy of the Island Center Special Planning Process Report prepared in 2002. He spoke about helping to change the face of Island Center to be more friendly and inviting as well as providing moderately priced housing.

Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads - High School Road District Policies and Discuss Possible Food Security Policies

Devon Johnson gave a brief overview of his concern over the ability to have Business Industrial NSC areas and the lack thereof.

High School Road District Policies

Director Cook began a brief discussion on the possibility of changing the policies around this district.

Charlie Wenzlau, Citizen – Was part of the architects' group with some of the suggestions. The High School Road Mixed-Use District was in part an outgrowth of the existing land use patterns seen and to some extent the development patterns we have been witnessing now on the Visconsi property. There will be an opportunity to shift the emphasis for the High School Road zone. One of the potential by-products of this would be a better area for mixed-use development. We are all aware right now it has been a single-use zone, primarily one story with extensive parking lots. We think the FAR should be bumped up significantly with perhaps a mandatory requirement for multi-story buildings to encourage residential so we do not have large, single-use building footprints. While the community may be thrilled about the opportunity for the Sakai park, we have also lost quite a bit of housing potential on these properties that could be restored close into town where it would be best to locate housing. Commissioner Pearl asked if there was land to do this with or was Mr. Wenzlau speaking about re-development. Mr. Wenzlau replied the Island Village site, another site behind Ace Hardware were economically viable now, but some point in the future there might be a higher and better use that he thought the community would rather see than shopping centers.

Possible Food Security Policies

A brief overview of what had been proposed by citizens was given.

Carolyn Goodwin, Sustainable Bainbridge – Sustainable Bainbridge proposed some ideas that could be incorporated into the redo of the Comprehensive Plan. Planning for food was very much a topic of interest both locally and around the country. She found a study from the University of California indicates that 90% of necessary food could be produced within 100 miles of residents but only if major changes were made to the food system. Supporting local food was important for the local economy, for community food security and for reducing the distance food travels from farm to table. Local governments could play a significant role in supporting local agriculture to promote local health, improve access to healthy and affordable food and reduce environmental impacts. She stated great strides had been

made on Bainbridge Island in that direction and she wanted to see the Comprehensive Plan do more to incorporate that into the language of what the City thinks is an important agenda.

Discussion between Commissioners Pearl and Gale ensued about incorporating these ideas into a lot of different places within the different Elements of the Comprehensive Plan.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Was glad to hear discussion about food policy and farms and locally grown foods. One of the things that should come up later was water because to grow stuff, you need water. He was afraid that if there was not a water plan for the Island that allocates a certain amount for farmers and we continue to develop and draw down our aquifers, in the future we could have a situation where farmers are pinched and that water would be prioritized for commercial and residential use. He had seen that happen around the country. As the process moves along toward the Water and Environmental Elements, he wanted everyone to think a little bit about the issue of water in relation to our locally grown foods. Another thing he wanted to mention was the Special Planning Process in regard to Rolling Bay. He was curious as to what would drive the beginning of the Special Area Planning Process for Rolling Bay. Did the City think this would be initiated by the City or the community? Commissioner Pearl thought they were being given direction by the City that both of the plans should be initiated. Commissioner Quitslund elaborated stating they were being directed because there was a declared need for planning from within the community. They knew a lot of people in Rolling Bay had been talking about what they need and the City's role was to respond in a proactive way to move the process along and fit it to the requirements of City Code. Mr. Peltier did not feel the needs he had heard would not necessarily be satisfied by the existing commercial zoning there or the NSC zoning. He knew of one proposed development that would provide some of the things people had been talking about. Clarification of the purpose of a Special Area Planning Process was provided as not necessarily meaning growth would occur. It would be driven by the citizens participating in the process. Further discussion occurred about who initiates the Special Area Planning Process.

Pegeen Mulhern, Citizen – Had a couple of comments about the FAR increase the architects brought up. In the written comments they submitted, she was concerned about the change or impetus to innovated communities from the HDDP and the compact rural communities. She urged the Commission to think about how these HDDP standards have been used thus far and do we really have affordable housing as a result. Has the matrix been so weighted toward green and higher density that we have that expensively? She thought that was what happened at the Grow Community. Maybe we were not ending up with affordable housing the way it was set up now. She did not know that as a fact, but she felt that was what it looked like from the outside. She did not know if the "cottage" housing would end up with the same thing. Commissioner Gale elucidated that there were two paths to the HDDP one being affordability and the other being green. She also added the Planning Commission had recommended a requirement for affordability at levels that increased density. Ms. Mulhern felt they should continue looking at that because housing diversity was something the Island needed.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting adjourned at 8:56 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

Kathy Cook
Director

DATE: September 10, 2015

RE: Study Session on Comprehensive Plan Update

The Planning Commission has four different agenda items for the Comprehensive Plan Update project. Each topic is summarized below, including possible Planning Commission action.

I. Thomas and Cainion Comprehensive Plan Amendment (CPA) Applications

The Commission reviewed the six amendment applications, hearing comments from applicants, at their July 9 meeting. The Commission requested additional information from Staff regarding the Thomas and Cainion applications; that additional information (repeated below) was provided for the July 23 Commission meeting. The Commission discussed both CPA applications at the July 23 meeting, and agreed to continue their discussion at the September 10 meeting. The Commission also requested that staff notify property owners in both neighborhoods, advertising the September 10 meeting as an opportunity to discuss both CPAs applications. The notice was mailed out using the City's standard mailing radius (500 feet).

A. Thomas Lynwood Center Amendment Request

Question. Have there been other Lynwood NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

Answer. Yes. In 2005, both Blue Moon Land Co. and Mr. Masland requested that their R-2 designated properties be changed to R-5. The Blue Moon Land Co. property (2.46 acres) is split-zoned, with NSC designation on the southern half. Mr. Masland owned 2 properties zoned R-2 totaling 1.2 acres and one property designated NSC (0.83 acres). Neither amendment was approved, and the Planning Commission and City Council recommended that they be considered through the 2025 Population Allocation Study. The study didn't specifically address the 2005 Blue Moon and Masland CPA applications. The 2005 report's *Preferred Alternative* was to focus residential growth in Winslow, NSC,

and future Center areas. In 2013, the City submitted a CPA to correct a mapping error to show correct NSC designation as shown in the Lynwood Subarea Plan. This CPA was approved, only affecting a portion of the Blue Moon and Masland properties.

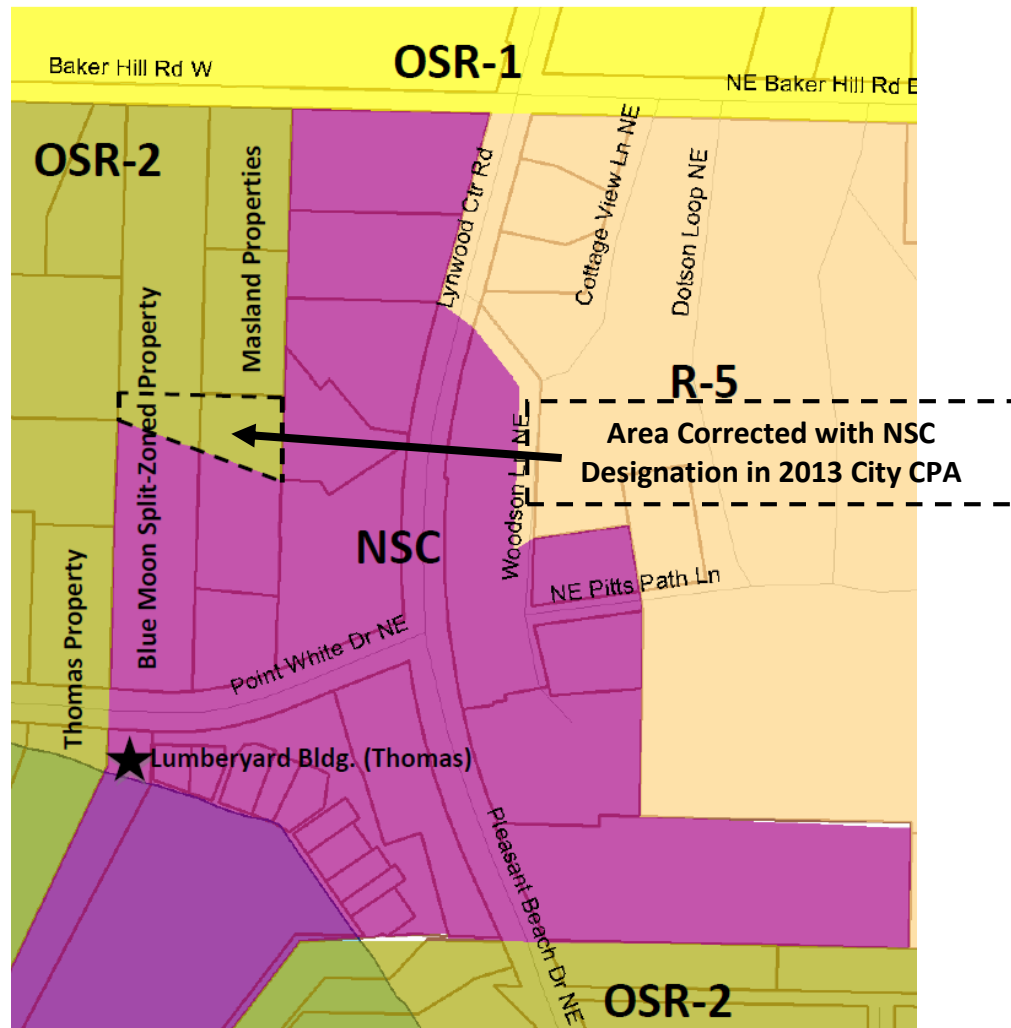
The two maps below show Lynwood Center NSC area amendment requests, and existing development patterns in the area.

Question: What does the 1996 Lynwood Center Subarea Plan say about the Thomas Property?

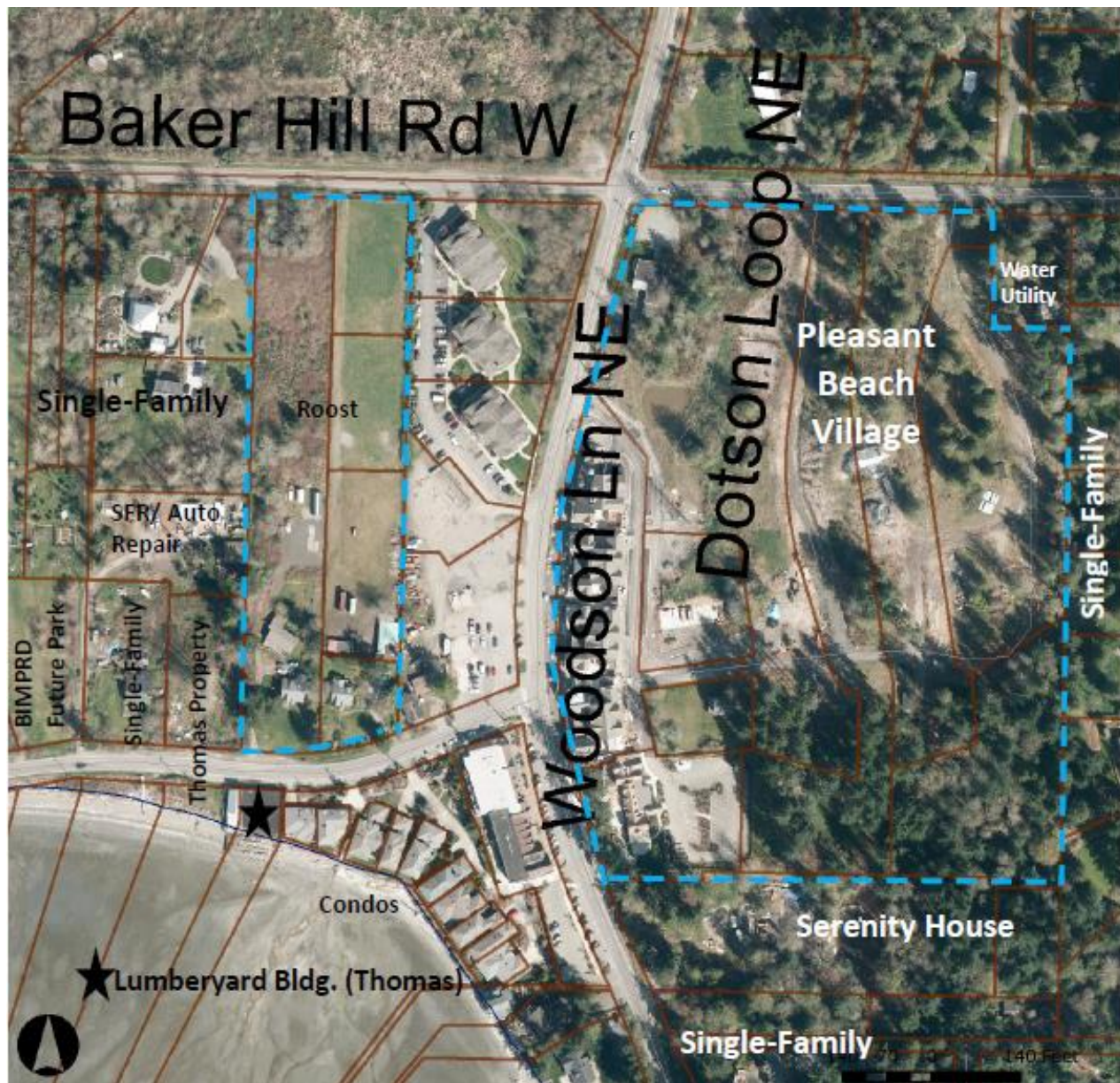
Answer: Ms. Thomas owns two properties in Lynwood Center. Please see attached Thomas letter (Attachment E). The “Lumberyard” property (tax ID -019-2009) is a NSC designated shoreline property. The property that is the subject of her CPA request (tax ID -021-2005, 0.77 acres) is immediately west of the Lumberyard property and designated R-2, with an upland portion on the north side of Point White Dr. and a shoreline portion south of Point White Dr. The two properties were addressed specifically in the Lynwood Subarea Plan, and the same language was added to current Land Use Element policy NSC 1.2 (see below).

NSC 1.2 (excerpt) “Allow the existing lumberyard pier (Tax Parcel # 042402-1-019-2009) to be rebuilt with commercial uses consistent with the Bainbridge Island Shoreline Management Master Program, 1996. Parking for this use must be located either on the parcel directly north of this parcel (Tax Parcel # 042402-1-046-2006 **now Roost**) or on that parcel to the west (Tax Parcel # 042402-1-021-2005 **Thomas upland property**). The City should pursue public funds, whether from the sale of road-end property or other sources, to combine with private funds to construct a public access pier or acquire other public beach access.

The parcel of land located on Point White Drive, directly adjacent to the western boundary of the NSC, as shown on the Land Use Map (Tax Parcel # 042402-1-021-2005), is designated OSR-2 with the provision that density may be increased to 3 units per acre on the condition that a public access easement be granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage and adjacent to the old lumberyard pier.”



Lynwood Center Area CPA requests



Existing Development- Lynwood Center NSC Area

B. Cainion Island Center Amendment Request

Question: Have there been other Island Center NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

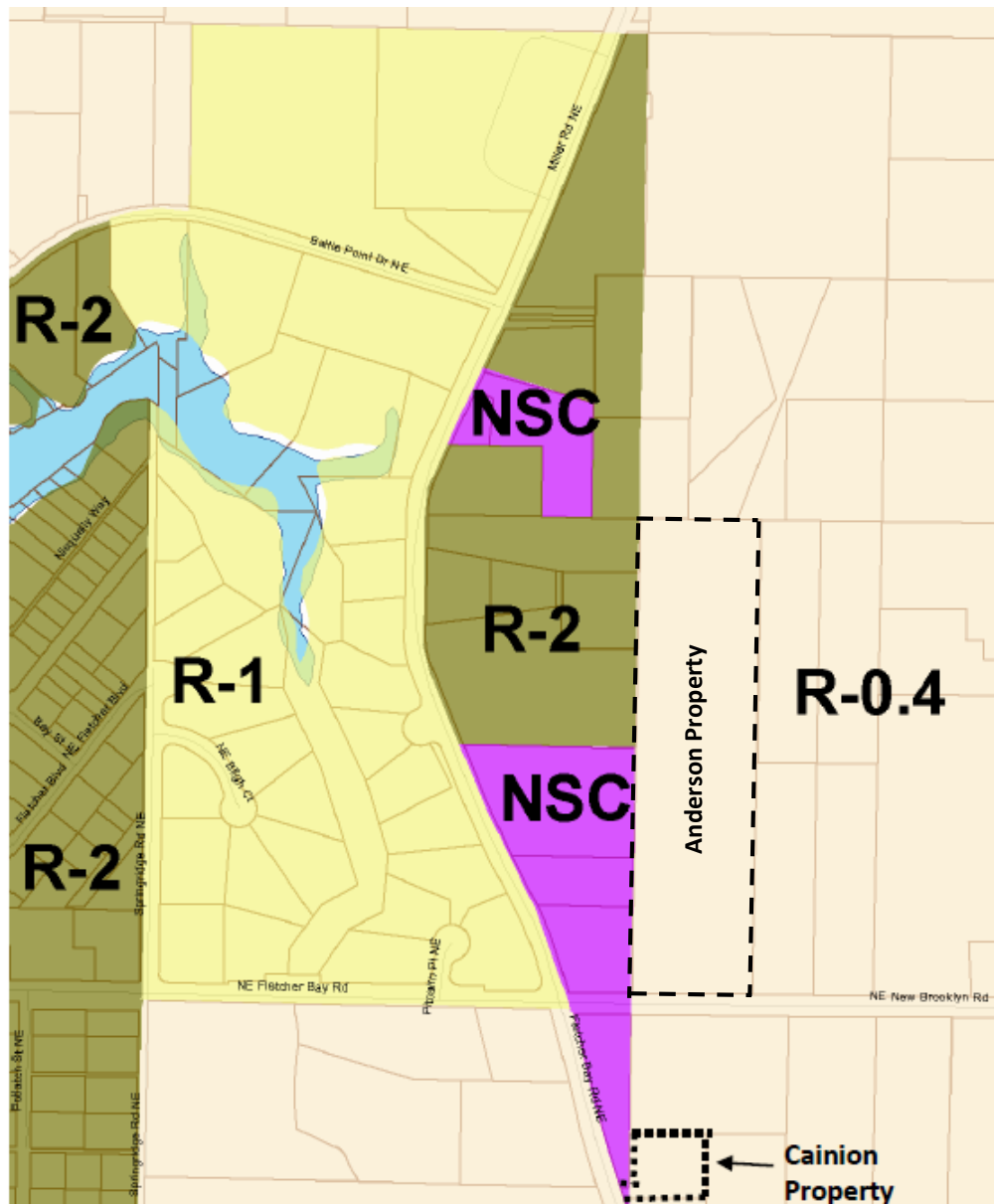
Answer: Yes. There is a current application submitted by Mr. Anderson to change a 10 acre property on the north side of New Brooklyn Road from R-0.4 to NSC, and the Planning Commission has recommended this be considered as part of a future Special Planning Area (SPA) process. Mr. Cainion applied in 2007 and 2010 for a CPA to change the designation of his 0.88 acre parcel from R-0.4 to NSC. The 2007 application was denied by the City Council pending the SPA process. In 2010, the Planning Commission recommended approval of the application and changes to NSC policies to allow

for expansion of the NSC boundary (outside of the SPA process) when the following three parameters were met:

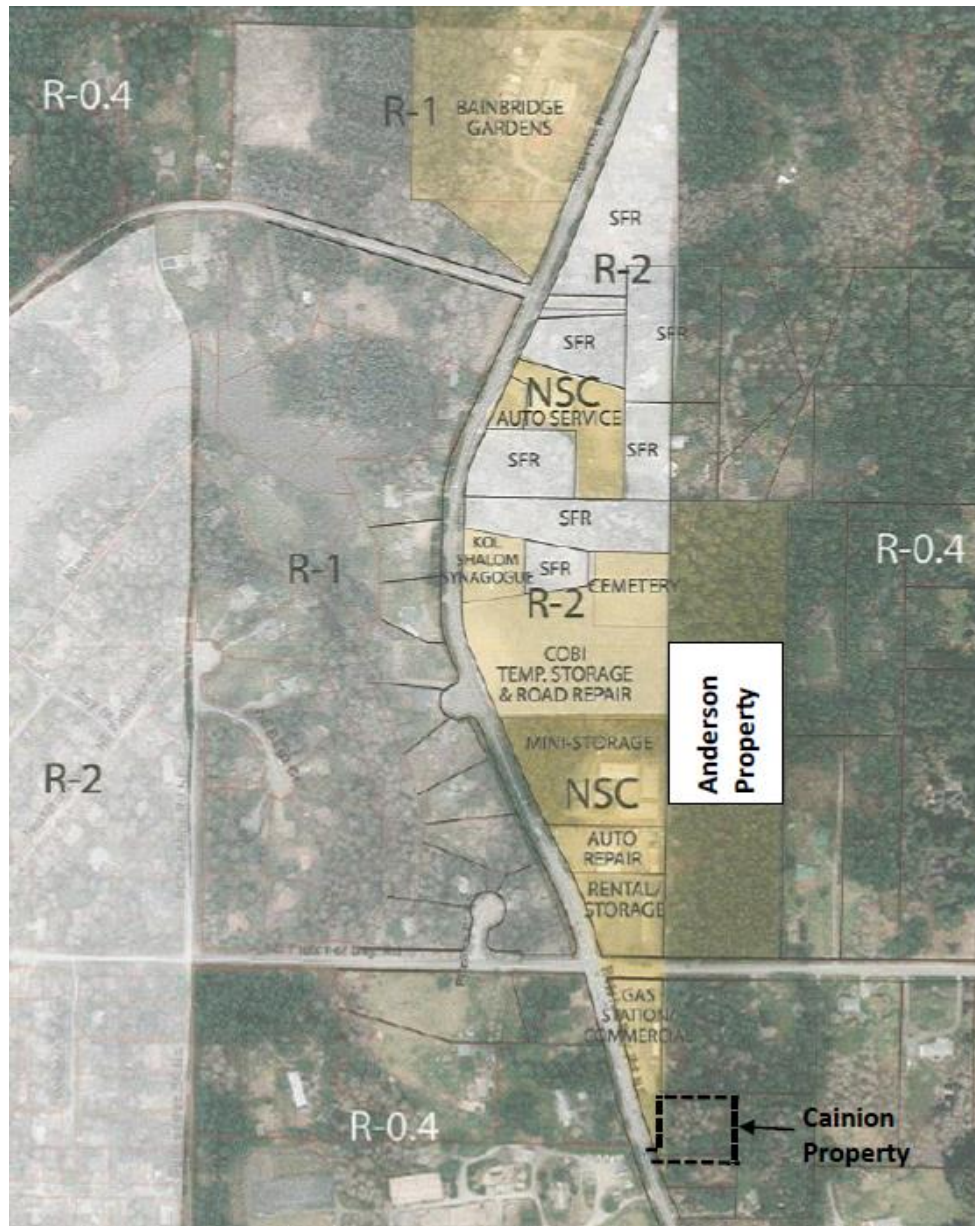
1. Parcels less than one acre abutting NSC designated property;
2. Not encumbered by critical areas; and
3. Represent a logical extension of current, existing commercial development in abutting NSC area

The City Council did not accept the Planning Commission's recommendation, and denied the 2010 Cainion request, upholding the requirement for a SPA process for any expansion of the NSCs.

Island Center NSC Area CPA Amendments



Island Center NSC Area Existing Development



Planning Commission Action: The Commission should discuss and make recommendations on the Thomas and Cainion applications to the City Council.

II. Confirm Modification to Glossary

The Planning Commission discussed suggested additions to the Comprehensive Plan *Glossary* at the August 27 Commission meeting. A citizen pointed out that the existing *Glossary* and the new *Shoreline Master Program* (SMP) both have definitions for “shall” and “should” that did not match. The drafting committee (Commissioners Gale and Quitslund) discussed these definitions at their meeting on September 1. Planning consultant Joe Tovar brought forward some examples from other jurisdictions. Keeping in mind that the SMP is a regulatory document, the drafting committee recommends not adding

the SMP definitions to the Comprehensive Plan. Instead, the drafting committee suggests definitions that are modeled after King County. The suggested changes are attached.

Planning Commission Action: Review and confirm amendments to the *Glossary* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting.

III. Review DRAFT *Environmental Element*

The Planning Commission began substantive discussion of the *Environmental Element* at the August 27 meeting. The Commission recommended changes to the goals and policies- those changes are highlighted. The drafting committee expanded on amendments to the forestry goals/policies, and proposed new policies to prohibit neonicotinoid pesticides (EN 1.7), and promote a City street tree program (EN 24.7). Those changes are also highlighted.

The existing “Agricultural Land” goals and policies are Goals EN 20, 21, and 22 in the *Environmental Element*. The Planning Commission should discuss the existing policies, and provide direction to the drafting committee and Staff on how they should be changed. A map of current and potential agricultural lands is attached. The methodology for mapping parcels that have agriculture potential included criteria such as:

- Parcel size, and size of “farmable” area
- Existing tree/forest cover
- Water availability (existing well or public water)
- Existing farm infrastructure (e.g. barns, fences)

Planning Commission Action: Review and confirm amendments to the *Environmental Element* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting. Due to time considerations, staff is recommending that the Planning Commission not walk through each change at the September 10 meeting. Instead, please be prepared to identify any changes that raise questions or concerns. The Commission should discuss the Agricultural Land goals and policies, and suggest any modifications.

IV. Review Comment from July 29 *Economic Element* Workshop

Over twenty citizens attended the July 29 workshop. Other citizens submitted comments in writing. Public comment was diverse, ranging from telecom and power infrastructure, downtown small businesses, jobs, tourism, and agriculture. A table of oral and written comments from the workshop is attached.

Planning Commission Action: The Commission should discuss the public comments. The Commission should also provide the drafting committee with direction on what concepts should be added, enhanced, or deleted from the *Economic Element*.

V. Next Steps

At the September 24 Planning Commission meeting, staff will bring back the next draft of the *Environmental Element* reflecting the changes recommended by the Commission at the September 10th meeting. The drafting committee will work on the changes at their next meeting on Tuesday, September

15. The City's Environmental Technical Advisory Committee will provide feedback on critical area related policies for the September 24 meeting.

The September 24 meeting will also begin review of the *Economic Element*.

IV. Attachments

- A. DRAFT *Glossary*
- B. DRAFT *Environmental Element*
- C. Agricultural Lands Inventory Map
- D. July 29 *Economic Element* Workshop Comment Table

From: noreply@civicplus.com
To: [Roz Lassoff](#)
Subject: Online Form Submittal: Citizen Advisory Group Application
Date: Friday, October 6, 2017 4:53:52 PM

Citizen Advisory Group Application

Step 1

Please complete the form below if you are interested in serving on a committee or commission. Once completed, this form will become part of the City's Volunteer Roster. Please note: once submitted, this application becomes a public record. Your address and contact information will not be shared.

Applicant Name	Maradel Gale
Email	Employee/Volunteer Information
Phone	Employee/Volunteer Information
Address	Employee/Volunteer Information
City	Bainbridge island
State	WA
Zip	98110
Current Employer	retired
Current Position	retired university professor
I am interested in serving on one of the following advisory groups (select all that apply):	Island Center Subarea Planning Process Steering Committee
Experience & Qualifications	
Have you served on any city advisory groups in the past?	Yes
If so, please indicate which groups:	Planning Commission; currently on Ethics Board
Please share your qualifications for this appointment (skills,	11.5 years on COBI Planning Commission. Tried for several years to get this neighborhood subarea planning started. Career as land use law professor in the community planning program at

activities, training, education) if any:	University of Oregon. Understand process and language of plans and ordinances.
Please share your community interests (groups, committees, organizations) if any:	Sustainable Bainbridge founder and current board member. Bainbridge Beach Naturalists. CERT-certified by COBI.
Feel free to attach your resume (optional):	Maradel Gale COBI bio.docx
Type the Year	2017
How did you hear about the volunteer opportunity?	City Announcement
Other	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 18, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes – April 4, 2018 |
| 6:40 PM | Role of Island Center Steering Committee |
| 6:50 PM | Determine DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Review List of Island Center Issues |
| 7:45 PM | Discuss Island Center Planning Area Boundary Options |
| 8:20 PM | Discuss Agenda for May 2, 2018 Meeting |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
TUESDAY, DECEMBER 5, 2017
7:00-9:00 PM
PLANNING CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110
USE MADISON AVE. CITY HALL ENTRANCE

AGENDA

- 7:00 PM** **Welcome, Meeting Purpose**
Planning Director Gary Christensen
- 7:10 PM** **Steering Committee Introductions**
- 7:20 PM** **Discuss Regular Meeting Day/Time**
- 7:25 PM** **Island Center Existing Conditions Snapshot**
Current Land Use/Zoning: *Senior Planner Jennifer Sutton*
Transportation & Utilities: *Engineering Manager Mike Michael*
- 7:35 PM** **Island Center Subarea Planning Issues**
Steering Committee Members
- 8:00 PM** **Next Steps**
- 8:05 PM** **Public Comment**
- 8:10 PM** **Open Government Training**
Deputy City Attorney Robbie Sepler
- 9:00 PM** **Adjourn**

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, JANUARY 17, 2018
6:30-8:30 PM
FILIPINO-AMERICAN HALL
7566 NE HIGH SCHOOL ROAD
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Review and Approve Meeting Agenda
- 6:35 PM Public Comment
- 6:45 PM Discuss and Confirm Steering Committee Chair & Vice Chair
- 6:55 PM Review Relevant [Comprehensive Plan Goals & Policies](#)
- 7:30 PM Review DRAFT Public Participation Plan for Island Center Subarea Planning
- 7:50 PM Review and Discuss [2001 DRAFT Island Center Special Planning Area Report](#)
- 8:20 PM Public Comment
- 8:30 PM Adjourn

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 7, 2018
7:30-9:00 PM
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location**

- 7:30 PM** **Review and Approve Meeting Agenda**
- 7:35 PM** **Review and Approve Notes from January 17, 2018 Meeting**
- 7:40 PM** **Public Comment**
- 7:50 PM** **Discuss and Confirm Steering Committee Chair & Vice Chair**
- 8:00 PM** **[Overview and Discussion of Island Center Area Traffic Data and Transportation Planning](#)****
Chris Hammer, Dept. of Public Works Engineering Manager
- 8:45 PM** **Public Comment**
- 8:55 PM** **Next Steps**
- 9:00 PM** **Adjourn**

**Hyperlink <http://www.bainbridgewa.gov/950/Island-Center-Subarea-Planning-Process> includes City transportation data and information under *Relevant City Documents and Studies*

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location.**

This location will be the regular meeting location going forward.

- 6:30 PM Review and Approve Meeting Agenda
- 6:35 PM Review and Approve Notes from January 17 & February 7, 2018 Meetings
- 6:40 PM Public Comment
- 6:50 PM **Overview and Discussion of Island Center Area Surface Waters****
Cami Apfelbeck, Water Resources Specialist Dept. of Public Works
- Programs/Projects:**
[Water Quality and Flow Monitoring Program](#)
[Springbrook Creek Evaluation and Feasibility Project](#)
- Reports:**
[State of the Island's Waters](#)
[Stream Benthos and Hydro Data Evaluation](#)
- 7:50 PM Discuss [2001 DRAFT Island Center Report](#)
- 8:10 PM Public Comment
- 8:20 PM Next Steps, Discuss Agenda for 3/7 Meeting
- 8:30 PM Adjourn

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 7, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes - February 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss a <i>Vision Statement</i> for Island Center |
| 7:50 PM | Discuss Future Public Meeting |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for March 21, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 7, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:40 PM | Discuss Planning Area Boundary Options |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for April 4, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 4, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|--|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Recognizing Steering Committee Members Interest in Island Center Future |
| 7:00 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Discuss Planning Area Boundary Options |
| 7:55 PM | Future Meeting Speakers/ Presentations: e.g. BI Land Trust, Kitsap Public Health District, Housing Resources Bainbridge, Suquamish Tribe, BIMPRD |
| 8:05 PM | Old Business, Housekeeping |
| 8:15 PM | Public Comment |
| 8:25 PM | Next Steps, Discuss Agenda for April 18, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE MINUTES – MARCH 21, 2018
PUBLIC COMMENT
RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S
FUTURE
DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER
DISCUSS PLANNING AREA BOUNDARY OPTIONS
FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G. BI LAND TRUST, KITSAP PUBLIC
HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD
OLD BUSINESS, HOUSEKEEPING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members present were Scott Anderson, Michael Loverich, Donna Harui, Micah Strom, Adam Matschek, Sherri Eckert, Lisa Neal and Tracy Collier. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and approved.

REVIEW AND APPROVE MINUTES – MARCH 21, 2018

Changes were submitted by Citizen Linda Mallin and accepted. Tracy Collier asked to have a link put on the City's website so citizens could see the application materials submitted by the Steering Committee individually.

Motion: I move to accept the minutes as amended.

Collier/Strom: Passed Unanimously

PUBLIC COMMENT

Beth Wheeler, Citizen – Was trying to understand the process and was concerned about a consultant being contracted before the committee had even determined what they were looking for. She spoke against increased density saying traffic would increase commensurately.

Patty Fielding, Citizen – Provided perspective on how the neighborhood service centers were created and designated as a member of the 2025 Report Task Force.

RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S FUTURE

It was decided to have each member declare their interest in the Island Center Subarea Special Planning Process one time and state at future meetings whether that interest had changed.

DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER

Micah Strom distributed and read a draft vision statement. Scott Anderson brought the Committee's attention to the Vision statement in the DRAFT 2002 Island Center Plan. It was agreed that the committee would send in to Jennifer

any additions that they would want to add to the list of issues from the 2002 DRAFT Vision. The Committee will continue discussing a Vision Statement at the next meeting.

Discussion included fielding public comment on/for the vision statement as well as adding public comment time to each agenda item during meetings.

Motion: Motion to accept.

Eckert/Anderson: Passed Unanimously

DISCUSS PLANNING AREA BOUNDARY OPTIONS

Moved to next meeting agenda.

FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G., BI LAND TRUST, KITSAP PUBLIC HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD

Moved to next meeting agenda.

OLD BUSINESS, HOUSEKEEPING

None.

PUBLIC COMMENT

Patty Fielding, Citizen – Spoke in favor of the vision statement provided by Micah Strom (see attached).

Rita Riley, Citizen – Spoke in favor of sending information out by mail.

Linda Mallin, Citizen – Spoke about the timeline for the Committee's work.

NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING

The Steering Committee agreed to provide opportunity for public comment after each agenda item in future meetings.

ADJOURN

Meeting was adjourned at 8:37 PM.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES - APRIL 4, 2018
PUBLIC COMMENT
ROLE OF ISLAND CENTER STEERING COMMITTEE
DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS
DISCUSS AGENDA FOR MAY 2, 2018 MEETING
PUBLIC COMMENT
ADJOURN

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.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY
FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ADDITIONAL INFORMATION NEEDED
PUBLIC MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:33 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Adam Matschek, Vice Chair Lisa Neal, Micah Strom and Joseph Dunstan (Design Review Board). Tracy Collier, Sherri Eckert, Michael Loverich, Michael Killion (Planning Commission) and Sarah Blossom (City Council) were 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 was reviewed. There were not any changes made. There were not any changes in the status for the Committee Members.

REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING

Vice Chair Neal proposed amendments to the minutes in areas she had input. The minutes were approved as amended.

DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES

**Motion: I move that we call the Island Center Special Planning Area Number 1, our Island Center Special Study Area Number 2.
Anderson/Strom – Passed Unanimously**

Public Comment

Andy Klavins, Citizen – Spoke in favor of sending public meeting notices to those within the “sphere of influence” and traffic studies.

FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER

A current DRAFT Vision Statement was agreed upon (see attached).

REVIEW LIST OF ISLAND CENTER ISSUES

A current draft list of Island Center Issues was agreed upon (see attached).

Public Comment

David Graf, Citizen - Spoke in favor of adding critical aquifer recharge area or water concerns to the draft Vision Statement.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING
FUTURE COMMUNITY MEETING PLANNING
ESTIMATED PROJECT SCHEDULE
DISCUSS AGENDA FOR NEXT MEETING: JUNE 6, 2018
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:34 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Sarah Blossom (City Council), Michael Killion (Planning Commission) and Joseph Dunstan (Design Review Board). Tracy Collier, Micah Strom, Sherri Eckert and Adam Matschek were absent and excused. City Staff present were Planning Director Gary Christensen, Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Vice Chair Neal proposed changes to the agenda.

Motion: I move that we amend the agenda and add those items.

Neal/Loverich: Passed Unanimously

Everyone agreed that those items could be added at the end of the meeting if there was time.

There were not any changes in status for the Committee Members.

REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING

Ms. Neal asked that the words "preliminary" be added to the title DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES and "current" to Current Draft Vision Statement and Current Draft List of Island Center Issues.

Motion: I move to accept the minutes as amended.

Harui/Neal: Passed Unanimously

FUTURE COMMUNITY MEETING PLANNING

Chair Gale introduced the City's new Communications Coordinator Kristen Drew as well as the consultant team of John Owens (Makers Architecture and Urban Design) and Charles Wenzlau (Wenzlau Architects).

Monday, June 18, 2018 was agreed upon for the Envision Island Center – Community Kickoff meeting with a 6:30 PM start time with program at 7:00 with time afterward for discussion until 9:00 PM.

The Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation.

Public Comment

Gary Loverich, Citizen – Offered to allow a sign on his property.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING
REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION
STEERING COMMITTEE VACANCY
REVIEW DRAFT SURVEY
JUNE 18 COMMUNITY KICKOFF MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:50 PM due to the meeting place being opened late. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Micah Strom, Sarah Blossom (City Council), and Joseph Dunstan (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants John Owen and Charlie Wenzlau presented assisted by Easton Branam from John Owen's office.

The agenda was reviewed.

REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING

Chair Gale stated Barbara Trafton was not with the Parks District but the Bainbridge Parks Foundation. Ms. Neal asked for the following line to be added under Future Community Meeting Planning, "the Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation."

Motion: I move to accept the minutes as corrected.

Loverich/Neal: Passed Unanimously

REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION

Vice Chair Neal read a prepared statement.

STEERING COMMITTEE VACANCY

It was announced that Steering Committee Members Sherri Eckert and Adam Matschek had resigned and Ms. Blossom would be reviewing the previously unselected applications for replacements.

REVIEW DRAFT SURVEY

Easton Branam from Makers Architecture introduced the draft survey. The final survey would be distributed via City Manager's Report, listserv e-mails, link on Island Center Subarea Planning Process project webpage, Facebook and individually forwarded by Committee Members.

Public Comment

Linda Mallin, Citizen – Offered a suggestion for separating the three topics of housing, retail and public benefits.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Kitsap Transit Update
Springbrook Watershed Assessment Project & Draft Priority Actions
Next Meeting Agenda Items
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 8:38 pm. Island Center Subarea Planning Steering Committee members in attendance were Donna Harui, Michael Loverich, Micah Strom, Scott Anderson, and Michael Killion Planning Commission, Tracy Collier, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

No minutes available to review & approve.

Kitsap Transit Update: Ed Coviello, Transportation and Land Use Planner

(Discussion Only)

Springbrook Watershed Assessment Project and Draft Priority Actions

Bainbridge Island Land Trust: Brenda Padgham, Conservation Director & Gina King, Conservation Project Lead *(See presentation material)*

Discuss Agenda for Next Meeting: July 18, 2018

- Continued presentations from resourceful community partners
- Discuss the feedback received from survey
- Review material gathered from the Open House

New/Old Business

The next regular scheduled meeting on July 4, 2018 is cancelled due to the Fourth of July holiday.

Adjourn

The meeting adjourned at 8:29 pm.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Update from Council Liaison
Debrief/Feedback from June 18 Community Kickoff
Survey Results
Next Meeting Agenda Items: August 1, 2018
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:30 pm. Island Center Subarea Planning Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, and Tracy Collier. Michael Killion Planning Commission, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. John Owen Makers Architect and Urban Design was in attendance. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the meeting minutes from June 6, 2018.

Strom/Collier: Passed Unanimously

Motion: I move to approve the meeting minutes from June 20, 2018.

Loverich/Anderson: Passed Unanimously

Update from Council Liaison: Sarah Blossom

Ms. Blossom discussed the following topics – Workplan/Timeline provided to committee, the process of agenda preparation for committee meetings, the process and authority levels of hiring a consultant and purpose/intention of committee (to develop a recommendation to present to the City Council) – Gary Christensen Planning Director shared a tentative meeting date with Council August 28 regarding the committees' progress (*Discussion Only*)

Public Comment: (Citizen) How are you keeping in touch with what the community wants?

Maradel Gale: Explains all the various methods of community outreach (ie. Mailers, City website, Listserv, signs through out the community, etc.)

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – July 18, 2018
Review Schedule and Work Plan
Current Development Capacity in Island Center Area
Kitsap Public Health District: On-site Septic & Drinking Water Conditions
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:32 PM. Members in attendance were Micah Strom, Michael Loverich, and Lisa Neal. Scott Anderson, Donna Harui and Tracy Collier were absent and excused. Sarah Blossom (City Council) and Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – July 18, 2018

Chair Gale asked that (septic, etc.) be removed from the statement ,” Hear from committee members about “alternatives” (septic, etc.). from under “Next Steps.”

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0, 1 abstention (Neal)

Review Schedule and Work Plan

It was decided the schedule would be updated to reflect the current workplan.

Chair Gale asked that a paper copy of packets be provided to those committee members who were not in attendance at each meeting.

Current Development Capacity in Island Center Area

(See attached map.)

Kitsap Public Health District: On-site Septic & Drinking Water Conditions

Steve Brown spoke about water and septic availability/needs and answered questions.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – August 1, 2018
Affordable Housing on Bainbridge Island
City Transportation Planning (motorized & nonmotorized)
Discuss Agenda for September 19, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:33 PM. Members in attendance were Micah Strom, Michael Loverich, and Donna Harui. Scott Anderson, Tracy Collier and Joseph Dunstan Design Review Board were absent and excused. Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Four members of the public were present.

Review & Approve Minutes – August 1, 2018

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0

Affordable Housing on Bainbridge Island - *(Presentation Only)*

Phedra Elliott, Executive Director for Housing Resources Bainbridge

City Transportation Planning (motorized & nonmotorized) - *(Presentation Only)*

Lief Horwitz, City Multi-modal Transportation Advisory Committee

Chris Hammer, Dept of Public Works Engineering Manager

Public Comment: Lisa Neal (citizen) – Ms. Neal asked if low speed electric vehicles will be allowed on the widened shoulder through Island Center?

Public Comment: Kol Shalom Representative – Asked if there had been any thought on how and where to park large groups of cars during neighborhood events and large gatherings. He requested the City create recommendations for alternative parking areas for such events.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 5, 2018
Bainbridge Island Parks Foundation
Interim Report to the Planning Commission
Update on Steering Committee membership
Discuss Agenda for October 3, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:37 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui, Sarah Blossom (City Council) and Jane Rein (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Six members of the public were present.

Review & Approve Minutes – September 5, 2018

Motion: I move to approve the minutes as amended.

Loverich/Harui: Passed 6-0

Bainbridge Island Parks Foundation- (Presentation Only)

Barb Trafton, Executive Director

Interim Report to Planning Commission - (Discussion Only)

Jennifer Sutton, Senior Planner and John Owen, Makers Architecture

Jennifer to update the report with recommended changes and distribute to committee within a week or review for approval at next meeting. Update to be presented to Planning Commission at their October 11, 2018 meeting.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 19, 2018
Review and Approve Interim Report to the Planning Commission
Review Existing Conditions Material
Discussion: Developing Goals and Alternatives
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui. Tracy Collier was absent and excused. Jane Rein (Design Review Board) and Sarah Blossom (City Council) attended. Michael Killion (Planning Commission) was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – September 19, 2018

Ms. Rein acknowledged the e-mail sent by a citizen asking to amend their public comment as portrayed in the minutes.

Motion: Motion to accept.

Strom/Harui: Passed unanimously

Review and Approve Interim Report to the Planning Commission

Ms. Sutton informed the Steering Committee the Planning Commission meeting on October 11, 2018 had been canceled and it was decided the interim report would be presented at the November 8, 2018 Planning Commission meeting.

Review Existing Conditions Material

See attached draft report.

Discussion: Developing Goals and Alternatives

Using the word “possibilities” instead of alternatives was discussed.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW EXISTING CONDITIONS MATERIALS
DEVELOPING GOALS FOR ISLAND CENTER
CITY ETHICS PROGRAM TRAINING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR 12/5 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA:

Chair Maradel Gale called the meeting to order at 6:30pm. Committee members in attendance were Michael Loverich, Asaph Glosser, Mark Tiernan, Sam Marshall, and John Decker. Micah Strom, Michael Killion (Planning Commission), Jane Rein (Design Review Board), Donna Harui and Scott Anderson were absent and excused. City staff present were Jennifer Sutton Senior Planner and Carla Lundgren Administrative Specialist who recorded and prepared the minutes.

No conflicts of interest were disclosed.

REVIEW EXISTING CONDITIONS MATERIALS

John Owen and Easton – Makers Architecture and Urban Design
(Discussion/Presentation Only)

PUBLIC COMMENT

Catherine Purves (citizen) - Referred to page 18 of the draft report, spoke to clarify that it is commuter traffic from High School Rd to Fletcher Bay Road and not just a “freight corridor” as referred to in the draft report.

DEVELOPING GOALS FOR ISLAND CENTER

Introduction by John Owen, Makers Architecture and Urban Design

This agenda item was postponed to the 12/05 meeting due to time constraints. The committee members were asked to review the planning goal section of this report and discuss at the 12/05 meeting.

CITY ETHICS PROGRAM TRAINING

Scott Wilder, Chair, City Ethics Board
(Presentation Only)

NEXT STEPS, DISCUSS AGENDA FOR 12/05 MEETING

- Developing Goals for Island Center – Focus on Planning Goals
- Elect a Vice Chair

ADJOURN

Call to Order (Attendance, Agenda, Ethics)

Review & Approve Minutes – November 7, 2018

Discussion: Setting Goals

Review Existing Conditions Material

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

Public Comment

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Scott Anderson, John Decker, Asaph Glosser and Mark Tiernan. Donna Harui and Michael Loverich were absent and excused. Jane Rein (Design Review Board) was present. Sarah Blossom (City Council) and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – November 7, 2018

Motion: Motion to accept the minutes as presented.

Anderson/Strom: Passed unanimously

Discussion: Setting Goals

City Consultant John Owen (Makers Architecture and Urban Design, LLP) facilitated the discussion/setting of goals. The phrase “A diverse design aesthetic that is consistent with the historical nature of the community,” was coined to describe the overarching desired development style for the Island Center area.

Public Comment

Lisa Neal, Citizen – Spoke about affordable housing and that the community was pretty clear that was not a high priority and thought the Steering Committee needed to be very specific about what they were looking for or they would end up with high-density condos, which she felt the community did not want.

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

December 19, 2018 - Review clean copy of the goals developed at this meeting.

The Steering Committee elected Micah Strom to Vice-Chair.

Adjourn

The meeting adjourned at 8:23 PM.

Call to Order (Attendance, Agenda, Ethics)
Review and Approve Minutes – November 20, 2018 and December 5, 2018
Review DRAFT Goals from December 5, 2018 Meeting
Discuss 2019 Meetings Location
Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting on January 2, 2019)
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 7:02 PM. Steering Committee Members in attendance were Vice-Chair Micah Strom, Sam Marshall, Michael Loverich, Mark Tiernan and John Decker. Donna Harui, Asaph Glosser and Scott Anderson were absent and excused. Sarah Blossom (City Council) and Jane Rein (Design Review Board) were also in attendance. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review and Approve Minutes – November 20, 2018 and December 5, 2018

November 20, 2018

Motion: I move to accept the minutes as distributed.

Decker/Marshall: Passed unanimously

December 5, 2018

Motion: I move to accept the minutes as distributed.

Strom/Tiernan: Passed Unanimously

Review DRAFT Goals from December 5, 2018 Meeting

Chair Gale led the discussion of draft goals.

Discuss 2019 Meetings Location

Future meetings will be held at city hall.

Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting January 2, 2019)

Public Comment

Robert Dashiell, Citizen – Provided his summary on groundwater to Steering Committee members.

Adjourn

Meeting adjourned at 8:41 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – December 19, 2018
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:33 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Sam Marshall, John Decker, Matt Tiernan and Asaph Glosser. Scott Anderson was absent and excused. Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were also in attendance. City Consultants John Owen (Makers Architecture and Urban Design) was present along with City Staff: Planning Director Gary Christensen, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – December 19, 2018

Motion: I move to accept the minutes as distributed.

Tiernan/Strom: Passed unanimously.

DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING

Draft goals were reviewed and revised.

NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING

The Steering Committee decided to have charettes on February 20 and 27, 2019 with a 5:00 PM start time. Mr. Tiernan was going to ask Rick Chandler from the Bainbridge Island Historical Museum if he would attend the February 6, 2019 meeting and provide a history of the Island Center area. A walking tour for the entire group was set for 3:00 PM before the February 6, 2019 meeting.

PUBLIC COMMENT

Lisa Neal, Citizen – Spoke about Policy LU 5.2 from the Comprehensive Plan.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – April 17, 2019
[Friends of the Farms](#) LOCAL FOOD SYSTEM - Heather Burger, Executive Director
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR MAY 15, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Donna Harui, Mark Tiernan, John Decker, Michael Loverich, Scott Anderson, Vice-chair Micah Strom, Sarah Blossom (City Council) and Jon Quitslund (Planning Commission). Asaph Glosser, Sam Marshall and Jane Rein (Design Review Board) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – APRIL 17, 2019

Motion: I'll make a motion to approve.
Loverich/Strom: Passed Unanimously

[FRIENDS OF THE FARMS](#) LOCAL FOOD SYSTEM

Executive Director Heather Burger provided an overview of agricultural land on Bainbridge Island for the next 10 years (see attached presentation).

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Discussion of draft design alternatives with presentation by individual Steering Committee Members.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 1, 2019
PARKS IN THE GREATER ISLAND CENTER AREA
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING: Next Meeting June 5, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:43 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Scott Anderson, Mark Tiernan, John Decker, Michael Loverich, Sam Marshall, Asaph Glosser and Sarah Blossom (City Council). Donna Harui, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were absent and excused. City Consultants John Owen (Makers Architecture) and Charlie Wenzlau (Wenzlau Architects) were present as well as City Staff: Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – May 1, 2019

Motion: I so move.

Strom/Decker: Passed Unanimously

Island Center Design Alternatives discussion was moved to before the Parks District overview.

PARKS IN THE GREATER ISLAND CENTER AREA

Bainbridge Island Metropolitan Parks and Recreation District representative Perry Barrett provided an overview of the parks in the Island Center area.

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Consultant Charlie Wenzlau facilitated the discussion.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 22, 2019
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS, DISCUSS AGENDA FOR JUNE 19, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice Chair Micah Strom, John Decker, Michael Loverich, Donna Harui, Sam Marshall and Jon Quitslund (Planning Commission). Asaph Glosser, Scott Anderson, Mark Tiernan, Sarah Blossom (City Council) and Jane Rein (Design Review Board) were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

There were not any conflicts disclosed.

The agenda was reviewed. Chair Maradel Gale added a new item to the agenda: Island Center Area Walks led by Michael Loverich.

REVIEW AND APPROVE Minutes – May 22, 2019

Vice-chair Micah Strom asked that it be added to the minutes that John Owen from Makers Architecture and Urban Design had stepped down from working with the Steering Committee.

Motion: I make a motion to approve the minutes as amended.

Loverich/Marshall: Passed Unanimously

Island Center Area Walking Tours

Discussion centered around touring the Island Center area without discussion about what could or should be done in particular areas. It was decided the Sundays immediately following their meetings on the first and third Wednesday of the month were the best time.

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

Consultant Charlie Wenzlau facilitated the discussion providing some background on the potential transfer of consultant duties from John Owens (Makers Architecture and Urban Design) to himself (Wenzlau Architects) and the hope for a smooth transition.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 5, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were John Decker, Sam Marshall, Micah Strom, Mark Tiernan, Michael Loverich, Scott Anderson, Donna Harui, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – June 5, 2019

Motion: I move to approve the minutes.

Decker/Anderson: Passed Unanimously

CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Availability for July 10 and/or July 17 meetings was determined. Next Island Center area tour was set for Sunday, June 23, 2019 at 3:00 PM. Michael Loverich provided a recap of the last tour.

PUBLIC COMMENT

Jim Llewellyn, Citizen – Suggested the property owners be part of the discussion.

Dan Taylor, Citizen – Loved Island Center and did not want to see it change.

ADJOURN

Meeting was adjourned at 8:44 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
CITY DESIGN GUIDELINES UPDATE PROJECT
SCHEDULE COMMUNITY MEETING
NEXT MEETING AGENDA – JULY 17, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:30 PM. Steering Committee Members in attendance were Michael Loverich, Scott Anderson, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich announced he had been appointed to the Design Review Board. There were not any other changes in status or conflicts noted.

REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019

June 19, 2019

Motion: I make a motion to accept the minutes as distributed.

Loverich/Marshall: Passed Unanimously

June 23, 2019

Motion: Motion to accept the minutes.

Tiernan/Harui: Passed Unanimously

Long Range Senior Planner Christy Carr introduced Jeff Arango from Framework Cultural Placemaking who will replace John Owen as the Island Center Subarea Planning Process consultant. Mr. Arango will work closely with Charlie Wenzlau and the Steering Committee, who have been involved in the process since the beginning.

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – July 10, 2019
Discuss Island Center Inner Boundary and Housing
Agenda for Next Meeting: August 7, 2019
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 5:04 PM. Steering Committee Members in attendance were Scott Anderson, Donna Harui, Michael Loverich, John Decker, Asaph Glosser, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status disclosed.

Review and Approve Minutes – July 10, 2019

The minutes were corrected to show Sarah Blossom and Mike Michael were not present. Mr. Loverich asked that “and the Steering Committee” be added to the sentence “Mr. Arango will work closely with Charlie Wenzlau.”

Motion: I approve the minutes as corrected.

Glosser/Loverich: Passed Unanimously

Discuss Island Center Inner Boundary and Housing

The inner boundary was discussed, but housing was deferred until the next meeting.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 14, 2019 Walking Tour
UPDATE ON NEW CONSULTING CONTRACT
DISCUSS ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Asaph Glosser, Sam Marshall, Sarah Blossom (City Council) Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Mark Tiernan was absent and excused. City Staff present were Engineering Manager Mike Michael and Long Range Senior Planner Jennifer Sutton who monitored recording. Jane Rasely prepared minutes from the recording.

The agenda was reviewed and amended to include the topic “Public Access to Fletcher Bay” on the list of issues to discuss. There were not any changes in status or conflicts disclosed. Chair Gale mentioned that City Council was discussing whether subarea planning committees would be exempt from conflict of interest rules.

REVIEW AND APPROVE MINUTES – July 14, 2019 Walking tour

Motion: Motion to approve.

Decker/Loverich: Passed Unanimously

UPDATE ON NEW CONSULTING CONTRACT

Working with Framework to develop scope of work. Contract will need to be approved by Council and was projected to be on the August 27, 2019 Council agenda. Discussion about the long-term role of the steering committee in the process post recommendation to Planning Commission/City Council.

DISCUSS ISLAND CENTER ISSUES

The following issues were discussed:

- Congestion at New Brooklyn/Miller Roads Intersection
- Consider future transportation related improvements along area arterial roads (**moved to next meeting**)

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 17, 2019 and July 28, 2019
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Sam Marshall called the meeting to order at 6:36 PM. Steering Committee members in attendance were Donna Harui, Scott Anderson, Mark Tiernan, Michael Loverich, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Maradel Gale, Micah Strom, Asaph Glosser and John Decker were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – July 17 and 28, 2019

Motion: I move to approve the minutes.

Harui/Loverich: Passed Unanimously

DISCUSS THE FOLLOWING ISLAND CENTER ISSUES:

- **Future transportation related improvements**
- **Density increase and Transfer of Development rights**
- **Public access to Fletcher Bay**

Future transportation related improvements were discussed. Density increase and public access to Fletcher Bay were moved to the next meeting's agenda.

DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS

Ms. Sutton stated the business community of Island Center had been invited to their next meeting. Next walking tour was scheduled for August 25, 2019

PUBLIC COMMENT

Lisa Neal, Citizen – Felt there was really good value in getting specific in the details given to the consultant and mentioned they had not discussed the four-way stop intersection.

ADJOURN

Meeting was adjourned at 8:29 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

DINNER
ALTERNATIVES CHARETTE
ADJOURN

DINNER

Chair Maradel Gale opened the meeting at 5:05 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Scott Anderson, Donna Harui, Sam Marshall, John Decker, Asaph Glosser, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were present. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

ALTERNATIVES CHARETTE

John Owen and Charlie Wenzlau led the Steering Committee in an exercise to design three draft alternatives for the Island Center area.

ADJOURN

Meeting adjourned at 8:26 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MARCH 27, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CHAMBER
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

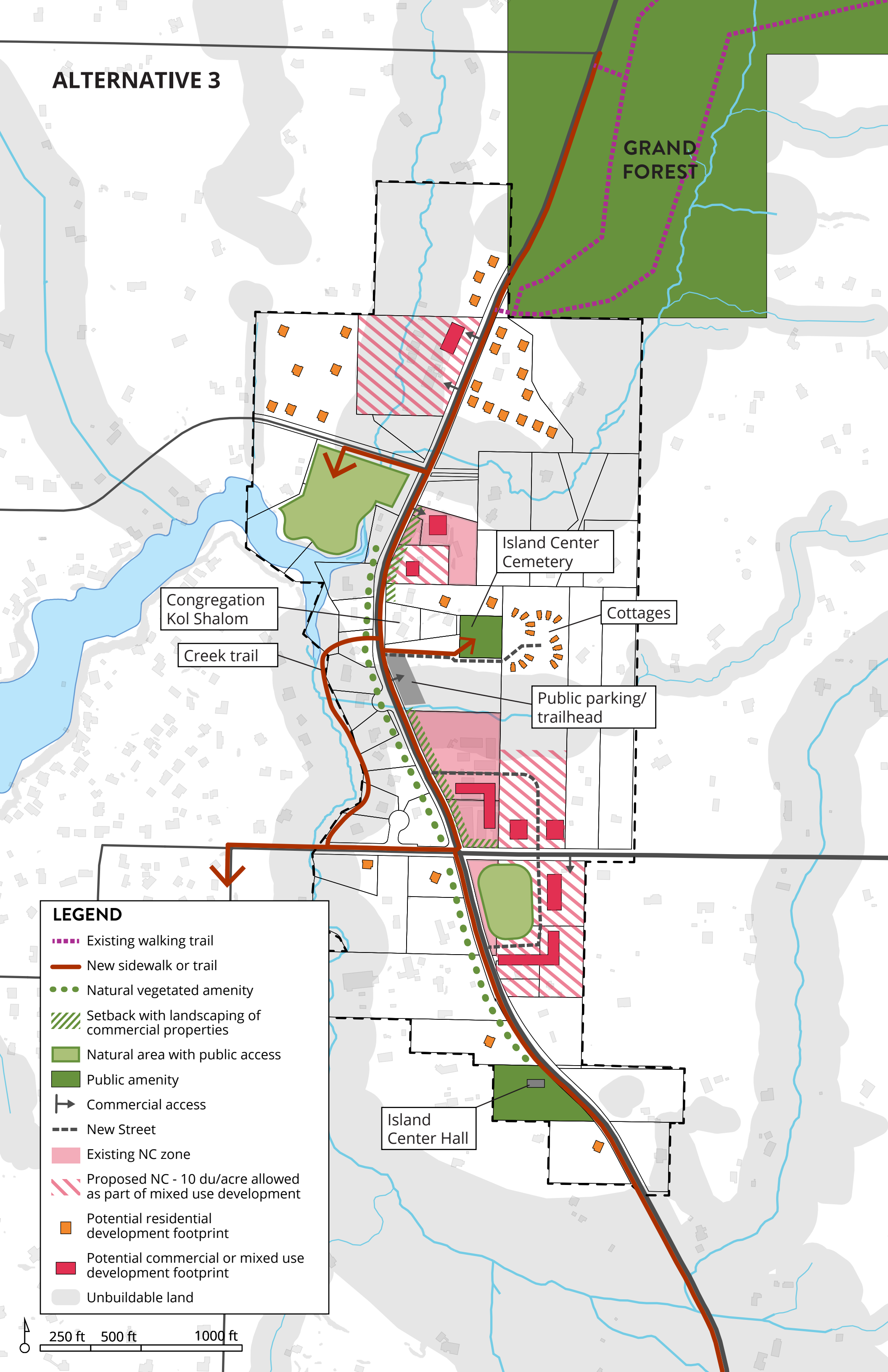
- | | |
|---------|--|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes
March 6, 2019 |
| 6:40 PM | Refine DRAFT Island Center Design Alternatives |
| 8:15 PM | Next Steps for Island Center Subarea Planning: Next Meeting 4/17 |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

ALTERNATIVE 3



LEGEND

- Existing walking trail
- New sidewalk or trail
- Natural vegetated amenity
- Setback with landscaping of commercial properties
- Natural area with public access
- Public amenity
- Commercial access
- New Street
- Existing NC zone
- Proposed NC - 10 du/acre allowed as part of mixed use development
- Potential residential development footprint
- Potential commercial or mixed use development footprint
- Unbuildable land



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE REGULAR MEETING
WEDNESDAY, MAY 1, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes
April 17, 2019
- 6:40 PM [Friends of the Farms](#) Local Food System
Heather Burger, Executive Director
- 7:00 PM Discuss Island Center Design Alternatives &
Steering Committee Member Mapping Ideas
- 8:20 PM Next Steps for Island Center Subarea Planning: Next Meeting May 15
- 8:25 PM Public Comment
- 8:30 PM Adjourn

****TIMES ARE ESTIMATES****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

Each member of the Steering Committee was to prepare and present their own version of an Island Center map containing their vision for the future providing a “50,000 foot” view.

PUBLIC COMMENT

Darlene Kordonowy, Citizen – Clarified the unusual zoning of the Bainbridge Gardens property as it was discussed at the March 27, 2019 meeting. She also suggested they look at the big picture first as that would help when they look at individual parcels. She also wondered why the conversation centered around the large corner property that night.

Linda Mallin, Citizen – Was heartened by what she heard that night and asked them to free their minds and not buy into what was on the ground at that time, instead thinking about what would make a great Island Center.

ADJOURN

The meeting was adjourned at 8:30 PM.

Island Center Special Planning District

Grand Forest

Mandus Olson Rd.

Commercial

Mixed-Use

Residential-Dense

Single Family
Residential

New Public Space

Kol Shalom

Island_Center_Special_PD

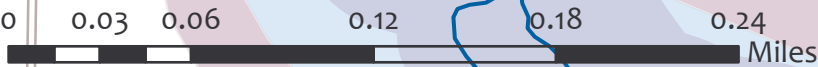
Streets

Streams July 2018

Wetlands

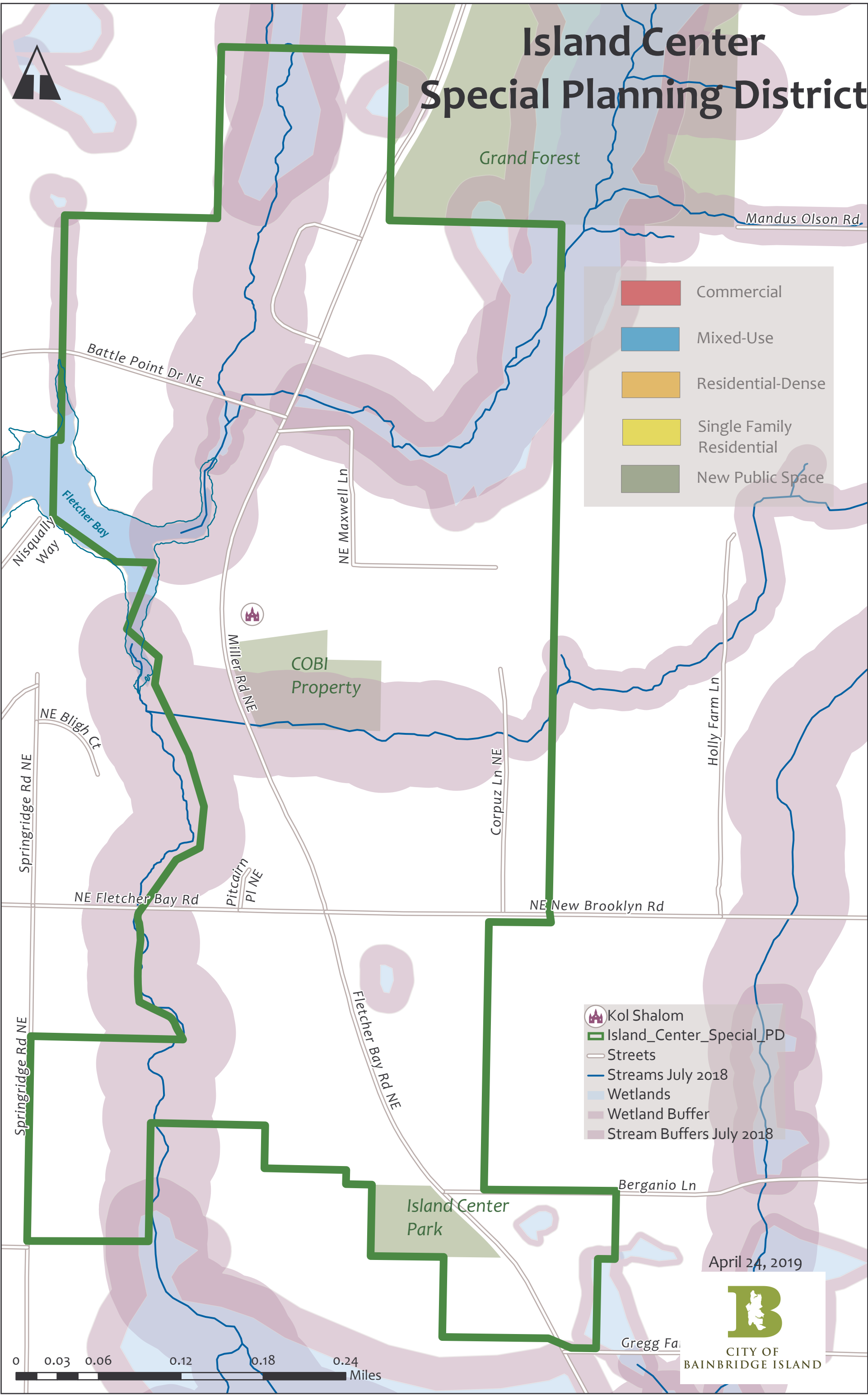
Wetland Buffer

Stream Buffers July 2018



April 24, 2019

CITY OF
BAINBRIDGE ISLAND





ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE REGULAR MEETING
WEDNESDAY, MAY 1, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes
April 17, 2019
- 6:40 PM [Friends of the Farms](#) Local Food System
Heather Burger, Executive Director
- 7:00 PM Discuss Island Center Design Alternatives &
Steering Committee Member Mapping Ideas
- 8:20 PM Next Steps for Island Center Subarea Planning: Next Meeting May 15
- 8:25 PM Public Comment
- 8:30 PM Adjourn

****TIMES ARE ESTIMATES****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

Each member of the Steering Committee was to prepare and present their own version of an Island Center map containing their vision for the future providing a “50,000 foot” view.

PUBLIC COMMENT

Darlene Kordonowy, Citizen – Clarified the unusual zoning of the Bainbridge Gardens property as it was discussed at the March 27, 2019 meeting. She also suggested they look at the big picture first as that would help when they look at individual parcels. She also wondered why the conversation centered around the large corner property that night.

Linda Mallin, Citizen – Was heartened by what she heard that night and asked them to free their minds and not buy into what was on the ground at that time, instead thinking about what would make a great Island Center.

ADJOURN

The meeting was adjourned at 8:30 PM.

Island Center Special Planning District

Grand Forest

Mandus Olson Rd.

Commercial

Mixed-Use

Residential-Dense

Single Family
Residential

New Public Space

Kol Shalom

Island_Center_Special_PD

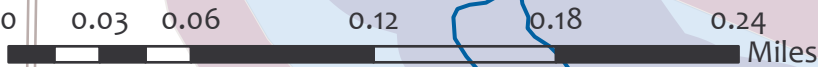
Streets

Streams July 2018

Wetlands

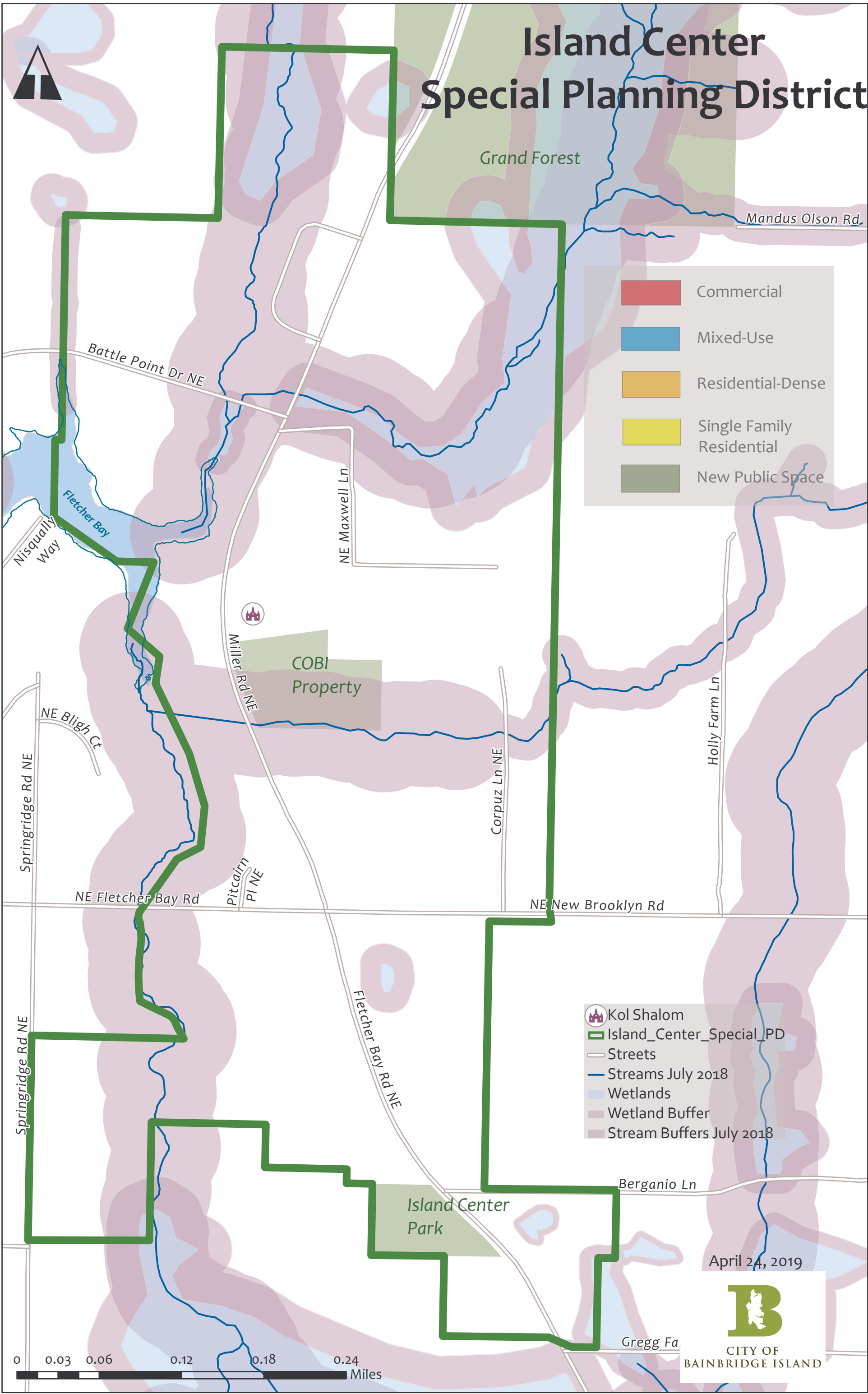
Wetland Buffer

Stream Buffers July 2018



April 24, 2019

CITY OF
BAINBRIDGE ISLAND



CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – September 4, 2019
BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH
CONTINUE DISCUSSION OF ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR October 2, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Michael Loverich, Sam Marshall, John Decker, Asaph Glosser, (Sarah Blossom, City Council) and Jane Rein (Design Review Board). Mark Tiernan and Jon Quitslund (Planning Commission) were absent. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich asked to add an update on what he said at the last City Council meeting.

Conflict of interest statements were disclosed after the reading of the new conflict disclosure statement approved by City Council on September 17, 2019.

REVIEW AND APPROVE Minutes – September 4, 2019

Motion: I'll move to approve the minutes.

Loverich/Strom: Passed Unanimously

BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH

Individual committee members shared the surveys they gathered since the last meeting on September 4, 2019. A home-based business survey was discussed.

Update on Consultant Contract (added to agenda)

Michael Loverich spoke about his concerns with the consultant contracts entered into for the subarea planning process.

CONTINUE DISCUSSION OF ISLAND CENTER ISSUES

Michael Loverich began with discussion of public access to Fletcher Bay. Spots providing physical and visual access to Fletcher Bay were highlighted. Discussion of density increases and transfer of development rights were moved to the October 2, 2019 meeting agenda.

NEXT STEPS, DISCUSS AGENDA FOR OCTOBER 2, 2019 MEETING

Home-based businesses and agricultural uses were added as agenda topics.

PUBLIC COMMENT

Bob Russell, Citizen – Was concerned about traffic and was glad to see the committee engage in business surveys.

ADJOURN



CITY OF
BAINBRIDGE ISLAND

CITY COUNCIL STUDY SESSION
TUESDAY, SEPTEMBER 17, 2019

MEETING MINUTES

1) **CALL TO ORDER / ROLL CALL**

Mayor Medina called the meeting to order at 6:00 p.m. in Council Chambers.

Mayor Medina, Deputy Mayor Tirman, and Councilmembers Blossom, Deets, Nassar, Peltier and Schneider were present.

2) **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE**

Councilmember Peltier moved and Councilmember Deets seconded to approve the agenda as presented. The motion was approved by unanimous consent. There were no conflicts of interest.

3) **MAYOR'S REPORT**

Mayor Medina described the question submittal process for the Washington State Department of Transportation (WSDOT) presentation.

4) **PRESENTATIONS**

4.A WSDOT Presentation on Roundabouts and SR 305 Project - Public Works

Cover Page

SR305 City Staff Memo 090919

SR305 City Staff Memo Attachments

SR 305 Bainbridge Island 9-17-19.pdf

Ron Landon, WSDOT Project Development Engineer, introduced the agenda item. Michele Britton, WSDOT Project Engineer, provided a presentation on the State Route 305 project. Council discussed the project with the WSDOT representatives, and the WSDOT representatives addressed questions from the audience.

5) **UNFINISHED BUSINESS**

5.A Revisions to the City's Ethics Program - Executive

Cover Page

Draft Revisions to the City's Ethics Program (with Potential Discussion Points) - Track Changes

City Staff Memo - Potential Discussion Points

City Staff Memo - Clarification of Direct Official Action

Comments from Councilmembers

Jennifer Hodges from the Ethics Board joined Deputy City Attorney Sepler for the discussion.

Council discussed revisions to the program. Mayor Medina noted that all motions brought forward with suggested revisions to the program would be considered motions on the floor, with no second required.

MOTION: Councilmember Blossom requested a new subsection (d) of ARTICLE III.E.1, Request for Advisory Opinions:

I. To the extent outlined below, the following individuals or bodies may submit to the City Clerk a request for an advisory opinion from the Ethics Board:

d. A Council member may request an advisory opinion from the Ethics Board concerning the applicability of Article II of this Code to hypothetical circumstances and/or situations related to the actions, or potential actions, of a Council member or member of a City Committee or Commission.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Rasham Nassar

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: Councilmember Blossom requested a new subsection of ARTICLE II.D Conflicts of Interest – General, regarding actions by members of City Committees or Commissions:

While serving on a City Committee or Commission, and for two (2) years after leaving such position, no member of a City Committee or Commission shall obtain employment in which they will take direct or indirect advantage of matters which they, as a member of a City Committee or Commission, recommended to the City Council. This includes applying for positions or contracts with the City when the City Committee or Commission on which the member served recommended funding such position or contract.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Rasham Nassar, Matt Tirman, Leslie Schneider, Kol Medina

NOES: Joe Deets

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: I move to direct Robbie [Sepler] to modify the Ethics Code so that if reconciliation has happened there is not the possibility for a party to then take it to the Ethics Board.

Tirman/Deets: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Councilmember Peltier proposed establishing an appeal process to the Hearing Examiner for Article I complaints.

Peltier/no second required: The motion failed 2 – 5.

AYES: Ron Peltier, Rasham Nassar

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

ABSENT: None

ABSTAIN: None

MOTION: I move to direct the Deputy City Attorney to put some language into the draft that provides a manner in which ethics complaints against members of the Ethics Board are handled.

Tirman/Nassar: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

Council reviewed Deputy City Attorney Sepler's questions in his memorandum dated September 13, 2019 and considered them by motion below.

MOTION: Members of a committee that are appointed based on the fact that they own a certain property or a certain business will have to always disclose that at the start of the meeting if there was a conflict of interest under this section, but the committee wouldn't have to vote to allow them to keep participating as long as that disclosure was made, they could participate.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be revised to clarify when the exception for members of City Committees and Commissions applies.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be amended to include an additional exception to addresses circumstances where there may be a lack of a quorum on a City Committee or Commission.

Medina/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Ron Peltier

ABSENT: None

ABSTAIN: Rasham Nassar

MOTION: Proposed Article II, Section J and related proposed definition of "political action committee" addresses the concerns raised by the Council on August 20, 2019.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

MOTION: Article III, Section F, should be revised to clarify where requests for waivers should be submitted and whether such requests, and the Ethics Board's response, should be published following legal review.
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

There was consensus to replace the current definition of "Direct Official Action" with an entirely new definition that fits the program better. Council clarified that this definition applies to committee members who make recommendations.

MOTION: Does Council approve of the proposed new definition of "fact-finding".
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

Mayor Medina adjourned the meeting for a break at 8:12 p.m. and re-convened the meeting at 8:18 p.m.

5.B Discussion of Possible Inclusionary Zoning / Multifamily Tax Exemption Programs - Planning

[Cover Page](#)

[ECONorthwest Council Briefing Memo - Inclusionary Zoning and MFTE](#)

[WMP Study Area Zoning Map](#)

[PSRC Inclusionary Zoning Summary.pdf](#)

[PSRC MFTE Summary.pdf](#)

[February 2019 Transfer of Development Rights and Inclusionary Zoning Assessment \(ECONorthwest & Forterra\)](#)

[February 2019 Presentation - TDR / Incentive Zoning Analysis \(ECONorthwest & Forterra\)](#)

Senior Planner Sutton was joined by Morgan Shook, EcoNorthwest, and Interim Planning Director Wright. Senior Planner Sutton introduced the agenda item, and Mr. Shook provided a presentation on inclusionary housing. Council discussed the topic.

Staff will return with policy points for decision at a future meeting.

5.C Ordinance No. 2019-25 Relating to the Update to the City's Design Review Regulations - Planning

[Cover Page](#)

[20190917 CC Staff Memo](#)

[Ordinance 2019-25 - Public Hearing Draft 092419](#)

[Design for Bainbridge](#)

Senior Planner Sutton was joined by Jeff Arango, Senior Planner for Framework. She introduced the agenda item, and Council discussed the topic.

Public Comment

Jon Quitslund, Planning Commission, spoke in favor of the design guidelines.

5.D Consider Changes to Annual Funding and Master Lease with Friends of the Farms - Executive

[Cover Page](#)

[Staff Memo Annual Payment to FOF for 09172019 - FINAL](#)

[FOF_Budget Detail for Management_Fee_Request_for_CC_09172019](#)

[FOF Executive Director Activities for Public Farmland](#)

[FOF Program Manager Activities for Public Farmland](#)

[FOF Non-COBI Programs and Activities](#)

[FOF Sublease Rate Calculations](#)

[FOF Farmland Management Agreement Comparables](#)

Deputy City Manager Schroer and Heather Burger, Bruce Weiland, and Morgan Houk from Friends of the Farm joined the discussion. Deputy City Manager Schroer introduced the agenda item.

Heather Burger provided information on the funding request. Council discussed the proposal and scheduled further discussion at a business meeting in October.

5.E Update on the Moratorium - Planning

[Cover Page](#)

[Abbreviated Moratorium Work Program Status Report 090919](#)

[Moratorium Work Program Status Report 090919](#)

[Development Moratorium Summary Effective 20190403.pdf](#)

[Ordinance No. 2019-10 Extending the Development Moratorium Approved 032619.pdf](#)

City Attorney Levan recommended a change to the ordinance extending the moratorium to correct the expiration date. He will provide an alternative ordinance for the public hearing on September 24, 2019.

6) CITY COUNCIL DISCUSSION

6.A Next Steps for Changes to City's Transfer of Development Rights (TDR) Program

[Cover Page](#)

City Manager Smith provided information to Council on the status of the program.

7) FUTURE COUNCIL AGENDAS

7.A Future Council Agendas

Cover Page
City Council Regular Business Meeting September 24, 2019
City Council Study Session October 1, 2019
City Council Regular Business Meeting October 8, 2019
City Council Study Session October 15, 2019
City Council Regular Business Meeting October 22, 2019

Councilmember Blossom requested the addition of a “marquee” non-motorized project.

Councilmember Peltier asked to add the letter commenting on the Washington State Oil Spill Contingency Plan Rule update to the next agenda.

8) FOR THE GOOD OF THE ORDER

9) ADJOURNMENT

Mayor Medina adjourned the meeting at 10:39 p.m.

/s/
Kol Medina, Mayor

/s/
Christine Brown, CMC, City Clerk



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MAY 5, 2021
6:30-9:00 PM
REMOTE ONLINE MEETING

The Island Center Subarea Planning Steering Committee will hold this meeting using a virtual Zoom online platform.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/93879145483>

Or iPhone one-tap :

US: +12532158782,,93036679638# or +13462487799,,93036679638#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or
+1 312 626 6799 or +1 646 558 8656

Webinar ID: 930 3667 9638

International numbers available: <https://bainbridgewa.zoom.us/j/93879145483>

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:40 PM | Review and Approve Minutes
March 31, 2021 |
| 6:45 PM | Public Comment |
| 6:55 PM | Discuss Submitted Committee Questions/Suggestions/Comments &
Confirm Any Changes to DRAFT Subarea Plan |
| 8:15 PM | Complete Steering Committee Recommendation on DRAFT Island Center
Subarea Plan |
| 8:40 PM | Next Steps for Island Center Subarea Plan: Post Steering Committee |
| 8:50 PM | Public Comment |
| 9:00 PM | Adjourn |

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Steering Committee deliberation. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – March 3, 2021
Public Comment
Review DRAFT Island Center Subarea Plan Chapters
Next Steps
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Vice-chair Micah Strom called the meeting to order at 7:32 PM due to technical difficulties. Steering Committee Members present were Donna Harui, Michael Loverich, Scott Anderson, Sam Marshall, Asaph Glosser, John Decker, and Shawn Parks (Design Review Board). Chair Maradel Gale was absent and excused. Mark Tiernan was absent. City Staff present were Interim Engineering Manager Peter Corelis, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Jeff Arango (Framework) was also present.

The agenda was reviewed, the conflict disclosure statement read, and Steering Committee Members provided their current interest in the Island Center area.

Review and Approve Minutes – March 3, 2021

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

Loverich/Decker: Passed Unanimously

Public Comment

None.

Review DRAFT Island Center Subarea Plan Chapters

City Consultant Jeff Arango walked the Committee through the changes made to the draft plan.

Next Steps

All Committee Members were asked to send their questions in to be answered at the next meeting.

DRAFT



ISLAND CENTER

SUBAREA PLAN

APRIL, 2021

BAINBRIDGE ISLAND

ISLAND CENTER PLAN



FIGURE 9. ISLAND CENTER AERIAL VIEW
Framework, 2021

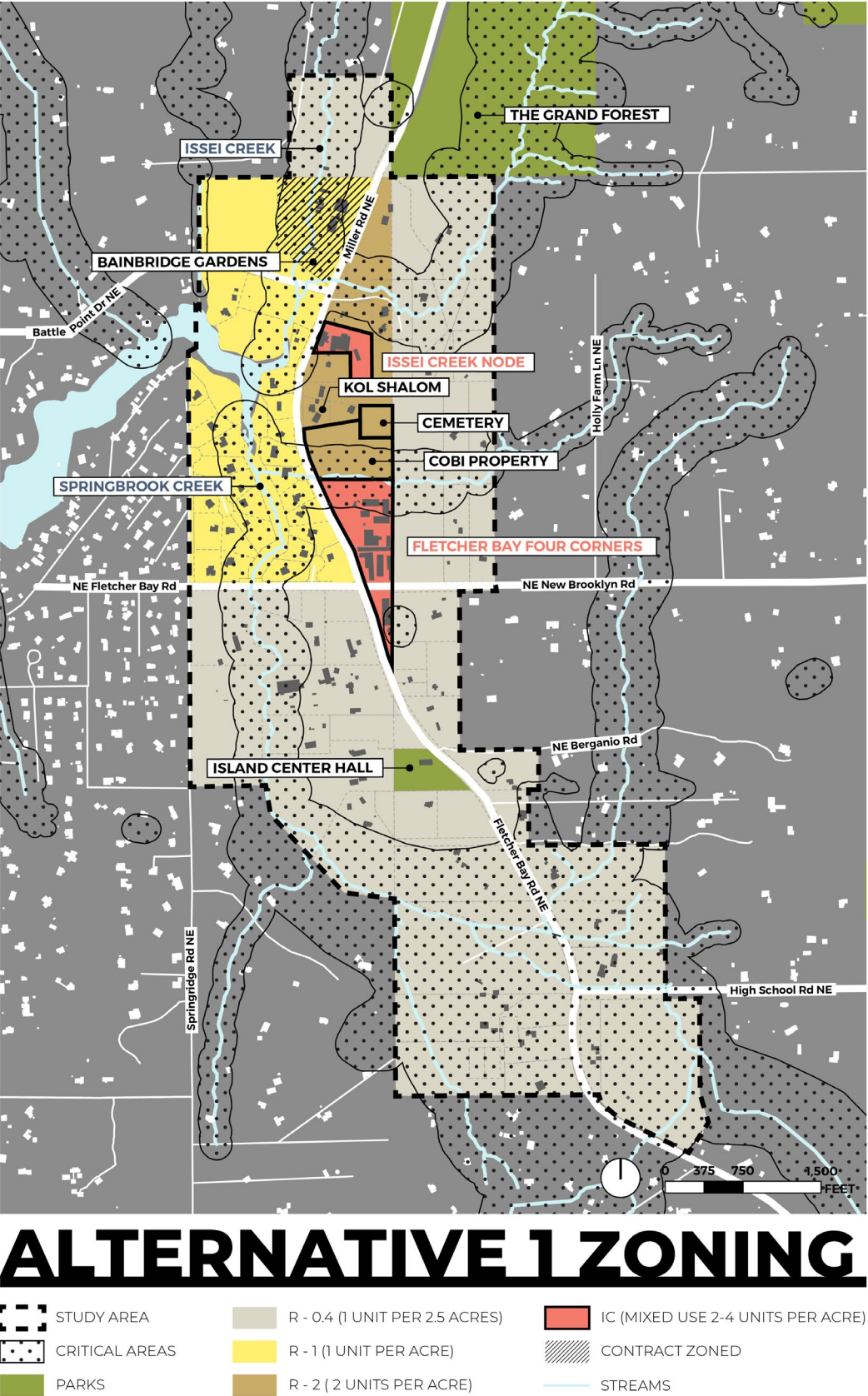
LAND USE & ZONING

ISLAND CENTER ZONE

The Island Center Plan focuses on three nodes of neighborhood center zoning within the study area. The residential zoning for all areas outside of the three nodes will remain the same and no changes are proposed. A new zoning district called the Island Center Zone is an Island Center specific neighborhood commercial zone that modifies the standards of the existing Neighborhood Center Zone. The neighborhood center zoning is proposed to be expanded in all three nodes.

The following three maps show the land use alternatives considered by the Steering Committee. Alternative 1 maintains the existing zoning map designations but replaces the Neighborhood Commercial (NC) zoning with new Island Center (IC) specific zoning that is described in more detail in Figure 15. Alternative 2 expands the Island Center specific zoning in Alternative 1 to the Bainbridge Gardens property and Alternative 3 expands the IC zoning further to include property in the Issei Creek and Four Corners nodes.

FIGURE 10. ALTERNATIVE 1 PROPOSED ISLAND CENTER ZONING

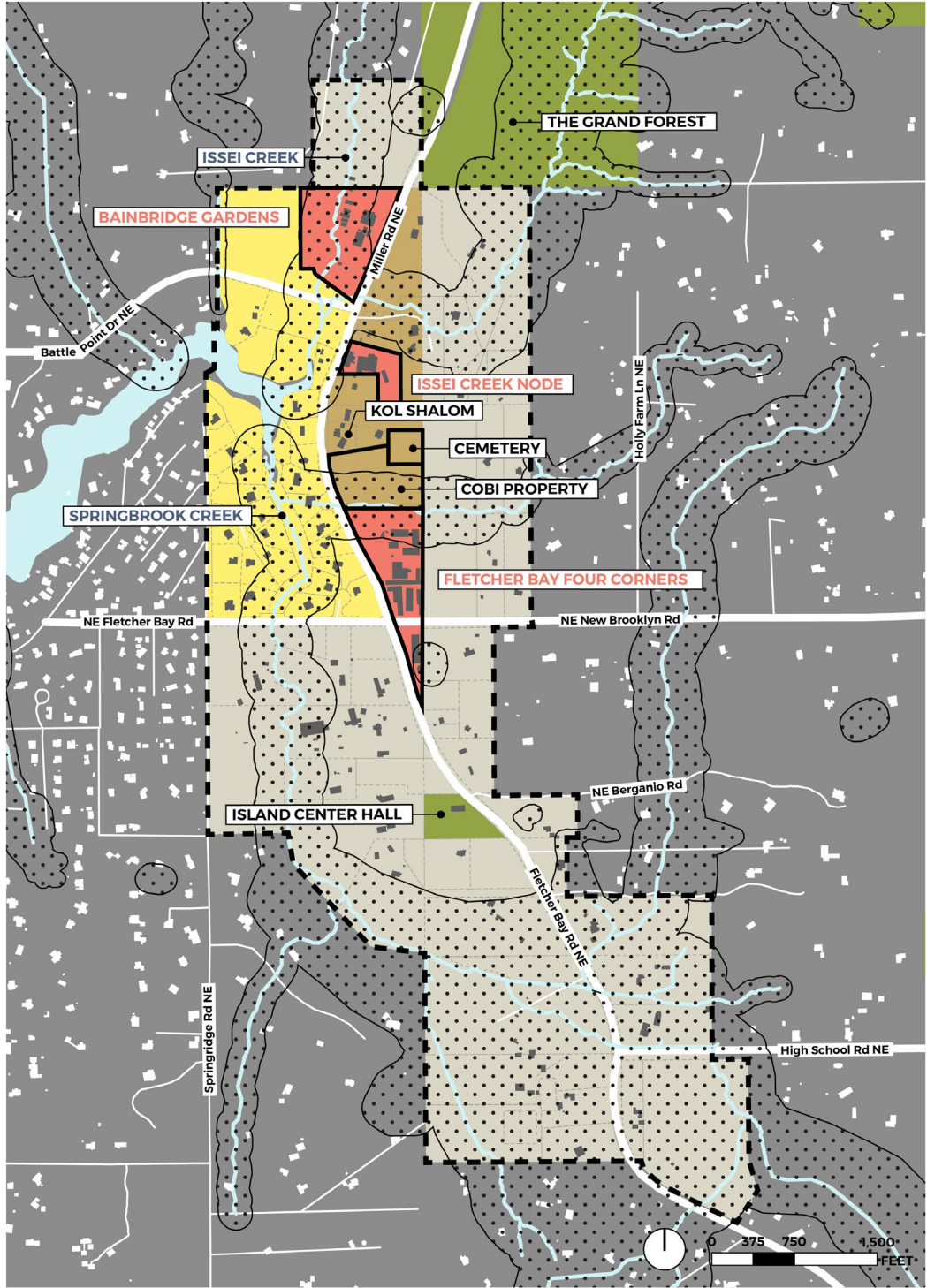


ALTERNATIVE 1 ZONING

STUDY AREA	R - 0.4 (1 UNIT PER 2.5 ACRES)	IC (MIXED USE 2-4 UNITS PER ACRE)
CRITICAL AREAS	R - 1 (1 UNIT PER ACRE)	CONTRACT ZONED
PARKS	R - 2 (2 UNITS PER ACRE)	STREAMS

Framework, 2021

FIGURE 11. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING

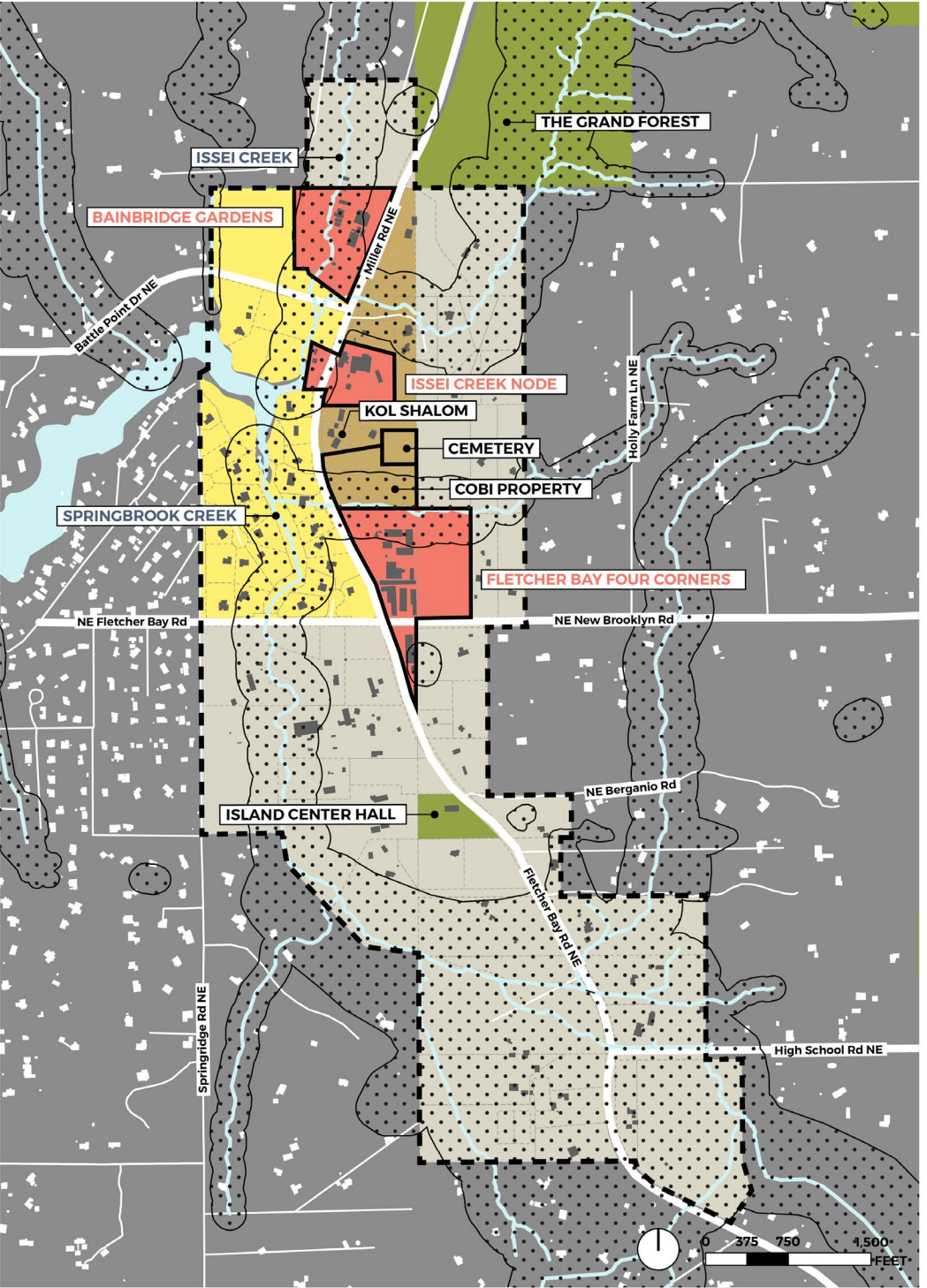


ALTERNATIVE 2 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 12. ALTERNATIVE 3 PROPOSED ISLAND CENTER ZONING

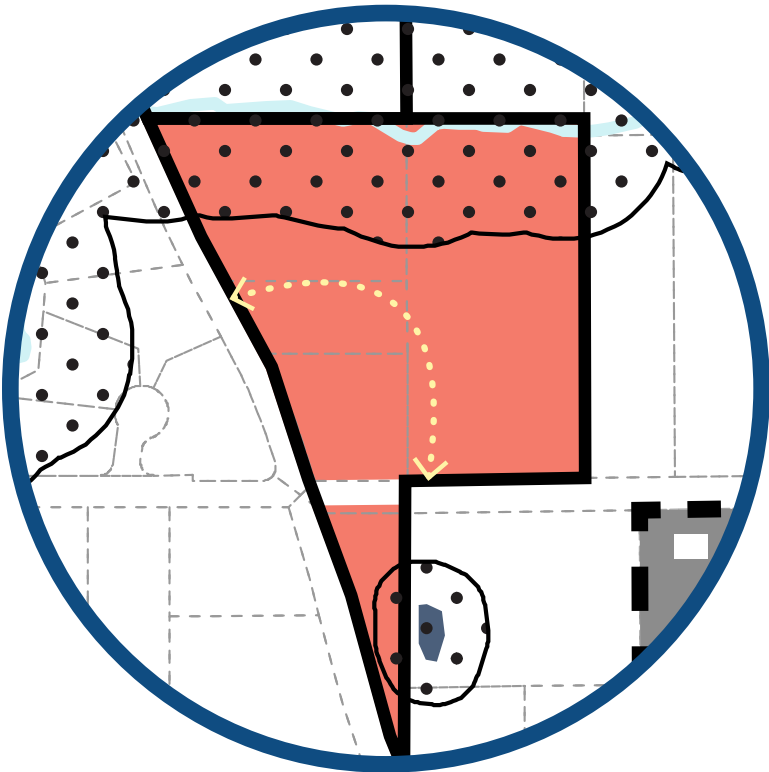


ALTERNATIVE 3 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 13. FOUR CORNERS NODE ZONING

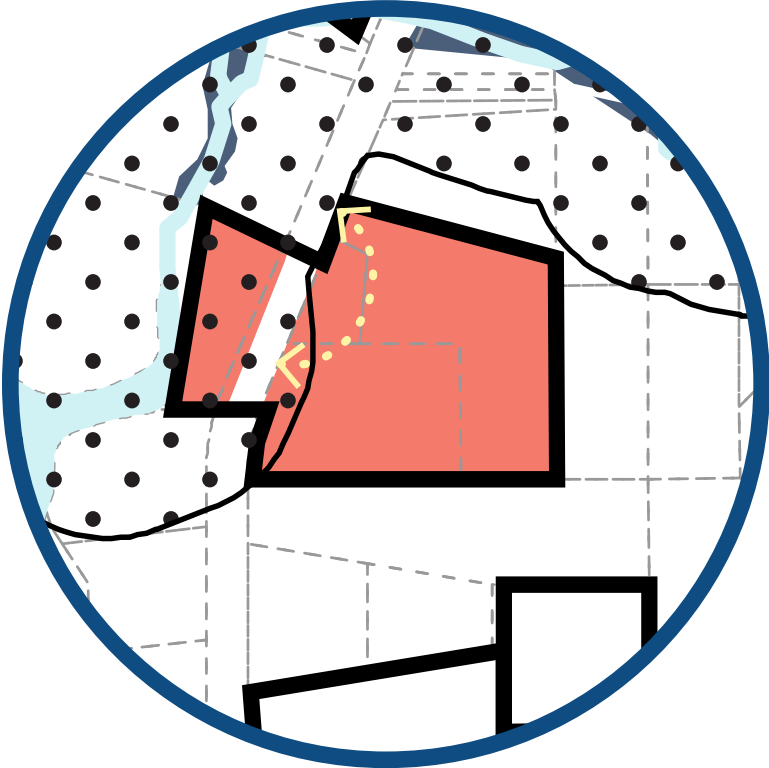


Framework, 2021

Four Corners Node

The Four Corners node expands neighborhood commercial zoning to the east to include the approximately 5 acres north of NE New Brooklyn Rd. These 5 acres have common ownership with the property at the NE corner of Miller and New Brooklyn Road. Like other Island Center Neighborhood Center properties, this property has long been developed with commercial uses, including self-service storage and currently, Bainbridge Rental (equipment rental). Improving safety for accessing commercial properties has been identified as a goal for this Plan. Adding to the Island Center zone to the east of this area allows room for redevelopment or reorganizing of the layout of commercial properties (that front on Miller Road) over time. Any major changes to these properties will require improvements to the ingress/egress. With current and future Island Center zone properties already developed with thriving commercial businesses, the additional 5 acres of Island Center zoning is perhaps the only proposed change in this Island Center plan that may add residential development in the near term. The properties shown in red in Figure 13 through Figure 15 are proposed for inclusion in the Island Center Zone within each node.

FIGURE 14. ISSEI CREEK NODE ZONING

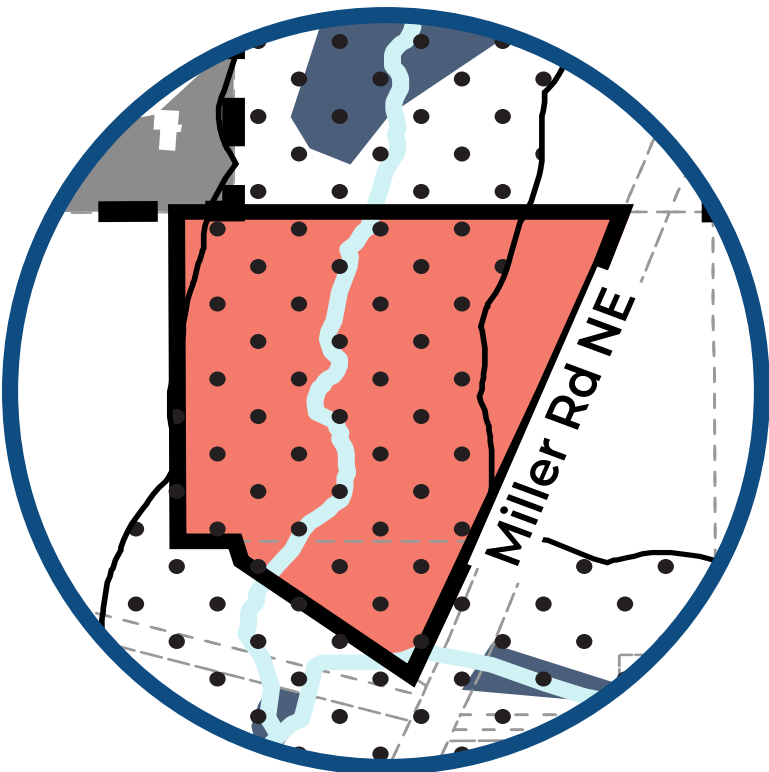


Framework, 2021

Issei Creek node

In the Issei Creek node neighborhood commercial zoning is proposed to be expanded to the west of Miller Bay Rd NE and south of the existing neighborhood commercial on the east side of Miller Bay Rd NE. The properties shown in red in Figure 14 are proposed for inclusion in the Island Center Zone.

FIGURE 15. BAINBRIDGE GARDENS NODE ZONING



Framework, 2021

Bainbridge garden node

The Bainbridge Gardens Node is proposed for inclusion in the Island Center Zone to reflect the existing commercial use.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:00:01](#)):

Call the last meeting of the Island Center Subarea Planning team to order. Yay. How many years? Um, for the agenda, we will have a review and approval of the March minutes and an opportunity for public comment. And then we will look at the, something happened to my screen. We will look at the committee questions, comments, suggestions, and then make a final recommendation and have public comment and adjourn. So there you go. Any additions to that agenda? Okay. I will go through our conflict, our financial interest disclosure. It's not really a conflict. The Island center sub area planning process steering committee is unique because the code actually requires that members of the committee include residents living within Island center, owners of property or businesses located within Island Center, as well as residents and owners of property located adjacent to Island center. I was just thinking today, how interesting would be if we had said due to potential conflict of interests, no one who lives within, has business within, or works within Island center or near Island center can have a role on a committee like this. So you would have people from Rodale Reserve neighborhood or from Lynwood or from Winslow or from rolling Bay, doing all of this work ideas.

Asaph Glosser ([00:02:11](#)):

Maradel - Maradel - Is there any way you can call in from your phone or something? It's very hard to like, even follow what you're saying with the like woodpecker sound.

Maradel Gale ([00:02:23](#)):

I don't know. I wouldn't know how to do that. I'll let somebody else finish this process while I try to figure that out.

Jennifer Sutton ([00:02:33](#)):

Jane, do you have the disclosure that you could put on the screen? (Jane - I do.) Jane? Would it work if Maradel had her video on, but then called in and was listening and speaking via the phone? (Jane - Yes. And the number is right on the front of the agenda here. So would you use two five, three, two one five eight, seven eight two)

Jennifer Sutton ([00:03:25](#)):

Should we ask Micah to take over reading the disclosure if he doesn't mind? Um, but maybe you can make it bigger, Jane on the screen.

Micah Strom ([00:03:40](#)):

All right. Let's see. Uh, trying to think where we left off in the interest of full disclosure and transparency and based on the city council's direction, we will begin this meeting by having each committee member disclose the following information, whether they are a resident of the designated center or the surrounding area, whether they own, or an owner of property in the designated center or the surrounding area, whether they are an owner of a business in the designated center or the surrounding area. And if so, the name and type of the business, whether they have some financial interest that is relevant to the work of the committee that should be disclosed. In making these disclosures is understood that committee members are allowed to participate, including voting in committee business. With that let's proceed with our disclosures and I can start. I'm - Micah Strom, I own a property in the, uh, Island Center area, uh, also in a business and the property on it, Modern Collision Rebuild. See, who else is there? Um, Michael,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:04:50](#)):

uh, Michael Loverich, um, I live in Island center, um, do not own land, but my family and extended family own, um, five parcels, total of 13 acres within the Island Center, um, area. And I, I guess I am, could be, could inherit some of that.

Micah Strom ([00:05:17](#)):

Scott?

Scott Anderson ([00:05:21](#)):

I'm, Scott Anderson. Um, I am an owner, a minority owner, in a partnership that owns 10 acre parcel on New Brooklyn next to Island Center, self storage its a 10 yeah, 10 acres. Um, my mom and dad own 1.2 acres on the corner of Miller and New Brooklyn that, um, also they also own the mini storage Island center, self storage. Uh, they own the building and lease to Bainbridge Rental. Uh, I own a house, uh, nearby the study area.

Micah Strom ([00:05:59](#)):

Thank you - Sam?

Sam Marshall ([00:05:59](#)):

Good evening all, Sam Marshall. I own and live in a single family home on a single parcel within the broader study area.

Micah Strom ([00:06:08](#)):

John, but you're on mute.

John Decker ([00:06:19](#)):

John Decker here. Um, I live in a single family home in the broader study area as well, and I have a vacant lot adjacent to my property. Uh, that's it.

Micah Strom ([00:06:34](#)):

Asaph -

Asaph Glosser ([00:06:34](#)):

No changes since last time.

Micah Strom ([00:06:35](#)):

Donna -

Donna Harui ([00:06:39](#)):

I'm Donna Harui, my family owns 16 plus acres, um, of which Bainbridge Gardens is located on six acres. I do not live in the Island Center area.

Micah Strom ([00:06:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Thank you. And Maradel, I don't know if you're able to talk without the woodpecker -

John Decker ([00:07:01](#)):
who's on mute.

Jennifer Sutton ([00:07:02](#)):
Jane, can you unmute the phone - the phone call. (Jane - I did allow her to speak.).

Maradel Gale ([00:07:15](#)):
Okay. Can you hear me now? I don't think I can do this because I'm hearing myself twice or three times. It's just - I'm going to have to quit.

Jane Rasely ([00:07:35](#)):
Maradel I was going to say, if you turn off your sound on your computer and just listen to the phone, you would be.

Maradel Gale' ([00:07:41](#)):
- I was trying to figure out how to do that, but I couldn't see anything that let me do that. So you're just going to have to deal with the ticks. (Micah - sure) .For my disclosure, I have. I live in Winslow. I have no property interests or other interests anywhere else on the Island.

Micah Strom ([00:08:05](#)):
So Maradel, do you want to take over again?

Maradel Gale ([00:08:09](#)):
I will try. Okay. So at this point we have the minutes from March 31st. I'd like a motion to approve the minutes as distributed.

Asaph Glosser ([00:08:19](#)):
So moved.

John Decker ([00:08:20](#)):
Second.

Maradel Gale ([00:08:24](#)):
It's been moved and seconded. Is there any discussion of the minutes, March 31st hearing none. Those in favor, please say aye. Aye. Are there any opposed? Any abstentions? Okay. Thank you.

Speaker 5 ([00:08:46](#)):
Hmm.

Maradel Gale ([00:09:00](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

We have four attendees. Um, this is an opportunity for public comment is any way if anyone would like to make public comment, could you please raise your hand on your little machine? Okay. Lisa.

Lisa Neal ([00:09:20](#)):

Good evening. Everybody. It's Lisa Neal. I live West of Island Center. Um, I'd like to ask you to tonight - it sounds like this is your final meeting. And so I'd like you to take a formal vote on any open issues as you work through the draft plan tonight. I see alternative threes on the plan as one of the alternatives with one and two of course. Um, but what's happening to the back five acres of the Anderson property's not discussed. There aren't any specifications about community benefits for the alternative three upzones. And so I would suggest that if you have a reasons why you're doing that, that you vote on any parameters or if you're voting to essentially up zone for free, that you just make that clear on the record too. Um, I see two parking options in the draft plan. Um, but the committee hasn't yet voted on on street parking. Um, these are the two and figure C 24 and 26. And I agree from my recollection with Micah's comment that he thought that the Fletcher Bay, um, parking was not accepted by the committee, but my suggestion is at this point, just go ahead and take a vote. You can have a motion to direct the consultant to redraw the figure 24 to remove on street parking, or you can move to adopt figure 24 with the on street parking. My point is trying to make it really clear because if this is your last meeting, the consultant needs to know exactly what he's going to change. And then that's going to be the final plan. You're not going to come back again and look at it, it sounds like, um, please vote on whether the committee is going to require all new density to be affordable as is allowed by state law or whether the committee is going to take Senior Planner Sutton's advice to forego some of the potential affordable housing. Um, and just again, just make it clear on the record. And finally, I'd like to draw your attention to one S one factual error. Um, about the 2018 meeting on page 13, the public never said that affordable housing was a key theme and the community rejected new density. And the former consultant, he gave a report in July of 2018 where he said things like the community answered the survey and said almost everything's important except new housing. He reported several times in that meeting um, the fact that the community is very concerned about density increases impacting their current lifestyle and living conditions. So I think that that making its way into the report is, um, just an error that can be removed the rest of the surveys reported accurately, as far as I could tell, you know, it looked what I would expect from the survey and it's on different pages, but I think it's important to have these representations of what the community said, be completely accurate and that's on page 13, so that those are all my points. Thank you very much. And thanks for your work you guys.

Maradel Gale ([00:12:20](#)):

Thank you, Lisa. Anybody else from the attendees who wants to comment seeing no hands up, we will dispense with the public comment at that point, Michael?

Michael Pollock ([00:12:35](#)):

Um, hi all. Um, thanks for being here. Um, I, I appreciate that you guys are, are possibly going to finish up tonight. Um, I just wanted to, um, just point out a couple of things, um, but that there are some decisions that you're going to make and from the council's perspective, we're looking for recommendations. If you look at the process, we're looking for recommendations, you guys, aren't making a final decision. Um, and so what we want, what's going to be helpful to the council is to have, um, an understanding of why whoever makes - has an opinion, um, but the basis for that opinion, um, and the, and the majority opinion, isn't the only important one. So, um, I think the council would welcome clarity for those of you that maybe don't prevail on a recommendation, um, to understand the

Island Center Subarea Planning Process
May 5, 2021 Meeting

basis for not necessarily agreeing because we're going to take all of this. It's not just simply that we are going to take this and, and go with it, but we're going to look at all the opinions and we're going to try to make, um, a decision, ideally that's in the best interest of the community. So, um, there are, this is a recorded meeting and I will certainly be looking back and trying to summarize as best I can when I report out to, to, um, the, the full council sort of where you guys landed to, to summarize those, those opinions and to make ah - clear where that was pretty much unanimity or, or close to, you know, never the end part of that were maybe areas where there were strong, um, uh, divergences in opinion. So, um, I just wanted to let you know that it's not, it's not as if, if you don't prevail tonight, um, or if you do prevail tonight, that doesn't necessarily mean that that's what is going to ultimately happen with this, with this, um, product. So, uh, I just encourage you to keep that, that, that, that we're looking for, um, an advisory opinions, and that's essentially what you are, you, are an advisory body and we are seeking their advice. And that means advice from all of you, not the majority are not just one or two strong voices. So, um, I encourage you to be articulate and to make your case and I assure you that many on the council will listen.

Maradel Gale ([00:15:05](#)):

Thank you, Michael. Okay. Um, I just want to put something out there that, that I think is of, of importance tonight, and that is that we come up with a plan, one plan, not three alternatives. I can pretty much guarantee that if we pass forward three alternatives, it's kind of the death knell for this plan. So I would really suggest that we try to find one, one of the three so-called alternatives that we can agree upon to put forward that can always be modified, which is the point that Michael's making. But it's really important that we have, if, if we can reach agreement on one of the three that meets most of what we want, that we put that forward and not go off with three, what happened before was that they went off with three, whatever it was 15 or 20 years ago, and nothing ever happened. So that is a really good, um, that's not a good approach. So I think if we can come up with one and then let that be the thing that's tweaked, it will help a lot. Okay. Um, so Jennifer, do you want to go through some of the comments that were made and indicate where they are dealt within the proposed document?

Jennifer Sutton ([00:16:22](#)):

Sure. Thank you. Thank you to those of you who, um, sent in suggestions, questions or comments. I come through my email inbox and all my folders backwards and forwards. So hope - hopefully I didn't miss anyone. Um, I do get a lot of emails, but I searched my email inbox, like twice for all of your names. So hopefully I got everything you sent in. Um, I've organized the table kind of sequentially based on where I thought either your concern or question or suggestion fell within the plan, so that in talking about them, we would kind of be moving through the plan front to back. Um, so that's how I organized it. And then I included, um, the original emails and attachments in your packet too. Um, I tried to, let's see with, with, um, maybe I should put this on the screen. Let me, let me open up my, try to share my screen and I've closed a lot of tabs so that hopefully I only share the right things. Um, and let's make this a little bigger. So, and Asaph, uh, as I get to your comment, please. Um, anyone, you know, add, speak up, um, uh, Asaph had mentioned, suggested adding these three paragraphs. I just pasted them straight from his email, um, to recognize that the, that this effort is part of a bigger picture related to housing. And, um, it's, it seemed like it could fit in, in a few different places within the draft plan. Um, either at the very beginning, kind of in the comprehensive plan section or, uh, in the section where we start describing our plan on page on page 18. And then I would, um, in reading the last paragraph closely, it seemed like that, uh, made the most sense if, if the committee was going to move forward with alternative two or three. And Asaph, did you want to say anything else?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:18:50](#)):

Hopefully folks have a chance to read this, happy to answer any questions people have about the sentiment being expressed. I'd also encourage people to take a look at an email. It looks like we got this afternoon from the, um, Phaedra Phaedra Elliott, um, at housing resources, um, which expresses both the sentiments and even more, I think, complied suggestions in that thing. So if you haven't seen that, it looks like she sent this to all the folks, Jane, I don't see your name here, but it looks like Jennifer you're on it.

Jennifer Sutton ([00:19:29](#)):

Thank you. I sent it to PCD to make sure we get it in the record. So, um, would we want to add, uh, this what Asaph has suggested and, um, where do you think it and if so, where would it work best? And, um, we could take, like, these are the kinds of things where we could, as we go through, if it's not clear that there's consensus, we could take a motion and vote on each change to the plan, the draft plan.

Michael Loverich ([00:20:09](#)):

I think there's a lot of good things in here. I think I have a little bit of an issue with the last paragraph, because I think there's also, there's so many issues that are, um, going on that, um, this addresses specific ones, but it doesn't also address, like, I think ones that are even, or equally important. I mean, Bainbridge Island, people are investing on the Island and they're actively living on the Island. There's Airbnb, there's all of these other things that are also going on. Um, there's also been a ton of development on the Island and it's becoming less and less affordable as more houses are built. So, um, I don't know. The last paragraph I think is if it had major modifications, I wouldn't mind it going in, but there it's, I guess I would say it would have more information. Um, I think, yeah.

Maradel Gale ([00:21:09](#)):

Well, we do have, we do have a housing study that has been done that is applicable to the entire Island. So I think that the intent of the Asaph having this in is to let people know as they're reviewing the plan that it was discussed and is of concern to this group.

Michael Loverich ([00:21:24](#)):

Yeah. It's just the last paragraph I have, I think could be rewritten, um, still with some of the same content, but with some additional content and, uh, the first two paragraphs, they don't have it do it.

Asaph Glosser ([00:21:47](#)):

Yeah. I feel pretty strongly that, while, not the only cause of housing affordability, supply and demand is certainly part of it. And I do think certainly the last two sentences for me are very important. (Loverich - I'm sorry the first two or the last two sentences?) I mean, I think they're all important, but, um, since I wrote 'em, but I think sort of being clear about what our approach means to do recognizing it's part of a much bigger thing and that we're not just willing to abdicate responsibility.

Michael Loverich ([00:22:25](#)):

Yeah. I mean, I think like that there is a healthy debate regarding the many root causes of housing affordability. It, yeah. And then, I mean, our approach or proposed approach seeks to, in a modestly increased overall housing stock and specifically target. Yeah. I guess, I guess it's those middle sentences that, um -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:22:47](#)):

I mean, I don't know how much copy editing we want to do, but I think it is clear that there's an inventory for homes that's at historic lows and that demand has eclipsed supply. Like, like those are true and that does increase prices. (Loverich - yeah.) And that does then make things out of reach for low and middle income workers. (Loverich - Yeah.) Right. Like that there's sort of an empirical basis for everything in that sentence.

Speaker 10 ([00:23:23](#)):

Are there other other comments, if not, I'm going to ask for a vote on this.

Sam Marshall ([00:23:28](#)):

I'd just like to add one, one item that I think maybe the, the issue that's at the crux of the debate over the, the third paragraph here is that a, you know, it's been demonstrated that on the Island, a small increase in supply does not necessarily address affordability issues. We've seen development of houses coming on in the 900 thousands. And so I think being prescriptive about what types of development are increasing supply is, is key if we're going to recommend doing so.

John Decker ([00:24:06](#)):

Yeah. I guess I would add to that. It seems to me, part of the discussion we've been having is centered around the recognition that we need affordable housing on the Island. And there's been a lot of discussion about that, but I think also there's some recognition that the current status quo way of building that is not going to solve the problem. Um, and so in my mind they're a recommendation would be to promote the idea of finding another way, as opposed to just saying, you know, that using the old model of 10% are affordable, it doesn't seem to be really resolving the issue. So I don't know if maybe that middle sentence could be rephrased. I think we're really close to saying the same thing Asaph I'm not, uh, I guess I'd ask for clarification on what, what your intent by saying that, um, Bainbridge, uh, is simply not realistic.

Asaph Glosser ([00:25:19](#)):

Wait, so where are you? I'm sorry.

John Decker ([00:25:22](#)):

You're the, the statement thing that while HRB would love to have the capacity to create all the affordable housing that Bainbridge needs for someone like them, this is simply not realistic. Um, I don't know if I agree with that, um, see

Maradel Gale ([00:25:37](#)):

I don't see where you're seeing that.

Asaph Glosser ([00:25:38](#)):

You're conflating, John -

Speaker 11 ([00:25:43](#)):

I'm reading the wrong thing. I apologize. I'm gonna shut up now. Sorry.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:25:49](#)):

He was reading Phaedra's public comment.

Maradel Gale ([00:25:53](#)):

What we're talking about is what Asaph brought to us and which is on the screen in front of us.

John Decker ([00:26:01](#)):

I'm there now. Sorry, my bad.

Maradel Gale ([00:26:04](#)):

You're forgiven John. You're looking at two different screens, I think at the same time. So are there other comments on this, or can we take a vote on this, this inclusion in the text? Those in favor, please say aye.

Speaker 11 ([00:26:23](#)):

Aye. Aye. Aye.

Jane Rasely ([00:26:30](#)):

Excuse me. Maradel (Yes?) there wasn't actually a motion. We need to have a motion.

Maradel Gale ([00:26:36](#)):

Thank you, Jane. Is there a motion - Asaph would you like to make a motion to include this?

Asaph Glosser ([00:26:44](#)):

I move that the language included in the comments in the agenda on page 57 of the PDFs that I proposed being included in the, um, plan.

Maradel Gale ([00:27:01](#)):

Is there a second? (John - Second that motion). Thank you, John. Here. Your redeeming yourself, right? Okay. Those in favor, please say aye. Raise your hand so we can see you. Okay. Those opposed? Okay. The motion carries. Are there any abstentions, I guess I'll ask for that. The motion carries. Jennifer you're next up again.

Jennifer Sutton ([00:27:34](#)):

Well, um, the next comment was from, um, Michael leverage and he included, um, several great photos with, uh, materials and, um, suggested Michael, you had some ideas for how to change the history section. Um, but I, I couldn't really, I just wanted to have you talk about them. So, um, cause I wasn't sure how to distill it.

Michael Loverich ([00:28:07](#)):

Yeah. Um, well I think I only provided one image, um, and that was, uh, Island cemetery. And then I thought that, um, if Donna had a suggestion for an image to include a Bainbridge Gardens, that would be nice for the history section. Um, because, and then, um, also the replacement, one of the images in the history section is not of Island Center center. So swapping that one out and then

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:28:38](#)):

Was that the one that had the big, the big yellow X across it.

Michael Loverich ([00:28:40](#)):

Right, Yeah. Yeah. Um, and I think the last image in the packet was the cemetery and if someone has a better image sure. Go ahead and use it. That was the best that I had at the time. Um,

Jennifer Sutton ([00:28:56](#)):

So swap, so swap in the cemetery photo for the, not in Island center is your proposal.

Michael Loverich ([00:29:05](#)):

Sorry. Um,

Jennifer Sutton ([00:29:07](#)):

You can bring that up too.

Michael Loverich ([00:29:12](#)):

Well, I'm just wondering if the new report that was sent out today had the image that I was planning on, swapping out. I'm going back to look. Sorry.

Maradel Gale ([00:29:22](#)):

While you do that, Donna, do you have a good picture of, of Bainbridge Gardens from the past? Sure. I have, I have, I have several pictures. Um, was there one Michael that you were thinking of that

Michael Loverich ([00:29:38](#)):

No, there seems to be so many. There are many I couldn't decide. And I thought that you might have one that you like.

Speaker 8 ([00:29:46](#)):

Thank you. Thank you. That's um, I'd be happy to do that. So, um, I guess, uh, so it's up to me to decide because there are, there are several, what are, what do you, what do you, how do you feel it should be represented? So the, the exterior, the grounds or something that's more personal because I think it should fit with the other photos that you chose.

Michael Loverich ([00:30:11](#)):

Yeah. No, it makes sense. Um, seemed like there were some street views or maybe one of the interior views of the store. Yeah. Cause they're all, I guess they're all building focused.

Donna Harui ([00:30:29](#)):

There are, yeah, they are building focus. So, um, so we could do the, there could be the exterior of the general store with the gas station or something like that.

Michael Loverich ([00:30:39](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. And I think the greenhouses appear in that. Yeah.

Donna Harui ([00:30:46](#)):

Um, okay. So how do I go about doing that?

Jennifer Sutton ([00:30:53](#)):

Um, well you could either scan the photo and email it to Jane and I, and we can coordinate with Jeff to substitute it into this. Um, so you're talking about, uh, we'd take out the photo that's in the center, right. And sub Oh, and substitute the photo from Donna, correct? Yeah. So if you, if you can scan it and email, it that'd be great. Or, um, if you can't, um, what one of us could pick Jane or I could pick it up.

Donna Harui ([00:31:25](#)):

it's - most of the photos, um, are in a, um, uh, most of the photos are in power, in a PowerPoint format, so I can, so yeah, so I can create a, uh, uh, a JPEG or something like that and email it to you.

John Decker ([00:31:43](#)):

There's one really nice one that looks like it's looking back at Miller with the Bainbridge garden store on the left with two cars in front black and white, and there's a kid on a bike, that's pretty good context anyway.

Donna Harui ([00:32:01](#)):

Okay. I'm trying to remember it. Um,

Speaker 5 ([00:32:05](#)):

Bye.

Maradel Gale ([00:32:09](#)):

Uh, well Donna, why don't you choose one that you think fits with this in this context? And since, since it's your, your yours, you can, you can choose that's your choice at this point, I think. (Donna - Okay. Thank you.) Thank you.

Jennifer Sutton ([00:32:28](#)):

Um, and then Michael, related to the text of the history section, um, you had some ideas for maybe what should be removed or other topics omitted. Do you want to discuss, do you want to bring those up?

Michael Loverich ([00:32:45](#)):

Um, yeah, it might be a little bit challenging, but like, I don't know if we should save this one for that end or do it now because, um, I guess, cause I don't know how to, since I didn't provide a statement we're working through it right now is going to be challenging.

Jennifer Sutton ([00:33:07](#)):

Do you want to kind of describe to the committee if they haven't had a chance to read your email? Like what your ideas and suggestions were?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:33:15](#)):

Oh, um, yeah, I think there's a few more, um, tidbits of information about the Squamish and Fletcher Bay and kind of how they use the Bay, uh, and what they called the Bay, um, before, um, it was settled by Caucasians and then there is, um, additional items about, um, kind of the establishment of the school, kind of what are the of summit of Island center, which I don't have the date in front of me, but I think it was like 18, um, 85 or something like that when it was actually kind of, um, labeled, um, as Island center. And then the school went in quite early and it was donated, it was built on land donated by Samuel Setter. And it was built by the community. They all got together and they raised like five bucks each to build the school. Um, and then additional buildings were built. Um, and one of them eventually I think this is right about kind of Gazzam selling it or by Gazzam came in and he bought everyone all the loggers' land. So he kind of came in after, um, and kind of when they logged the land and he kinda took advantage of the situation. Um, so he just bought a lot of land and then ended up carving it up slowly. Um, so I guess I didn't think that. Gazzam deserved to be mentioned in here. Um, and then, uh, what was the other thing? Oh, the family names, um, should be verified. Um, it's nearby the Kodama family and Lily does live there currently, but, uh, she's a descendant of the Kidimotos and then the Initiayakas I think if I have, my memory is working properly, so I think that element just needs to be addressed.

Maradel Gale ([00:35:37](#)):

Okay. So what I'm hearing is to add a little bit more about the, the, the original, the indigenous people's use of this area and their names for it to, um, perhaps to indicate the timing of when Island center was originally established and to, um, take out Gazzam and to, um, I'm still working on take out Gazzam because he doesn't deserve that much recognition in this context, according to Michael, and then check this check, the actual names of the, um, Japanese American families who lived there. Is that correct? Is there any, any, are there any other concerns about this or, or want to know about any, anything that anybody else wants to add to this? Or can we get a motion on it?

Asaph Glosser ([00:36:40](#)):

Do we need one? Like, we haven't voted on line by line up to this point. I know we've been implored to, by some attendees here, but if we have consensus, that seems sufficient. I think it's probably sufficient given that we don't see it in actual printing here, but if we know what the intent is, are you, are people comfortable indicating with a hand up that they agree with this? Yes. Comfortable hand up. Okay. Thank you. Thank you, Michael. That's great.

Jennifer Sutton ([00:37:16](#)):

Michael, would you just, um, email me your, your suggested changes? (Loverich - Yeah, I'll do that.) Thanks. Okay. Um, let's see, the next, the next comment moving through the text, um, was also from Michael, um, wanting to make sure that the draft, um, address ways of preserving and encouraging agriculture enough. And, um, this is a good opportunity to show one. Not very much has changed between the last draft you saw and this one, but, um, one, one thing that was added, and this is such a, I'm going to like shrink it, and then I can zoom faster. Um, Jeff added, uh, to draft policies in the land use section, um, and one of them kind of addresses TDRs. So I wanted to bring it to your attention, the other, so on page 24 of the draft plan, um, uh, there's there were two new, um, policies added to this area, one related to, um, transfer of development rights. And one related to, um, non-conforming uses such as the self storage issue we discussed as far as rebuilding, uh, self storage and possibly wanting to shift self storage. Um, now that we're dealing with the new prohibition, so those two ideas were added to this area. Um, but Michael, um, is there any other kind of sentiments that you would want to see

Island Center Subarea Planning Process
May 5, 2021 Meeting

expressed more clearly and, and how, and probably we would put them, um, either in this land use policy area, um, and then we're in the strategies or in the action matrix and then, um, just kind of an umbrella over all of this is that we, um, updating, as you've heard me say before updating the city's TDR program, um, it has been talked about and worked on to a certain extent. Um, and I think there's a good chance that the council will put it on the work plan, um, when they talk about the work plan next in, uh, two weeks. So the overall citywide TDR program I think will be improved in the next year.

Speaker 3 ([00:40:06](#)):

Yeah.

Michael Loverich ([00:40:13](#)):

Um, so there is in the policy section a portion on encourage agriculture and supporting and uses an Island center. So if something is in the policy language here, what does that mean in the future? Um,

Jennifer Sutton ([00:40:35](#)):

Yeah, well, um, I think that, um, one there's there's the neighborhood center properties, and then there's the property like most of the ag current agriculture or potential agriculture is on the residential zone properties that are just outside of our neighborhood center area. So, um, all of the agriculture related uses are, um, allowed in those outside zones already. But, um, if we would want to revisit the use table that you've, the committee has drafted for this effort to see if there's, um, any other uses that we would want to, uh, specifically allow in the Island center neighborhood center properties, we could do that. Um, cause like right now, I don't think for instance, agriculture processing is, uh, we haven't said that that's a permitted use in the neighborhood center zone, but it's a conditional use in the area outside of Island center, for instance.

Michael Loverich ([00:41:50](#)):

Yeah. Well, I don't know if we have to revisit that, I guess there was just strong sentiment from the community about somehow figuring out a way to preserve and, um, um, agriculture or to encourage it. And I think if there was in the future, the availability of something that actually helps those people do the things that they want to do, that would be great. And so in some ways like this is again, I want that I would like there to be a strong statement in the same way that we're doing it for affordable housing. That agriculture is also equally important. And I want that to somehow get conveyed so that in the future, if there is planning that occurs around agriculture, they do, they are aware that the periphery of Island center, there are people that are very interested in it and that would like, uh, you know, partake in it. And this could be an area that, um, those ideas could be applied. Um, because I think agriculture is very hard to maintain as well. Like affordable housing can occur anywhere. Like if you have a vacant lot, you could build a cheap house, um, and agriculture can't occur everywhere. Um, but it's really the market kind of pushes against both, both of those things. Right. And so I think having something that's states very clearly that it's important in the periphery. So I don't know where it goes and maybe where you have it is good. I just want to make sure that it's strong wherever it is.

Jennifer Sutton ([00:43:37](#)):

Yeah, well maybe, um, so right now kind of the surrounding agriculture uses is mentioned in this Island center today paragraph, but, um, perhaps you would think it would need to be enhanced. Um, so that kind of goes hand in hand with the map that's on the following page that identifies, um, existing and potential

Island Center Subarea Planning Process
May 5, 2021 Meeting

John Decker ([00:44:10](#)):

On page four and five there's these policy 5.1 and 5.8. Um, it's broken down into land use elements, neighborhood centers, economic element. Is there any source of that? Does that have any reference to preservation of agricultural land that we could plug in at the beginning of this on page four and five on both land use element and or the economic element?

Jennifer Sutton ([00:44:35](#)):

Yeah, there, there are additional, um, comprehensive plan, um, agriculture there's there's other comprehensive plan policies that aren't in the draft currently, but could be brought in that, uh, propose to preserve and support ongoing agriculture, um, both in the land use element and in the environment and economic element. So that's, that's another change that we can make is to add those to that comprehensive plan section,

Michael Loverich ([00:45:10](#)):

I guess there is EC 14.1 is an economic element that talks about agriculture, but yeah, there might be another one that, (Decker Oh, that's right.)

Maradel Gale ([00:45:25](#)):

So would that, would that help, um, center the focus more on agriculture to your liking, Michael, to add that the language from EDC, whatever it is, 14.1?

Speaker 13 ([00:45:39](#)):

Um, yeah,

Maradel Gale ([00:45:43](#)):

I would just remind us that we're not within the Island center and NC zone or Island center zone. That's not an agricultural area. So what we're really talking about is, is encouraging the surrounding area to continue to be agricultural to the degree that, that it can be. Um, and that's what the, I think the EC 14.1 would do. Right. Do we have a consensus on this issue hands? Okay.

Sam Marshall ([00:46:26](#)):

What is the issue? I'm sorry, is it that we want a little bit stronger language around, uh, supporting agriculture in the broader study?

Maradel Gale ([00:46:35](#)):

Yeah, in the broader study area, not in the MC zoning. And that would be by including in the land use section the language from the comprehensive plan that focuses on that.

Sam Marshall ([00:46:46](#)):

Thanks for clarifying in, in support.

Maradel Gale ([00:46:52](#)):

I'm not seeing anybody who is, I'm sorry. I have to keep remembering to turn on my speaker. I'm not seeing anybody who's saying hands down, thumbs down, so we'll go with that. Okay. Next Jennifer.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:47:03](#)):

Okay. Uh, Michael's next comment, um, was related to the Northern half of the 10 acre property that fronts on new Brooklyn related to the four corners node. I'll just share my screen again, um, and clarifying whether, so here, I'll just, I'll just go up to, um, so the proposal is to, um, zone the Southern five acres of a long, deep 10 acre piece, uh, changed from our 0.4 to Island center, neighborhood center zoning. And there's kind of a stream and small ravine that kind of bifurcates the property East West anyway. Um, and so that leaves five acres up here in the, our 0.4 zone, um, which in theory would support, um, uh, two houses, which, and so, um, we talked about whether or not the existing TDR rules would allow, um, any density from the North half of the property to be transferred to different parts of the properties. And so, um, Jeff drafted this new policy, um, to add to the land use section, to, uh, refer to split zone parcels, um, specifically, um, to respond to that issue.

Maradel Gale ([00:48:45](#)):

And if we're not seeing your shared screen at this point, so if you can just put that on,

Jennifer Sutton ([00:48:51](#)):

I'm sorry. I'm like moving my, um, I'm sorry. I, I unshared so that you could vote. Let me, sorry. Sorry about that. Um, yeah, so this is on page - draft plan, page 24, the land use policies and strategies. This is a, this is a land use strategy right here. That was Jeff added. And so, um, um, if this moved forward, then, you know, we would, uh, as we revised the other parts of our municipal code to implement the Island center plan, like the development standards changes and use changes, um, we would, you know, be going through the policies and strategies to make sure that any code changes that needed to be done to enact those policies and strategies, um, went through as well.

Scott Anderson ([00:49:54](#)):

I have a question and this may have been covered in the - when we went over this last time, but if you were to transfer those rights to the front five acres, so to speak, does that leave? What is, how does that leave to the back five acres in terms of it's just dead? Um, I don't mean dead, but I mean, just completely not usable in any format.

Jennifer Sutton ([00:50:22](#)):

Well, in like generally, like, um, you know, generally, uh, when a development, a transfer of development rights, um, happens, there's, you know, stuff recorded and depending on the situation, um, even if development rights are severed from an area, um, there's often like a uses that are spelled out that can continue whether that's, you know, gardening farming or a, hiking or walking generally, enjoying that's usually done on like a case by case basis, depending on the situation. But, um, yeah, th the TDR itself would just be about the being able to build, um, dwellings and taking that, severing that from a property and putting that some at a different part of a property or an a on a different property. So, um, yeah, I've seen different. I mean, we - as you've heard RTD our program, hasn't worked that well, but, um, you know, the, the land trust has plenty of different kinds of conservation easements, for instance, that they've worked on over the years. And some, you know, some, a lot are in forested areas and allow people to continue to harvest firewood and camp on the weekends, or, you know, some might be for wetlands or areas that are more agriculture or gardening. So, um, generally a TDR or conservation easement can kind of be tailored based on the circumstances of the property and kind of the nature of the property, no pun intended.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Charlie Wenzlau ([00:52:17](#)):

So I have a question it's Charlie Wenzlau. TDRs are typically done between different legal parcels in this case, it's within the same property. Uh, might it be cleaner to just simply say on a split zone parcel, uh, the units may be aggregated into the IC zone with, and not require a TDR. I mean, why, why go to all that trouble?

Jennifer Sutton ([00:52:45](#)):

Yeah. That units could be concentrated in one part of the, in the IC zone part of the property. No, that's a good point

Michael Loverich ([00:52:55](#)):

Are encouraged to be?

John Decker ([00:52:58](#)):

Well encouraged or required. That's my question.

Charlie Wenzlau ([00:53:02](#)):

So why, why required? I mean, that's forcing, I mean, in philanthropy,

John Decker ([00:53:08](#)):

Because we're upzoning - in exchange, we're upzoning the front portion of that property, we're requiring them to leave the back part as is that's why.

Sam Marshall ([00:53:16](#)):

If I remember correctly, I think the main objective of, of if we were to suggest that up zone was twofold, one was to provide public access to a trail system that potentially connects to the cemetery and, um, and city owned land, uh, as well as find some way to guarantee a movement of the structures from the property to the West to clear up that, uh, that corner. And that, that was the public benefit that we were getting from the up zone of the front five acres.

Jennifer Sutton ([00:53:58](#)):

Yeah. To facilitate, to facilitate reorganization of the properties that front on Miller road.

Sam Marshall ([00:54:09](#)):

And so it sounds like any language around here needs to be a require rather than may or encourage.

John Decker ([00:54:20](#)):

I agree with that. (Another - I agree.).

Charlie Wenzlau ([00:54:23](#)):

Yeah. And I'll just reiterate my point. It, it may be that the TDR isn't necessary.

Asaph Glosser ([00:54:27](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

You could call it cluster development, um, there's a bunch of different ways to get there, but.

Jeff Arango (00:54:36):

Yeah, I believe that it would essentially function with like, what's called fixed areas zoning. So you're basically fixing an area within a parcel where development can occur in this case, it's the front, you know, the front five acres. So Charlie's, Charlie's right. Um, you know, filing a official transfer of density. TDR may not be required because it's on the same parcel. Um, however, um, that would open the door, I guess, potentially to future zoning changes that could essentially change what could be developed on those parcels.

Sam Marshall (00:55:17):

Jeff is part of that, uh, cluster agreement. Would it be possible to say that, uh, for example, public access may, must also be provided to the back five acres? Cause I, you know, I could foresee it, not really feeling like an accessible spot and not functioning as, as a public benefit.

Jeff Arango (00:55:37):

Um,

Jennifer Sutton (00:55:38):

I think that, um,

Jeff Arango (00:55:40):

Isn't sorta two, two separate issues, right? I mean, if you do a TDR program, like a traditional TDR program where a rural parcel is sending it to the, to the, um, receiving area that does not come with any form of public access, it just simply takes away some of the, some of the development rights and use rights. But as Jennifer said earlier, maybe not all of them, uh, so public access would be, uh, something that would be negotiated. I think as part of the development approval. Now, if that property isn't developable, then you know, there's probably a better chance for that happening, but to write something so specific, uh, might be challenging. Um, but probably something the city would want to speak with the attorney city attorney about.

Jennifer Sutton (00:56:31):

Um, so I think that if is this the right map, sorry, I've, I've zoomed on you. I was going to say if, um, generally if, if trails or other non-motorized, uh, facilities are desired in particular locations, we want to make sure and Peter, you can weigh in on this. We want to make sure that they appear on a map that then, or in some other plan or document that then gets, um, approved by the council because then we can consider it in our capital planning and other, um, efforts. So, um, I zoomed down to this page, uh, figure 20. And, um, I think the, so - so improvements additions to the trail system is currently shown, um, in, in this area. So, so, um, what that means is that if, if we adopt this map and it makes it into our transportation plan, um, then just like with, you know, a shoulder improvement or, um, other road improvements or traffic calming, we can point to it and say, okay, you know, this plan identifies a proposed trail on your property, so we need to plan for that with your development.

Sam Marshall (00:58:09):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So would it be possible for us to make a statement in this plan that says, for example, and I don't mean to speak for others here, but just as an example, um, we, recommend the following up zone if, and only if these public benefits are,

Jeff Arango ([00:58:32](#)):

I, I think you could write something that approaches that in the policy piece. Um, but you can't really exact a trail through zoning. So I think, I think you can certainly have it on the map, right? And you can say that's an identified public facility. And so it has to be accommodated in terms of the development, but then there's, what's called a proportionality kind of test, you know, is the development is requiring a whole trail. And particularly if those improvements are paid for, by the property owner and the developer, um, you kind of have to figure that out. And so there could be, say a partnership between the city, um, where the landowner provides the easement and the city pays for some of the improvements. There are some nuances to that happened in the development review process that you can't really front load, uh, as specifically in zoning. But I think again, we can be from the policy language and we could talk about the intent of it. Um, just some of the details I think get worked out. And part of that would be the scale of the development, right? If they propose just a small piece of a development, you know, to require a whole trail improvement might not fly, but if there was a complete redevelopment of the, or development of the five acres and that might justify it more. So I think there's, there's some steps we can take to that, but I, unfortunately, I think it's difficult because you have to enact the zoning before you can actually get the trail and you can only really get the trail if they propose a development, right. I mean, 20 years from now, if, if the property owner doesn't propose a development, the only way the city can get the trail is to, you know, be proactive about it and try to secure those rights.

Sam Marshall ([01:00:12](#)):

And so I'd imagine the same thing would be true for a stipulation around moving structures off the corner property. There would be no way to guarantee that that's going to happen.

Jeff Arango ([01:00:21](#)):

It's a tough one to guarantee because it requires, again, an action, you know, it requires a development proposal to even sort of kick in those requirements. But again, I think you can, because right now the challenge is, uh, one of the challenges is there's been some changes to how, um, you know, mini storage's is dealt with on the Island. So we have some policy language to help, um, kind of clarify what the committee's intent is relative to that issue in Island center. Um, but requiring it to be moved would, would be, I think, uh, legally challenging. Um, but, but certainly you can pave the way for that to happen.

New Speaker ([01:00:56](#)):

That's [inaudible] thanks.

Maradel Gale ([01:00:58](#)):

If, if you don't have the language in there, then when a developer comes in with the proposal, there's nothing for the planners to look at to see what you want and what the, what the community wants. And so that's why it's important to have the language in there, but you can't, you can't demand it until such time as there's actually a proposal. And then that the document becomes a basis on which the review is made.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([01:01:23](#)):

Oh, no, I, I completely support the, you know, the, and, and understand the benefit of having language in this plan. It just, unfortunately it sounds like there were that the upzone would guarantee the private benefit, but not necessarily put forth the public benefit.

Jeff Arango ([01:01:41](#)):

Well, yes and no. I mean, I think it, it, it guarantees that the public benefits are going to be a key part of the review of any proposal, but you can't guarantee that someone's even going to put forth a proposal. Right. So if property owners decide we're just going to not develop it, then there's, again, there's no trigger through zoning to get those public benefits. Um, yeah,

Jennifer Sutton ([01:02:03](#)):

I think what we're, you know, with this plan is trying to create the conditions that might help facilitate redevelopment and reorganization, um, in that, in that area, right. To help create

Speaker 8 ([01:02:20](#)):

The conditions where maybe that can take place. And then, um, yeah, so I don't know what, I don't know if it'd be helpful to zoom back up to the alternative three close up, um, based on where our conversation is. Um, um, but, um, related to the, the public benefit versus the private benefit, I would just, um, remind the committee that, like, you know, one of the reasons that, I mean, you're considering changing the land, the zoning on three properties, um, through this plan. And the reason that you're even entertaining that idea to begin with is because you've thought, okay, well, what given these properties and their location and how they fit into Island center, what do we want to be there in the future? Right. So if so, right now, Bainbridge gardens is zoned R-1 underlying zoning. If, if having forbid Bainbridge gardens went away, would we want it just replaced with a big fancy home? Or would we want it replaced with, um, additional commercial or maybe even mixed use development, right? Like that's why I think you're making the re you're considering. That's why you're considering changing the zoning for these different properties is because you see what changing the zoning in these areas could facilitate for the future, like outcomes that the comm-, that are good for the community, right. That's why you're, you're considering this.

Maradel Gale ([01:04:05](#)):

Meaning also that whatever is there now isn't going to always be there. And so how do we want this to look and feel in the future? And that's why changing the zoning will give more, more direction to what can be there in the future, as opposed to large scale homes, for example.

Jennifer Sutton ([01:04:26](#)):

Peter Coralis. Do you have anything that we, um, that you would want to add to the whole trail planning conversation and, um, getting trails or, or bike lanes built through the development?

Peter Coralis ([01:04:41](#)):

Yeah, I mean, I could say that, um, to Jeff's point about proportionality, um, if we do get it and try and in a plan and a proposal comes forth, um, by a property owner, um, you know, we wouldn't require them to build the entire trail, um, through and through, but we would, you know, lay the responsibility for the portion of the trail that he's mapped out on their property. Um, and so in that sense, it's a long game

Island Center Subarea Planning Process
May 5, 2021 Meeting

process, um, and hope that as all the properties develop, the trail will come together or there's kind of an outside partnership to do it all at once. That's the other Avenue for it, but, um, yeah, getting it on the plan. Um, it's definitely something that the city can oppose during, um, the development review process.

Maradel Gale ([01:05:39](#)):

Is there some specific thing that we need to kind of get closure on with this particular item?

Jennifer Sutton ([01:05:47](#)):

So I think we, I think we heard from the community that, or I think we heard from the group that we could rephrase that land use policy related to concentrating any density from a split zone property, into an Island center zone portion of the property. Did we, did I hear that correctly to, to allow that to happen? Okay. So we can make that we can make that clarification. All right. Um, Michael's next, um, suggestion for an addition was to have all future electrical power lines to be buried under ground. And, um, I wanted Peter's thoughts on, on this idea. I think probably island-wide, this would be great. Um, I was thinking that we would add it as a policy in the land use section on page 24, but, um, I don't know if you think it belongs more in the kind of public use public space transportation area or what your thoughts are about how we, how do we get this to happen?

Maradel Gale ([01:07:07](#)):

By having our own utility - I can tell you having being serving right now on the stakeholders group with PSE, for the relocation of a line that, that does the connection between whatever the Winslow substation and somebody else there is absolutely no way they're going to put that line under ground, even though it's running right through town. I mean, it just isn't going to happen because of the incredible expense. So this is called wishful thinking, and there's nothing wrong with saying it would be nice. I can just tell you that it isn't going to happen very quickly.

Peter Coralie ([01:07:43](#)):

Yeah. It is a very costly process to underground power lines. Um, you know, you can certainly, uh, make it a design standard for the corridor and, um, you know, have it imposed as, as development occurs, um, and you know, maybe there could be a partnership with PSE, but it's, uh, it's a difficult task.

Jeff Arango ([01:08:07](#)):

So can some of it be addressed in the franchise agreements? I mean, it's, you know, you never know exactly when those are going to come up, but we - don't think we used it to underground, but we did at least use it to have them move a pole and, or a series of poles and upgrade the poles. Uh, they would have, I think put an equal portion towards undergrounding through a cost sharing agreement, but we're, we were initially told no for a streetscape project out on, uh, would be, um, you know, and eventually because of the franchise agreement, we were at least able to get them to move it. Um, and given the proximity of some of those utility poles, even moving them might be something that has to be considered. So, um, the franchise agreement was, uh, was the mechanism where you're able to do that with.

Peter Coralie ([01:08:55](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I think the current franchise agreement, um, with PSC is that, you know, under city projects, we can get them to move, uh, poles. Uh, but I don't, I don't believe, and I'd have to check, um, that there's a good mechanism there to require the underground, but that would, it's something that we'd have to pursue further with a franchise agreement.

Maradel Gale ([01:09:17](#)):

Michael Pollock, isn't the city about with it's time to deal with the franchise agreement with PFC right now, or is that something else?

Michael Pollock ([01:09:25](#)):

Um, yeah, they're, they're in the process of doing that. Um, it's a somewhat lengthy process, but, uh, and we're not sure what the outcome will be, but, um, we'll see how that goes.

Asaph Glosser ([01:09:42](#)):

Given the volume of discussion that we have left in this plan, maybe if we're willing to agree to sort of some language that acknowledges the realism of this and the aspiration, and we can leave it at that. I don't know if others feel more strongly though.

Michael Pollock ([01:09:57](#)):

Yeah, I'm sorry. I'm interjecting. But, um, I thought that, um, uh, Maradel's points where we're unfortunately, um, spot on because POC does have a lot of, um, influence, um, and they can't entirely dictate terms, but there are some things that we're not going to have control over. Some of the things that Maradel pointed out are, are, are in that category. Unfortunately. So thinking about aspirational goals, I think is good. Um, conditions do change over time and, um, technologies emerge and such. So I think it's, I think it would be helpful to know what the community thinks about that. Um, but, um, as Maradel pointed out, don't get your hopes up.

Jennifer Sutton ([01:10:49](#)):

Peter can Peter and I brainstorm about where the best place to put that concept and that recommendation into the plan would be whether it's in a land use policy or in the infrastructure section on page 30 or even an overarching goal is, is the committee okay with us figuring out where the best place to fit it in? (Multiple - Yeah, that sounds good.) . Okay, great. Um, okay, I'm going to share again. Um, so Micah, Micah, um, sent in a comment wanting to make sure that the fourth - the alternative three includes public benefit and reassurance about, um, to the property owner about re being able to rebuild or move around the self storage facilities. So, um, as we talked about this before, but, um, we added this bullet to the policies related to non-conforming uses to relocate when it makes, you know, when there's a benefit, which is really like when it makes sense for the layout of a property. And so if this remained in the plan, then, um, then we would add specific language to accomplish this into, um, the non-conforming section of the code and maybe even, um, use specific standards for self-service storage.

Charlie Wenzlau ([01:12:31](#)):

So this is Charlie - is the intent to relocate within the same parcel or to relocate from one part of the Island into Island center.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:12:45](#)):

Charlie, the concern is that the, the way are non-conforming buildings or non-conforming use regulations are currently written is that it really locks, um, a building into the existing footprint. And what we've heard is like, uh, to, to maybe reorganize the, the corner property for safety, maybe it makes sense to shift some of it would make sense if it was being rebuilt to maybe shift around some of the existing self-service storage.

Charlie Wenzlau ([01:13:21](#)):

Okay. So I would, I, what I'm suggesting is that's what I thought is, I think it'd be clear to say, to relocate within the same parcel, if that's the intent, it's just not very descriptive.

Micah Strom ([01:13:32](#)):

It would be to an adjacent property, I would think because it's in the corner to the other, the next one to the, to the East.

Scott Anderson ([01:13:39](#)):

Yeah. Within, within the Island center zone, I think would be the right language. And I agree that makes, makes it more - more clear.

Donna Harui ([01:13:54](#)):

If I could interrupt while we're looking at, um, figure 16 on page 24. Um, the, the maximum building footprint for the Bainbridge gardens node is 4,000 square feet, which is the existing square footage of the main building now not counting the greenhouse. So are we saying, does that indicate, or is that referring to any further development or is that existing development? So would the buildings that already exist there could they continue to be there or is that too limiting? How does that, I don't understand how that works.

Jennifer Sutton ([01:14:29](#)):

Um, the development standards would be just prospective to apply to new development.

Donna Harui ([01:14:37](#)):

Thank you.

New Speaker ([01:14:38](#)):

But, Donna could rebuild a couple, 4,000 square foot structures on her property. She's not limited to the one 4,000 square foot building.

Jennifer Sutton ([01:14:50](#)):

Right? Right. Yeah. So this is, if there's more than one building, you know, if the, uh, property right.

Donna Harui ([01:14:58](#)):

If we reconstruct a new greenhouse, it it would be limited to being 4,000 square feet. That's the way it's currently this draft would say yes. Right, right. And the first thing, but you could have more than one of

Island Center Subarea Planning Process
May 5, 2021 Meeting

those. Um, but then we have our lot coverage that is the upper limit of total building footprints on a property. Yep.

Micah Strom ([01:15:23](#)):

Just a quick question. We have, I think it's close to 10,000 feet square feet on our building between the whole area. So if it were to burn down, are we limited to 4,000 square feet per building? We'd have to have a bunch of separate buildings.

Jennifer Sutton ([01:15:43](#)):

Um, then yeah. So the, so yes, in theory, if the way this is written that your existing 10,000 square foot building, um, would become kind of a non-conforming building to size, um, our nonconforming section does have provisions, um, in case of an emergency, like fire that you could reconstruct to the existing, um, you know, layout. (Strom - Okay.) So when it comes to an emergency like that, sorry, people check on that often, or insurance companies call to check on that often. Um, can we rebuild something? Okay. Um, so is, so we discussed, uh, we're gonna make a slight change to this new bullet to say, uh, um, within the IC zone. Okay. So

Micah Strom ([01:16:47](#)):

Is it just one question, is that, that specific IC zone, or can one move from one IC zone to another?

Jeff Arango ([01:16:55](#)):

It's all one really. So theoretically anywhere within the IC zone. Yeah. Even like within, you can transfer between the nodes, I guess the way it's written now. Yeah.

John Decker ([01:17:06](#)):

Do we want to get more specific and say it has to be an adjacent property? I'd

Micah Strom ([01:17:13](#)):

I'd say adjacent.

Jennifer Sutton ([01:17:13](#)):

So to say within the, within the same property or adjacent properties on property or adjacent properties,

Sam Marshall ([01:17:24](#)):

So wondering, do we want to address the footprint of the use so that if that use were to transfer from one person to another, that the footprint of that use couldn't double for example.

Jeff Arango ([01:17:35](#)):

Yeah. It would be limited to the same square footage under the non-conforming provisions. Yeah. Good point. We can, we can make that clear.

Jennifer Sutton ([01:17:47](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Okay. So let's see. Um, I'm gonna, I'm going to toggle back to the comment for the next comments. I'm going to share the, Oh, I didn't. I,

Charlie Wenzlau (01:18:08):

Jeff, it's Charlie. I just have a quick question. So let's just to finish up on that last comment, let's say it did want to relocate to an adjacent parcel and it wasn't through a fire or some emergency damage. Wouldn't it then be required to be rebuilt to the 4,000 square foot footprint?

Jeff Arango (01:18:30):

No, because we're giving special provisions for it because in exchange for allowing them to move it at the same size we would, um, I mean, maybe we need to add to that also a nonconforming structure so that we cover both. But I think the idea is that you would essentially literally move the buildings and therefore you had, you would get some allowances in exchange for those public benefits, which would be, you know, the policy language would be honed into the zoning to describe a little bit more about how that would be.

Charlie Wenzlau (01:19:02):

Okay. I, yeah, that, to me, isn't clear the way it's written. I conservatively I would interpret that if you, through an action of your own, decide to rebuild your subject to the 4,000 square foot, unless you clarify that. Yeah.

Jeff Arango (01:19:17):

Oh, that makes sense. In every other instance, that would be the case. Yep.

Jennifer Sutton (01:19:20):

Yeah. Yeah. And, and to have the special provision would be consistent with the council's approach to help maintain, um, existing self service storage. When they made the decision to prohibit new, they made clear that, uh, existing self-service storage could retain and maintain, you know, the amount of space that they have. So that would be consistent. Okay. Um, Micah, anything else about this comment of yours? (Strom - No, that was it.) Okay, great. I'm gonna, I'm pulled this up. I'm going to zoom in, um, cause Michael had kind of a multi-part suggestion for, um, the, the zoning, um, for, uh, for few, for properties that would be new, um, neighborhood center zoning. So, Michael, do you want to describe it because, or do you want me to try to describe your idea?

Michael Loverich (01:20:30):

Um, you might do a better job.

Jennifer Sutton (01:20:32):

Okay. So, so in this plan, um, you're considering changing the zoning for, for three different areas, um, from residential zoning to neighborhood center zoning, um, the Bainbridge gardens property is zoned has underlying zoning of R-1. Um, the small property that is across Miller road from Modern Collision also has, uh, uh, density of R-1. And then, and that shows up in the Issei Creek node of alternative three, and then the New Brooklyn, the Southern five acres of the new Brooklyn property that's just East of, um, the corner has an R 0.4, which is one unit per two and a half acre current zone. Um, and so the IC zoning that is currently proposed in the draft is a base density of two units, an acre with an available bonus

Island Center Subarea Planning Process
May 5, 2021 Meeting

density of an additional two units in acre, if those two bonus units are designated as affordable housing. So I think what Michael you're proposing is that, um, like, so to take the Bainbridge Gardens, um, property is an example, is that, um, the property, we would, uh, say it's IC Center zone, but instead of having the neighborhood center density of R-2, we would keep it at the R-1, um, density and let it go to R-4, but, um, four, uh, the sorry, three of the additional units per acre would have to be affordable. So that there would be, so you're proposing no change in base density for any of the properties, um, for any of the properties that would move from residential zoning or that you're considering moving from residential zoning to neighborhood center zoning.

Michael Loverich ([01:22:41](#)):

Right. And the idea was to try and get more affordable, more opportunity for affordable housing. Um, because for one, if everyone's on septic, then, um, it would be easier to get an affordable unit in there. Um, whereas if you build up to R-2, we might be maxing out things anyways, or when there's no requirement to have affordable housing anyways. Um, and so people might just get upzoned and just build what they won't do, the additional affordable housing. So this might encourage, um, someone to do more affordable housing because, um, uh, the property values are kept a little bit lower because of this, but also just there's, it's easier to do, um, potentially affordable housing in this scenari.

Maradel Gale ([01:23:37](#)):

Michael, I don't understand how that encourages it.

Michael Loverich ([01:23:45](#)):

Um, so my concern would be that if we upped it on a property that they are just going to, and if they decide to build residential, they will just do the market rate residential. And that there's not really a reason to do affordable housing because there's no incentive to, and perhaps the infrastructure isn't there to do it. Plus it's pretty common that developers really don't want to be creative or go outside of the box. So it's hard to get someone to think creatively about how to get the units in there while if the base density remains low for market rate, you could, um, pair, you might be able to pair more easily with not-for-profits non-profits to get the housing in there. There's more space available for affordable housing on the property this way. Um, and there's better infrastructure for those units as well.

Charlie Wenzlau ([01:24:50](#)):

Michael, can I, um, I think it's a really intriguing idea, but I, I guess just to emphasize maybe where Maradel was going, affordable units, everyone knows, or are a loss leader, and that's why only, typically only groups like HRB can do it because they get subsidies. I'm wondering if the way that you could access that bonus density, like it was just described as you can't just build a second market rate unit and stop, the only way you get the second market rate unit is you have to do the two affordables with it.

Michael Loverich ([01:25:32](#)):

I mean, I think if there is a way of requiring yeah, the affordable units, I mean, so how would, how would that relate to, let's say a and R 0.4 property. We'll just play that out a little bit.

Charlie Wenzlau ([01:25:51](#)):

Okay. So let me try one more time. Cause I've given a lot of thought to this over the years, and it's, it's an intractable problem. Um, say your base density is one market rate unit, and we've allowed four units

Island Center Subarea Planning Process
May 5, 2021 Meeting

on that property. And if it was built out, uh, two of the units would be market rate and say two would be affordable just under whatever scenario that plays out on you're correct. Most developers would not build the affordable units because they lose money. However, the market rate units are pro you know, create profit and in some ways can help subsidize the affordable units. So I would argue you have under this scenario a better chance to see some affordables built. If the developer can achieve a little more profit with that second market rate unit, somebody like HRB, if they could come in and get nine affordable units, that's an incentive, but it's really for an affordable developer, not a market rate.

Micah Strom ([01:27:02](#)):

What about just requiring for every market rate house, your home, you build, you require them - also have to have it affordable. They have to build two.

Shawn Parks ([01:27:13](#)):

And Charlie, um, uh, is that something, are you also kind of saying that is something that COBI would need to get behind and not just verbally back, but financially back?

Charlie Wenzlau ([01:27:26](#)):

There's two, two parts. One is, and again, Jennifer, Jeff could comment on this. Um, if you wanted that optional second market rate unit, then the city could tack on that you have to do the affordables, but it's only as long as it's optional. Otherwise it becomes kind of an unfair tax is my understanding. I'm sorry,

Shawn Parks ([01:27:53](#)):

I'm saying if COBI was supporting age, uh, affordable housing Bainbridge in a meaningful way and saying like, if you wrote it that way, but if the funding was coming from HB or a third party, you could still mandate that two out of four had to be affordable as long as the developer is not on the hook for it solely. Correct?

Charlie Wenzlau ([01:28:15](#)):

Yeah. Yeah. So it's, I, I'm just trying to be a little, I think the idea Michael, is really interesting, um, how you laid that out, but just know that affordable housing units market rate developers are not going to build them - pretty - I think that's a fairly accurate statement, but HRB, and if the city has the funds to support it, uh, to Sean's point, then yes, it's, it's possible.

Asaph Glosser ([01:28:46](#)):

Would that dynamic change if the density bonuses allowed for affordability increased more dramatically?

Charlie Wenzlau ([01:28:54](#)):

I think the thing that we've often said is that every time you have a, let's say a required affordable unit, you need to tack on some type of a market rate offset, because if it's just a straight, affordable requirement, one, it's likely not going to be legal because it could get to be a disproportionate cost. Um, so to the extent it's like a carrot and a stick, you require it, but you don't want to make it so hard to do that nobody will be able to do it.

Michael Loverich ([01:29:31](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

But we also have commercial paired with this. Yeah. So that does change it slightly. And then it may not be a whole lot, but it does paint it a little bit. Um, John, are you trying to talk?

John Decker ([01:29:53](#)):

Yeah. Under your proposal to effectively we're not upzoning anything other than for low income housing, is that correct? Which seems like it coalesces with what we heard from the public. I'm just, that's all I wanted to say. So none of the properties are being upzoned other than for low income housing and that discussion about whether that will happen or not, or how, um, understood. I mean, with, that's been said, I think that's understood by everyone. Um, is it sorry John - uh, doesn't mean that situation isn't going to change in the future? I mean, I think it was pretty clear that the public input was, we don't want a lot of increased density. Um, and this approach kind of adheres to that, but also allows for the possibility of solving some of the other problems we see.

Sam Marshall ([01:30:50](#)):

And just to clarify with this approach, we're not upzoning in residential, but we are adding some, uh, some parcels that did not previously have the ability to develop commercial. Is that correct? (Decker - Correct.).

Maradel Gale ([01:31:09](#)):

Charlie, is there some language that you could suggest that would make this more workable?

Charlie Wenzlau ([01:31:19](#)):

I, I think what Michael has put forward to me is a really intriguing idea. And my question is, should it supplant what you've already come up with or is it an interesting option? I don't know which I think the way it's written is, is intriguing and it's legal because it's optional, which is important. Um, so no, I, I can't think of a better way to, to write it. It's just making the choice. Should it supplant what you've already come up with?

Asaph Glosser ([01:31:56](#)):

So initially I looked at this and I liked, and I, my understanding was that it would potentially incentivize affordable housing. What I've heard in this conversation today suggests that the most likely outcome by a high margin is basically the status quo. And if, and if people who understand this dynamic better than me are saying that I'm less inclined to support it than I was when I read it, to be honest, because I don't think,

Michael Loverich ([01:32:31](#)):

What version are you talking about, sorry.

Asaph Glosser ([01:32:33](#)):

So, so your proposal, Michael when I first read it, I was like that the more affordable housing is good, but what I'm hearing is that the sort of it's the way that that is zoned. There's a high probability that the result of it is the status quo, which is not going to support affordability

Michael Loverich ([01:32:52](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Well, so my argument against that would just be the way that it's currently written in the report is that we will probably get million dollar residences that are built and zero affordable housing as well. And so I'm not really sure - that seems more of the status quo.

Asaph Glosser ([01:33:14](#)):

Brings me to, uh, to think that the, the way to reduce the probability of that is to think not just about the number of houses, but their size and the expectations around it.

Michael Loverich ([01:33:30](#)):

Well, the size doesn't, it does make things cheaper, but sometimes, but you can see units that are small, be very expensive. Um, and so there needs to be a lot of restrictions that are in place, keep the costs down, and we don't have those restrictions and we don't have those mandates.

Jennifer Sutton ([01:33:53](#)):

Well, the thing about, so when, uh, when a project is using a program, um, a program and, and building a affordable unit that maybe is required, or maybe they're choosing to build an affordable unit as part of a program where they get some other benefits, um, you know, it's up to the developer to do the math in their buildings so that they can make it all pencil out and be able to rent or sell that affordable unit at whatever income level is required under the code they're working under, right. That's, that's not up to the city, but I think kind of the underlying, um, what we know about, uh, market rate development, uh, compared to nonprofit development is that it takes market rate units to help underwrite the construction of affordable units, the construction and rent and sale of them. So I think my concern with your proposal is that it reduces the number of market rate units while increased reducing the potential of market rate units. While even if it's allowing more units, many more of them would need to be affordable. So I think it would just result in the status quo or just like one really big, nice unit, because one nice unit can't underwrite, maybe more than one affordable unit.

Shawn Parks ([01:35:24](#)):

But if we all agree that a developer can't take it on themselves, can't you still write policy or preference that is pushing whatever one's trying to get at. Like, I hear what you're saying, but it's in a way it's, it's not actually moving forward. I think if we can all say like, we need COBI to invest or somebody else to invest to get affordable housing, but if we can say that you can't do it without X amount of affordable housing, it, it actually pushes or helps move future policy. No?

Asaph Glosser ([01:36:04](#)):

So what would that look like in concrete language.

Shawn Parks ([01:36:07](#)):

That is a great question, I'm just trying to weed through what I'm hearing.

Jon Quitslund ([01:36:14](#)):

Can I, could I interject a little bit, uh, from our planning commission perspective, um, maybe we can find some language in the planning commission process that we won't get to tonight. What I've been hearing very clearly is there are certain things you want, and there are definitely things you don't want. And if you're very clear about that, whether it's just within the language of this meeting, or it's all somehow

Island Center Subarea Planning Process
May 5, 2021 Meeting

written into the, into the report, we can work with that. And, um, nothing is going to happen overnight. And we have we're in an environment where the city council has just begun um, the process of establishing a housing action plan. It didn't receive full support on the council and Jeffrey, uh, uh, Michael may want to speak to this, but the housing action plan, uh, will take perhaps two years to do its work with a lot of public outreach and a lot of, uh, consensus building around, uh, what we want for this community, uh, especially in the area of affordable housing and by affordable housing, I mean, housing that is for the missing middle as well as for, uh, you know, 50% of AMI or 80% of AMI and that sort of thing. Um, if it should be possible, and it may involve, uh, what Jeff was talking about referring to the project on Whidbey, where, um, there was a lot of community volunteer labor and maybe, uh, the use of recycled materials and various ways of cutting the cost of building, taking it out of the hands of a, uh, a big development firm or a big construction firm, making it a community project. That sort of thing really has potential in Island center. And as long as you're clear about, um, what's desirable and what is definitely undesirable, uh, you're going to be building a barrier to, uh, a takeover by, uh, somebody who, who will just run away with, uh, the potential for things, you know, and we have, we have a design review process that, uh, will, uh, get in the way of, you know, something that is not in keeping with your, uh, your ideals. So don't try to write all the language we can't, we don't have the underlying, underlying, uh, inclusionary housing ordinance. We have crap in the, in the municipal code where we're, where we need something that is coherent and, uh, and really kind of ambitious.

John Decker ([01:39:30](#)):

And on that note on that note, does it make sense to, I personally think we should, as a committee vote on whether we go with Michael's proposal, which focuses more on the potential for low income housing, affordable housing, versus what's currently in the plan, which is upzoning to everything up to two, and then going there. So does it make sense to, as a group decide which language we want to be associated with this now, and then let the planning commission take it from there?

Scott Anderson ([01:40:04](#)):

I would like to say something as to the awkward position being, but, um, there's been talk about moving storage about incentivizing low-income housing, but that, that corner could stay the way it is for a long time. If, I mean, I could be long gone and I have no control over that. And no one being would be incentivized to move anything or build anything which may be acceptable to a lot of people. But there's been talk about traffic. There's been talk about safety. There's been talk about a lot of different things. And, and I can't see, I'm starting to have a difficulty seeing why somebody would move buildings around and actually costs themselves cost money just to move buildings around. There would be no incentive to change anything. And you currently have zoning that would, would, uh, put four, four big houses on the 10 acres and nothing would change on the corner. I, I, um, which is fine. Uh, it, it, it needs to be improved and, and that can happen, but I just would remind people that that's all

Asaph Glosser ([01:41:32](#)):

I was forced to vote between Michael's and the current, I think I would take the current, but I'm still curious to hear if there's someone who can propose an alternative that accomplishes our goals, that has a higher probability of some amount of increased density with a preference towards affordability.

Michael Pollock ([01:41:52](#)):

Hi, this is Mike. Can I, can I, I'm sorry to interject, but can I just weigh in, um, I just want to ask a little bit of what John Quitslund said, but perhaps a little more briefly, but, um, well, it's going to be helpful is to

Island Center Subarea Planning Process
May 5, 2021 Meeting

know what you guys want aspirationally. Um, and we've been struggling with this issue of affordable housing and how to get there. And so what's going to be helpful as it goes through the process is to understand what you as a committee aspire to, and if it's that you aspire to affordable housing there, or housing that's affordable, um, and just, you know, you're a community group that we want to hear what you would like to see there. Um, and we're not expecting you to have the answers for how to get there. Um, uh, and if you did, I mean, boy, I would be so impressive because we we've been at this for decades. So, um, I just, I think they're going to beat yourself over the heads, trying to decide what's realistic or not. And so I just encourage you to do give us a sense of the community and it could be divergent. Um, you're, you're, you're all of you. Okay. Just to provide a sense of what it is you would like to see there. And then it can go to the planning commission and ultimately the council and, and they can take that sort of under advisement.

Micah Strom ([01:43:21](#)):

I think we can all agree on the, on the committee that we want affordable housing. We don't want all market rate housing. We're not going to come up with a language we're going to be here again in two weeks or a month revisiting this because we're not going to get through the rest. But if we can come up with the language saying, we want affordable housing. Nope. Can't I don't know how it's going to happen. That's up to the planning commission. The city council will figure it out, but that's what we want. If we can agree on that, vote on that.

John Decker ([01:43:53](#)):

That's where I think the current proposal was trying to resolve that issue on it's not doing it. So the, as it's written now was trying to solve the problem. And it's not, I think leaving the underlying zoning as it is, and allowing for increased zoning that's affordable. That's our aspiration. I mean, to me, I'm so concerned that it's going to turn.

Michael Loverich ([01:44:21](#)):

Yeah. And it's also just thinking toward the future too. Like if as zoning and everything changes, it's easier to add market rate homes to an existing property than it is to take them away or to add affordable home. So like, if we go with my proposal, if in five years, they're like this hasn't gotten anywhere, it's much easier to add in to up zone and add an additional, uh, capacity for market rate homes, um, or it's much harder to get the affordable housing in. And, um, I don't know. I think it's, we have better chances, I think with my proposal,

Jennifer Sutton ([01:45:08](#)):

What about Charlie's idea, which is kind of, um, which was kind of in between your proposal and the current draft, which is keep it at R-2 with two, um, bonus units, if affordable, but you only get the second market rate unit if you've, if you've constructed one affordable unit. So you can't build more than one market rate unit without building an basically an offset affordable unit.

Michael Loverich ([01:45:39](#)):

I think we'll only get one unit.

Asaph Glosser ([01:45:42](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I feel like that increases the probability of getting a second unit because as it is now, we only get one unit anyways, right?

Speaker 12 ([01:45:51](#)):

No, (many).

Scott Anderson ([01:45:53](#)):

We've been at this for three years and we worked on that table for multiple meetings. And now in the last meeting, we're talking about voting on changing the table. Is that what I,

Michael Loverich ([01:46:02](#)):

It's never been resolved, Scott. That's why we're having to create it.

Scott Anderson ([01:46:06](#)):

Then why was the table created? And I do remember us, uh, that table was agreed upon, I don't know why we're in the last hour we're taking work that we did for probably multiple meetings. And we're making a shotgun decision to downgrade what we discussed on multiple meetings. I don't think it's just -

Michael Loverich ([01:46:36](#)):

We're trying to figure out the affordability. And I think that's become more prominent with a lot of the comments that have been coming in. And I think addressing it is important. And I think this is actually the strongest statement that we can say whether or not it works. We don't really know. We know that the status quo has not worked. We know that the past 40 years of development on the Island have just made it more and more unaffordable. And so this is some sort of attempt to be much different about the way things have happened in the past. And I can't guarantee that this is going to work. This is an experiment. I -everything's an experiment. This is something that I think we should try it out. We're really, it's such a small area that we're talking about. There's probably very few properties that would actually build any housing anyways, the next 10 years on their properties. Um, so I think this is a good place to test this out and really try and be something different.

Micah Strom ([01:47:48](#)):

I'll go with Michael's plans so we can move on.

Asaph Glosser ([01:47:53](#)):

I like what Charlie suggested. And if we go with Michael's, I'd suggest even greater density than what he's proposing.

Scott Anderson ([01:48:01](#)):

I would agree with Asaph.

Sam Marshall ([01:48:02](#)):

I think what I've heard tonight is that making the, the sort of the old school way of making things pencil for, for profit developers, isn't going to achieve the objective of affordable housing in a way that is also acceptable to the community's stated goals. And so I think we can all agree. We want to encourage

Island Center Subarea Planning Process
May 5, 2021 Meeting

creative approaches to generating affordable housing. Um, and to me, I see the merits to both approaches, but I, to me, I think Michael's approach, uh, allows for exploring more of those creative approaches.

Asaph Glosser ([01:48:43](#)):

Given that that's the majority, would folks who are supportive of Michael's be okay with increasing the density beyond what he proposed.

John Decker ([01:48:53](#)):

That seems to be, that would be something that would be taken up Island wide, as far as the housing affordable housing question goes. So - devils in the details -

Charlie Wenzlau ([01:49:07](#)):

I just, I just wanted to - just throw one thing back to what, uh, Michael Paula said a little while ago, really largely the goal here is to set a policy direction. The planning commission and council, or, and staff are really gonna work out the nuances of what's being discussed. Um, I think what Michael Loverich proposed is kind of aspirational. I don't think it necessarily is going to end up as a specific regulation. Maybe it will, maybe you hit it on the head, Michael, but it, it is aspirational because what it is you want to target as much of the increased density to affordable housing, as you can, if that's a fair statement.

Michael Loverich ([01:49:56](#)):

Yeah. I think you captured our intent. Okay.

Jennifer Sutton ([01:50:01](#)):

So with, um, so if, if the committee ends up making the recommendation that the, basically, I think what you've said is that the base density of the three areas that would be newly zoned Island center zoning would remain their underlying base density. So that means that those properties would have different densities than the other properties with Island Center zoning. Correct. So modern collision and, um, Jim Llewyan's property and all those other properties would have, the density are two and I guess are four with two bonus units for affordable housing.

Asaph Glosser ([01:50:51](#)):

Well, we wouldn't be, we wouldn't be down zoning those cause we talked last time about the -

Jennifer Sutton ([01:50:57](#)):

Right. Yeah. I just, I just I'd reiterate that. I think it's, I think it's diff if you're, if you're choosing to change to identify these properties, that they should be a different zoning for lots of different reasons related to what we want to see in the future. I think it's hard to, to treat them differently than the other properties that would have that zone. That's all. Um, but I mean, we could make it work in the code if that ends up being what's on the books. I just think it's, it's more difficult. And I, I, I just gotta say I, from everything we've read, um, I don't, I get affordable housing is expensive to accomplish. And I think just saying that we want more of it, we all want more of it, but I think just saying that, but not having the conditions to help it come about, won't get us more of it. It would just get us one big home, but that's, that's, that's just my 2 cents. I just wanted to clarify,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([01:52:07](#)):

Wait, the way it's written right now, that's the same result that will come out of it. Right.

Scott Anderson ([01:52:15](#)):

So I'm not understanding Michael's - the base zoning stays the way it is on the, on the, the newly zoned properties. (Loverich - Yeah. Because you're getting commercial) There's - here's (Sutton attempts to interrupt) - that, commercial not the problem. Commercial is not the problem.

Jennifer Sutton ([01:52:35](#)):

Yeah. I think one thing is that you can't like, we're talking about w we, we've gotta set aside, like, one person benefiting over another, like Donna benefiting or Mr. Narte, or Scott benefitting over another with us discussing changing their zoning. You know, the community, the community is benefiting because you all are thinking about what should the future of that area be and what should go there --

Michael Loverich ([01:53:07](#)):

I never said that I was complaining about someone benefitting over another.

Jennifer Sutton ([01:53:16](#)):

Interrupting - "single family home" I think you just said, but you get commercial. So I think I heard.

New Speaker ([01:53:19](#)):

No, I mean the upzoning gets commercial property. Sorry. I didn't mean that.

Scott Anderson Speaker 11 ([01:53:26](#)):

Isn't that somewhat, somewhat discriminatory zoning. Isn't it? (Decker - What, how?) Because you're distinguishing between the different properties.

Shawn Parks ([01:53:40](#)):

I mean, upzoning zoning is is not a right. Whenever you purchase a piece of property ever.

Jennifer Sutton ([01:53:49](#)):

(Anderson - No.) Yeah.

Sam Marshall ([01:53:53](#)):

I mean, isn't that what zoning is, is distinguishing between properties?

John Decker ([01:54:00](#)):

We're upzoning the property, we're just doing it in a specific way. That speaks to what I heard from the community.

Micah Strom ([01:54:07](#)):

So we're, we're getting into the details of zoning again, which is not necessarily up to us anyways. Why, why are we wasting and spinning our wheels on this when what we were looking for is affordable

Island Center Subarea Planning Process
May 5, 2021 Meeting

housing. Say, we want affordable housing. How are the looks? We don't know. Let's why spin our wheels through this and try to come up with a fixed one. It's not necessarily up to us anyways, I, this, this is we're going backwards.

John Decker ([01:54:33](#)):

I think the thing we're trying to avoid or in my mind is the idea of upzoning and just getting that with, with the potential for affordable housing, but just getting the upzoned portion and no affordable housing. So I think the way it's written now, that's probably what would happen of 50% ratio isn't going to work. But if we go even further, there's potentially a creative solution that will happen. Or the planning commission can come up with, um, something akin to Charlie's model, which starts to make more economic sense. Um,

Scott Anderson ([01:55:07](#)):

Interrupting - but isn't it our job to just say, we want affordable housing with a, in a higher ratio than, than, than it currently is that we aren't, we can't get prescriptive. We can just get, um, do our job and just recommend.

Micah Strom ([01:55:25](#)):

John Quitslund - Can't you take this conversation we're having and know what we're trying to accomplish.

Jon Quitslund ([01:55:31](#)):

I believe so. And I also want to say nothing is going to happen at Island center until we have a rewrite of, uh, 18, 12, and a rewrite of 1821, 1812 is the one is the chapter that establishes dimensional standards and also creates the base and bonus density scheme for, uh, for managing things. I'm not sure that's the scheme we need and it, and we haven't, you know, I've been looking for other, other models in different codes all over the place, and I haven't found it yet, but, uh, we are going to, um, I would say not make radical changes in, in what's possible, but well, we want to make more what we want to create more potential for a greater variety of housing, including multifamily and, and housing within, uh, mixed use, where there's a commercial on the, on the ground floor and that sort of thing. And in some ways, the language that's in the plan at this point is stuck in the past. You still allow a maximum unit, a single final unit size of 1800 square feet. I don't know why that's there because I don't know where it belongs anywhere in, in the Island center zones, uh, Island Center nodes. Uh, and there are some other things, but w I'm sorry, I have to plug my power in, um, this, this can be ironed out, um, in as long as we're all clear about, uh, aspirations and that I think it has been very clearly established, uh, uh, um, and in another frame of reference with other people, we can, we can move things along, I believe. And we definitely in the planning commission, we're not going to take something apart and get what we want opposed to what, uh, what, what the, uh, steering committee has been working on so hard for so long, uh, because your will, your will is already very clear. And we just want to, uh, try to implement that as effectively as possible, but it will take time before the code is ready to get to, to, uh, to create what, uh, what we all want across the Island or different parts of the Island. This is, uh, this is, this is kind of a test case that that's going to make a lot of things possible as we go forward with the action plan.

Maradel Gale ([01:58:29](#)):

Thank you, John. So are we ready to make some kind of final statement here on this? I've heard two different things. Jennifer, did you have -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:58:42](#)):

Should I put them either the development standards table on the screen to help or to Michael's comment back on the screen to help?

Micah Strom ([01:58:58](#)):

Okay.

Maradel Gale ([01:58:59](#)):

Yes. If it will help.

Michael Loverich ([01:59:02](#)):

Yeah. Are we going to vote on it or is that what we're doing?

Maradel Gale ([01:59:07](#)):

We have to come to some, we have to terminate this discussion. It can be done by a vote.

Micah Strom ([01:59:11](#)):

If we all want affordable housing, raise your hand.

Michael Loverich ([01:59:18](#)):

Well, I think that, I think we need to either about on the thing that I said, or what's in the, um, what's currently written, or if someone has another proposal, we can also add that to that to the vote. Um, so Jennifer, it might make sense that call up my suggestion, just so that people can see it, we're going to vote on that.

Jennifer Sutton ([01:59:51](#)):

Okay. So this was Michael's suggestion and, um, it would amend, uh, figure 16 of the plan, which is the development standards table.

Maradel Gale ([02:00:15](#)):

Okay. We've had plenty of discussion on this. So I'm going to just ask for a motion.

Michael Loverich ([02:00:20](#)):

I'll make 'em can I make a motion on my comment? (Gale - I guess.) Okay. I make a motion to accept my suggestion for the change to the residential zoning to replace what is currently in the report.

Asaph Glosser ([02:00:41](#)):

So in advance of voting, I think we're allowed for discussion. I know I've had lots. I suggest that the density be increased from R-4 to R-8.

Maradel Gale ([02:00:51](#)):

I, before we have the discussion, I need a second on the motion.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([02:00:55](#)):

Oh, sorry.

John Decker ([02:00:57](#)):

I'll second the motion .

Speaker 10 ([02:01:00](#)):

Thank you Asaph, for your comment. So that would be, that would be an amendment that change it from R-4 to R-8. Is there further discussion on that Amendment? Or is Michael willing to accept that friendly amendment?

Michael Loverich ([02:01:20](#)):

Um, so we vote on the amendment and then we vote on the motion. Is that how it works?

Maradel Gale ([02:01:26](#)):

Yes.

Michael Loverich ([02:01:26](#)):

Okay. So we can accept the amendment.

Maradel Gale ([02:01:31](#)):

So it would read with all properties with IC designation can build up to an R-8 density. If all the additional units are affordable and other development standards are met. Is there further discussion on that then those who are willing to accept that amendment to the main motion, please indicate by saying aye, or raise your hand. (Aye - video indicates Marshall, Decker, Anderson, Strom, audio Glosser). Okay. I'm not seeing a majority. I'm seeing one, two, three, four. (Asaph - I'm not on video, but aye). Okay. So that's five, those opposed one opposed (video - Loverich). Okay. Then that amendment carries. So now we go to the main motion. Is there further discussion on the main motion, which includes the R-8 those in favor, please say, aye. Or raise your hand? (Video - Strom, Anderson, Decker, Loverich, Marshall, audio Glosser) Two, three, four, five, six. Okay. Any opposed? Then that carried. Okay. Jennifer, how much more is there?

Jennifer Sutton ([02:02:48](#)):

Um, let's see. Um, I think, I think what's most of the comments that are left, um, are clarification's or answering questions or reflecting, um, previous discussion. Um, so, uh, let's see. Um, Micah, uh, he wanted to confirm that the non-motorized improvements shown in the plan are included, were included with all of the alternatives and yes, they were meant to carry across the three different alternatives. Um, uh, you were concerned, um, about wanting to make sure that the, um, city lot remained publicly owned, wasn't sold or otherwise became more restrictive in how it's used by the community once the city invests in a flexible space. So, um, I would just, uh, say that we could look at the policies on page 29 related to public space, if we want to confirm that they're sufficient. Um, and then, um, I was going to tell you, uh, let you know that the, there are, the city does enter into partnership, has entered into a partnership with the park district in a few locations where we, the city owns an underlying property, but the park district helps us maintain it. Um, that's the case for several trails in different parts of the city.

Island Center Subarea Planning Process
May 5, 2021 Meeting

And it's also the case for waterfront park where the city retains ownership, but we have a agreement with the park district about them helping us maintain waterfront park.

Micah Strom ([02:04:51](#)):

My biggest concern with that comment was, you know, you see all of these other open spaces that are there for the public, such as Island center hall, or, um, you know, any of the covered areas that they need, the parks and they're all reserved. So if someone in the community wants to go use it, it's, they can't use it. Somebody's already reserved it. It's, it's not there for the community. That that's, that was my concern with it. It's to be able to ensure that it's there for the use of the, the community, um, for ensuring the parking for Kol Shalom if, if there's some big thing going on that has been reserved for, and it's on a Saturday, Kol Shalom may not have any parking.

Jennifer Sutton ([02:05:38](#)):

Yeah. I mean, I th the kind of things that can get reserved picnic shelters or other things, um, maybe we would have a picnic shelter, but, um, we could, uh, make it not reservable reservable. Um, I don't think the other uses that you've talked about for this area or the type of uses that kind of get reserved or booked, like in other parts of the park. Um, but we could add a policy here to, um, maybe add on to the third bullet to clarify that, um, that it, that the space is open to the public really freely.

Micah Strom ([02:06:29](#)):

Nope. That would accomplish what I was at, what I had in mind at least.

Jennifer Sutton ([02:06:35](#)):

Okay. Okay. Um, let's see. Um, you, you brought up a question about, um, what the committee he, that you thought the consensus was to not have on street parking as an option,

Micah Strom ([02:06:56](#)):

Just on option two, uh, parking 2.

Jennifer Sutton ([02:07:00](#)):

Yeah. And, um, it was debated a lot. Um, the final committee consensus, I think two meetings ago was to not have angled parking as a choice, but to include parallel parking as a choice, but not necessarily require it. So I have two options, one with, and without one without parallel parking, um, do, does the committee want to revisit that, um, previous decision,

Micah Strom ([02:07:36](#)):

Would that choice continue on whoever's doing the development or that choice be up to the planning commission?

Jennifer Sutton ([02:07:44](#)):

Uh, well, if it stayed in the plan then, um, through the planning commission review, then, um, you know, Peter, I dunno if you want to weigh in about how public works will we'll fold in these, um, cross section, the different options for the different parts of roadway improvements.

Peter Coralis ([02:08:08](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. I mean, um, if a typical section of the roadway is in the plan, um, typically the adjoining property that's developing has to follow that typical section that has been approved. So if we show a parallel parking, um, along that road frontage, that will be implemented during the development process as a public improvement.

Jennifer Sutton ([02:08:31](#)):

Uh, Peter right now, the plan has two different options for the same. Cross-section just North, just South of the, on Fletcher Bay, just South of the big intersection. Um, we'll, will public works kind of try to select one as your preferred option, um, while this plan is being reviewed or narrow it down?

Peter Coralis ([02:08:58](#)):

Um, you're asking for kind of a recommendation from public works on what we think would be most appropriate.

Jennifer Sutton ([02:09:06](#)):

Yeah. Like, do you, do, do you think that public works would kind of, um, uh, choose which of these options might work better prior to a development being a development proposal being submitted?

Peter Coralis ([02:09:19](#)):

Yeah, I think that's likely, um, especially if we, you know, we move forward these projects into the CIP.

Jeff Arango ([02:09:28](#)):

Yeah. I mean, I think if it was a city project that considered it, then you consider these and potentially other pieces as part of an alternative. And then I think the city would have some discretion in how they apply the appropriate, um, across section, if there's more than one and it might be based on what development is proposed. I mean, is there a need for on-street parking as event, you know, some further engineering or safety, um, analysis, you know, are there further constraints? I mean, this is all very high level, so there could be new information as part of that process that steers towards, uh, a particular outcome, um, is my, um, experience with these types of things.

Micah Strom ([02:10:07](#)):

I just don't see how parallel parking is going to work with such a busy street. No, that's my, yeah.

Jeff Arango ([02:10:13](#)):

I mean, if, if you really look at it, I mean, uh, you know, so many busy streets have a parallel, uh, parallel parking or even angle parking angle parking is, is more challenging in some situations, but, um, you know, again, that would be addressed as part of the engineering review. Um, based on my experience, I don't have, uh, concerns that it could work. Um, but I do think, uh, you know, having the options make sense because, um, depending on what's proposed and the engineering work, you know, you may find that it doesn't make sense to have it, um, or maybe the property owner really wants it because they think it's critical to the success of their business. Um, the other piece is that one of the, one of the reasons why we proposed it in part of that location is again, there's a right of way encroachment. So there is some parking that is in the, um, uh, development right there next to it where the gas station is that is actually in the public right of way. And so to accommodate the right of way improvements, some of that would have to be, um, improved as part of the public roadway. And so the on-street parking

Island Center Subarea Planning Process
May 5, 2021 Meeting

would be a way to replace that. And we, we recently did a project for the city of Lakewood, um, to create a festival street. And that was really the only way that we were able to pull off the project is we were able to take a bunch of private, uh, parking, um, that we needed to improve, to create the public space, relocated it. So it was a no net loss of parking and through a development agreement. Um, so I think, you know, having some of that flexibility based on what the, uh, property owner and businesses would want, I think is important. And that encroachment issue is, um, is definitely something that would have to be worked out in order to accommodate things like the path and, and other improvements.

Micah Strom ([02:12:09](#)):

Okay. Where can we move on from this is anybody feeling that we have to take that out? Okay. How many more Jennifer is two more, two more comments. Um, Micah, uh, related to cross section six, which is a cross section kind of right where modern collision and Island center auto are. And Micah's comment is, you know, the Island center auto property is small and they're parking for their businesses right next to the road, um, where they back out into the road. Um, does the do these cross sections kind of, um, if the property redeveloped, how would parking for their building fit? And, um, so the, the right of way looked like it was 60 feet in that location. Um, and the re you know, the, um, so I think in theory, these things could fit in, but how you would design the access to that business.

Jeff Arango ([02:13:25](#)):

Yeah. You, you would probably have to still allow, like, in instances where it's sort of like street parking, like parallel parking, where they're pulling directly into the space, you know, you couldn't do much in terms of access management, but I think you could have fit the improvements in the 60 feet. You just would have to, I think, accept that, that bigger curb cut, because otherwise you'd lose parking for the private businesses. So, you know, we could add a note about that or something, but, um, I think it's really about access management and not about necessarily encroachment, um, is my understanding in that location.

Charlie Wenzlau ([02:14:02](#)):

Yeah. Just quickly, if a property was to redevelop, then does the city have the ability to enforce then the installation completion of that road section? If the parking can be relocated?

Jeff Arango ([02:14:21](#)):

I think it depends. This is a tough one in the sense that it depends again on the intensity of what's proposed. And then I think it depends on, does it make sense to build such a small stretch, right. If it doesn't connect anywhere, you know, typically the frontage improvements, um, you know, only work either when it's a large development or it's like filling a gap. And so since this is such a long corridor, I think really to make this work, there's going to have to be a public project component of it. I don't think all of it could be done, but if those two things linked up, then they could pay a proportional chair. I guess this is the way I would look at that. Yeah.

Peter Coralis ([02:15:02](#)):

Echo that sentiment. Um, and you know, certainly we would be looking at it through the lens of putting in those improvements, um, through a public project. Um, and where, you know, if it didn't make sense to have any private improvements installed, um, we would pursue it.

Jeff Arango ([02:15:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Yeah. And the other thing that you could do is you could say on the books, it's a requirement, right. But you can say, you can pay a fee in lieu. So it's not like an impact fee, but they pay a portion, it goes into a fund and let's say, you know, the city has plans to improve it in, in three years or whatever. Um, then, then that money could go towards it. And that would be sort of a voluntary contribution, which actually benefits the property owner and developer too, cause they don't actually have to build it. And then you don't have this sort of awkward inconsistency with just one portion of it built.

Jennifer Sutton ([02:15:52](#)):

Um, okay. So is so adding some language, um, related to access management in the, um, the, I think maybe in the strategies and policies for transportation to kind of ensure that that's accounted for. Um, does that address your concern Micah? Yeah. Okay. And then the last, uh, the last suggested Michael, you suggested adding language to say that new development and subdivision in our boundary would be required to do the, um, transportation improvements and trail improvements. (Loverich - Yeah.) Um, I, I think we already have that covered. (Loverich - I think we did.) Yeah. Not only because, um, we're putting it at a plan and then hopefully the plan will be approved, but then, um, all of the decision criteria for all of these kinds of larger permits, there's always a decision criteria that says something to the effect of the, the development is consistent for condition to meet, um, the Island wide transportation plan or any other adopted capital plans or, you know, all adopted plans. So kind of, there's like a catchall, uh, decision criteria for all of those types of permits. That would point us to look at the Island wide transportation plan for instance, and the Island center plan. So, okay. So that is the last of the comments and questions we'll stop sharing or maybe I shouldn't I'll stop sharing.

Micah Strom ([02:17:41](#)):

Jennifer. I had one other thing on the trail systems on the map with the trail systems. Yes. There is the trail that goes, that you had proposed, it went, uh, through the 10 acre piece. And then all the way up into, um, Issei Creek between basically between the modern collision and Bainbridge gardens, it would be, I was, I was just looking at it. I couldn't couldn't didn't see it before, but it would be, I think, beneficial to follow the road. That's already there versus trying to play something through, uh, where there's not where it's all woods right now.

Jennifer Sutton ([02:18:22](#)):

So,

Micah Strom ([02:18:27](#)):

So, um, so when you go up past coal Shalom and then if you follow the act and the road actually goes a little bit further than kind of almost almost meets up at the Creek and then comes out, which would be Maxwell street, there's already a road there.

Jennifer Sutton ([02:18:42](#)):

Okay.

Micah Strom ([02:18:44](#)):

Just something I noticed on the,

Jennifer Sutton ([02:18:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So we should amend, amend those Aqua dots. Okay.

Micah Strom ([02:18:54](#)):

Just follow the road that's there. And then plus you could have it by the street.

Jennifer Sutton ([02:19:00](#)):

Okay. Thank you. Okay. That gets us to the final issue. I think, which is, do we present this with three alternatives or do we say this is the alternative we want? And if it's the latter, which one do we want?

Asaph Glosser ([02:19:27](#)):

At the risk of being too forward - I move that we as a committee present a single alternative alternative, and that alternative is number three.

Maradel Gale ([02:19:37](#)):

Is there a second? (Anderson - I second.) . Okay. Could we have any discussion? All right.

Michael Loverich ([02:19:48](#)):

I do. Yes. Yeah. Yeah. Go ahead, Michael. Uh, I would just like to make a friendly amendment to reduce the R-8 to R-4.

Maradel Gale ([02:20:05](#)):

Would you support the, the motion if that happened?

Michael Loverich ([02:20:13](#)):

You're asking me?

Maradel Gale ([02:20:13](#)):

Yes. You were the one who said it.

Michael Loverich ([02:20:15](#)):

Yeah, I would. Yes, definitely. I would definitely support. Yes.

Maradel Gale ([02:20:19](#)):

So this is where there's needs to be a discussion between Asaph and Michael, unless there's somebody else who wants to weigh in on this issue.

Asaph Glosser ([02:20:28](#)):

I imagine, Michael and my preferences are pretty well established at this point.

Michael Loverich ([02:20:33](#)):

Yeah, they are.

Maradel Gale ([02:20:40](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So the, so are you making a formal amendment, Michael?

Michael Loverich ([02:20:47](#)):

Yes. That was a formal amendment.

Maradel Gale ([02:20:49](#)):

Is there a second to the amendment to change from R-8 back to R-4. (Decker - I second it).

New Speaker ([02:20:57](#)):

Okay. Is there any further discussion we already discussed it and voted the other way?

Michael Loverich ([02:21:01](#)):

Sorry. I think that was wait. Who seconded it? Who just said that. Oh Micah did.

Maradel Gale ([02:21:07](#)):

I don't know who did, somebody muttered. Okay. So we've already voted once to change this. Now the vote is, do we change it back again? Is there further discussion those in favor of the amendment to change from R-8 to R-4, which we just did the other way around, please indicate by saying aye or raising your hand? Two, three. (Video - Loverich, Marshall, Strom - Okay. Those opposed? (Ayes) Two, three, four - (Anderson, Harui, Glosser, Gale) Okay. So the the amendment fails. So now we have the main motion and that's open for discussion, which is that we present one,

John Decker ([02:21:58](#)):

I didn't have audio. What just happened? I didn't have any audio. I couldn't hear anything. What did we vote on?

Maradel Gale ([02:22:06](#)):

Voted on what? We just did undoing it again from R-8 back down to R-4.

John Decker ([02:22:14](#)):

Okay.

Jane Rasely ([02:22:16](#)):

Just so I can, um, excuse me, just so I can capture the record. Um, correctly, the ayes were Michael, Sam and Micah -

Micah Strom ([02:22:30](#)):

For bumping it back to R-4. Yes.

Maradel Gale ([02:22:32](#)):

Yes.

John Decker ([02:22:34](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I'm going to join that crowd. Sorry.

Jane Rasely ([02:22:36](#)):

And John, and then nays where Scott -

Maradel Gale ([02:22:46](#)):

Sam, Donna, Maradel, and Sam, where were you?

Jane Rasely ([02:22:53](#)):

He was an aye. So Maradel you're voting nay?

Maradel Gale ([02:22:57](#)):

I thought, yes, I was voting nay I thought there was a tie.

Asaph Glosser ([02:23:03](#)):

and Asaph voted nay. And Donna?

Donna Harui ([02:23:08](#)):

Voted nay.

Jane Rasely ([02:23:08](#)):

Okay.

Maradel Gale ([02:23:09](#)):

Did John vote?

Jennifer Sutton ([02:23:12](#)):

Yes, he voted, yes. Okay. So there is a tie. (Maradel - so there is a tie.).

Maradel Gale ([02:23:18](#)):

So there's a tie with me voting?

Jane Rasely ([02:23:20](#)):

Yes.

Maradel Gale ([02:23:22](#)):

Okay.

Jennifer Sutton ([02:23:23](#)):

Because Mark Tiernan isn't here tonight so we can have eight members.

Scott Anderson ([02:23:29](#)):

Okay, cool.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:23:32](#)):

Okay. So now we are, I guess then the motion failed. I mean the motion passed. So we're now back down to R-4.

Asaph Glosser ([02:23:39](#)):

I thought we were tied.

Jennifer Sutton ([02:23:42](#)):

Well, yeah.

Maradel Gale ([02:23:43](#)):

I guess we are, then it does not pass -

John Decker ([02:23:51](#)):

Yeah, we need the majority to pass.

Jennifer Sutton ([02:23:52](#)):

Yeah.

Maradel Gale ([02:23:53](#)):

Okay. So then we are now dealing with the basic motion, which is to make one, make a recommendation for a plan for Island center. That is, um, alternative three. Currently that becomes the only alternative is there further discussion?

Sam Marshall ([02:24:15](#)):

I would suggest that if the community or if the committee, excuse me, is going to vote on a preferred alternative, or suggested alternative that we still include the materials that represent the other alternatives, um, to, to pass along in the final plan.

Maradel Gale ([02:24:29](#)):

That would be like in an appendix?

Sam Marshall ([02:24:30](#)):

- or as it is now, but we state our preferred -

Maradel Gale ([02:24:37](#)):

I think that's - that's - a very personally, I'm going to just say this again. I think that's not a good idea to have it just say, Oh, well, here we are. All three of them. I think we need to say what the one is that we want and then put the others in as, as an appendix.

John Decker ([02:24:50](#)):

But is there an aye?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:24:56](#)):

No, we haven't voted on it yet.

Asaph Glosser ([02:25:00](#)):

I agree with Mardel it's about the order in which the way in which they're presented.

Jeff Arango ([02:25:07](#)):

I think Sam was just simply saying that the alternate other alternatives should go with the recommendation. I don't want to speak for you, Sam, but I think that's what you were saying.

Sam Marshall ([02:25:14](#)):

You know, that's correct. I'm -

John Decker ([02:25:18](#)):

sorry - That's what I heard, too.

Jeff Arango ([02:25:18](#)):

which, which is, which happens in a lot of, I think, as long as there's a recommendation, to be able to show your work and say, you know, here are the other two alternatives that were considered, you know, is, is very typical.

Maradel Gale ([02:25:34](#)):

I'm still not clear if they would go in as part of just part of the whole plan right in there, like alternative one, two and three. And we like three, or if they go in here is the plan that the committee recommends. And here are two that we talked about, but aren't recommending, okay.

Jeff Arango ([02:25:49](#)):

I think it's the latter piece. And then you could figure out whether the summaries of alternative one going into appendix, where they go in the plan, but it either way it has, you know, one alternative that's recommended and is kind of the core part of the plan.

Maradel Gale ([02:26:02](#)):

Yeah. And I'm arguing that we should not have an alternative. We should have a plan. And then there can be other things that are indicated that these were other ideas that were suggested, but they are not the one that was ultimately chosen. (Yep.) (Correct.) It's a difference. (Correct.).

John Decker ([02:26:19](#)):

I think showing our work as an appendix would be the way to put it.

Maradel Gale ([02:26:22](#)):

I would agree further discussion.

Sam Marshall ([02:26:28](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sorry. I just lost internet there, but I think I agree with what I just heard.

Maradel Gale ([02:26:31](#)):

Okay. So are you ready for the question? So the motion is that we put forth the recommended plan for Island center based on the work of this committee over the last couple of years. And that, that plan B what now is alternative three and that the other work be included as an appendix to show what else we had talked about those in favor, please say, aye,

Sam Marshall ([02:27:02](#)):

Maradel, may I make one suggestion that we separate those two things that the, that the suggested alternative stands alone in the plan while the others two are in an appendix. And then after that, we vote on the recommended alternative.

Maradel Gale ([02:27:18](#)):

Ok, that sounds fine to me. So the motion then is that we have the recommended plan and the other two items are in an appendix. Please indicate if you're in favor of that by saying aye. (Ayes).

Jane Rasely ([02:27:34](#)):

Can, I apologize again, but there's not actually a motion on the table for that.

Maradel Gale ([02:27:38](#)):

Oh, I thought he just made one. Sorry.

Jane Rasely ([02:27:40](#)):

Well, he didn't actually use that language. Um, and I don't know. Do you need to actually vote on the motion that is on the table before you start another motion, another motion?

Jennifer Sutton ([02:27:53](#)):

Maybe they can, she can abandon, can she, they scrap or abandon the previous motion and start over?

Jane Rasely ([02:28:02](#)):

I don't know that you can, because it was seconded.

Maradel Gale ([02:28:05](#)):

Okay. So the motion that we can, that we vote on that, that then maybe is that we have a plan that goes forward with, and it's based on, on alternative three. That was the motion that was made and was seconded. (Rasely - Yes.) So then we can add to that is another motion and (Jane - and you can chose to do another motion to put the other two in an appendix. Yes.)

Maradel Gale ([02:28:32](#)):

Thank you. Thank you. Thank you, Jane. Okay. Those in favor of the motion, please indicate by saying aye or raising your hand. (Ayes)

Sam Marshall ([02:28:43](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Voting for alternative three.

John Decker ([02:28:44](#)):

Oh -

Maradel Gale ([02:28:46](#)):

Yes, yes, yes it is. It's voting for alternative three to be the plan that goes forth from the committee.

Michael Pollock ([02:28:56](#)):

All right, Maradel on, I'm sorry to interrupt, but I realize you guys can't really see me, but, but, um, I, I appreciate you guys wanting to follow Robert's rules. Um, what would be helpful here is to get clarity as to what you are voting for and to clearly state the motion.

Maradel Gale ([02:29:13](#)):

I will clearly state it. Thank you, Michael. The motion is that this committee puts forth the proposed Island center plan based on the work of the committee that shows the plan that is proposed as being alternative three period that was moved and seconded those in favor, please indicate by saying aye. Aye. Aye. Aye. Okay. Those opposed, please say aye. (Loverich - nay.) Three, three. Okay. I, if I got in there, I'm not sure. Sorry. Okay. I see three votes against and four votes or five votes four. Did you get that? Jane?

Asaph Glosser ([02:30:13](#)):

Can I - have Jane poll the committee one by one to get the votes on record.

Maradel Gale ([02:30:17](#)):

Thank you, Jane.

Jane Rasely ([02:30:19](#)):

Yep. Michael?

Michael Loverich ([02:30:27](#)):

Nay.

Jane Rasely ([02:30:27](#)):

Micah?

Micah Strom ([02:30:27](#)):

Is this for the second one or the first - I'm confused.

Jane Rasely ([02:30:30](#)):

This is for the first. You are - you are voting on -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:30:35](#)):

We're voting on the same thing that we just were voting on or we're just doing it differently.

Micah Strom ([02:30:46](#)):

We're adopting the third one, correct? Aye.

Jane Rasely ([02:30:46](#)):

Scott?

Scott Anderson ([02:30:46](#)):

Aye.

Jane Rasely ([02:30:46](#)):

John?

John Decker ([02:30:53](#)):

Nay.

Jane Rasely ([02:30:53](#)):

Sam?

Sam Marshall ([02:30:56](#)):

Nay.

Jane Rasely ([02:30:56](#)):

Donna?

Donna Harui ([02:30:58](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Asaph?

Asaph Glosser ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Maradel?

Maradel Gale ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So that's five to three, there's five eyes and three nays.

Maradel Gale ([02:31:33](#)):

That motion carries. And then there was a possibility of a second motion that would talk about what to do with former alternatives one and two. If somebody wants to make that motion?

Sam Marshall ([02:31:50](#)):

I thought the current motion, put those alternatives in, in an appendix.

Maradel Gale ([02:31:55](#)):

It did not. I,

Asaph Glosser ([02:31:57](#)):

I moved at the appendix, include what we formerly understood to be alternatives one and two to give the community full visibility into the work. This committee has done.

John Decker ([02:32:07](#)):

Second that motion.

Maradel Gale ([02:32:11](#)):

So it's been moved and seconded that former alternatives one and two to be included in the appendix. So that it's clear what the committee has dealt with. Is there further discussion on that motion?

Sam Marshall ([02:32:24](#)):

Are we voting on whether to include them in the appendix or not at all, or keep them where they are?

Maradel Gale ([02:32:29](#)):

We're not keeping them where they are. We're voting to keep, to include them in the appendix or not at all. So that is that clear to everybody. So do they get included in the appendix or is it just dropped? And the only thing that goes forward is the plan, which is what we called the alternative three. Are you ready for the vote? Yes. Those in favor of including alternate alternatives, one and two as part of the appendix, please say, aye. (Ayes) Did you get that, Jane? I think that was, - I guess, are there any opposed?

Jane Rasely ([02:33:17](#)):

Asaph, was that an aye?

Asaph Glosser ([02:33:17](#)):

Yes it was.

Maradel Gale ([02:33:17](#)):

Are there any opposed?

Donna Harui ([02:33:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Aye.

Maradel Gale ([02:33:24](#)):

Okay.

Jon Quitslund ([02:33:28](#)):

Maradel if I could, the, the three who voted against the choice choice of plan three, you might present a brief minority report, giving, giving reasons, whatever reasons they may be, if they're all the same or if you have different reasons. So that there's an understanding of why this was not a unanimous vote. Is that - I'm just offering that idea.

Maradel Gale ([02:34:05](#)):

Thank you, John. That's a good, good suggestion.

John Decker ([02:34:09](#)):

Can I make a motion to include that in the report somehow?

Asaph Glosser ([02:34:17](#)):

I moved to include any minority perspective on the final decision of the vote in the approved plan.

Sam Marshall ([02:34:29](#)):

I'll second.

Maradel Gale ([02:34:29](#)):

Is there a discussion? Okay. Are you ready for the vote? Those in favor, please say aye. (Ayes) Are there any opposed? Okay. Anything else.

Donna Harui ([02:34:47](#)):

Jane, for the record I want to make sure that I was voting aye on those. Um, I think that Maradel asked my asked for nays at the same time you were asking whether my vote was an aye.

Jane Rasely ([02:35:00](#)):

You were an aye for, um, alternative three and you were an aye to put the other alternatives in an appendix.

Donna Harui ([02:35:08](#)):

That's correct.

Jane Rasely ([02:35:10](#)):

Great. And you're an aye for minority perspective.

Donna Harui ([02:35:14](#)):

That's correct.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jane Rasely ([02:35:15](#)):

Thank you.

Donna Harui ([02:35:16](#)):

Thank you.

Maradel Gale ([02:35:18](#)):

Okay. Anything else. Do you think we're done?

Jennifer Sutton ([02:35:26](#)):

Well, we need to take public comment and there should be like clapping at some point, but whether it's now or at the very end after public comment, (Maradel - there should be donuts.) (Decker - libation) (Sutton - Margaritas, cinco de mayo) Okay I will then ask if there are any public comments. Let's see Lisa.

Lisa Neal ([02:35:57](#)):

Hi guys. Are you at R-8 or R-4? That's my question. I can't tell from what you did tonight. Thank you.

Scott Anderson ([02:36:05](#)):

Eight.

Maradel Gale ([02:36:14](#)):

Okay. Anything else? Carrie, you've been with us for the whole evening. Do you have any comments? Carrie's hand is raised Jane.

Carrie Grinder ([02:36:34](#)):

Hi, my name is Carrie Grinder and I'm with PG 10 energy. So I'm just you're listening. Um, if anyone has questions about undergrounding, I can try and answer.

Maradel Gale ([02:36:51](#)):

Are we accurate? That it's an aspiration?

Carrie Grinder ([02:36:58](#)):

Yes, what I will say is that, um, we're a regulated utility in the state of Washington, so we have to follow state tariffs and, um, there's cost sharing involved with undergrounding. Um, there is a distinction between the undergrounding distribution lines and undergrounding transmission lines. Um, there's a lot more cost involved and, um, logistics with undergrounding transmission. It's not something we do regularly. Um, undergrounding distribution is a little more straightforward. Um, and as Peter probably knows, um, that falls under the state tariff, federal 74. So the city pays a certain percentage of the cost if they request that we underground.

Maradel Gale ([02:37:56](#)):

Okay. Thank you very much for that clarification. And thank you for coming tonight. Anything else anybody has for the good of the order? This has been an amazing journey with all of us, appreciate all the good work you've done.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([02:38:14](#)):

Not to belabor, but can I ask one question regarding the R-4 versus R-8? That was strictly related to Michael's proposal? Is that correct?

Maradel Gale ([02:38:24](#)):

Yes.

Sam Marshall ([02:38:25](#)):

Okay. Thank you.

Maradel Gale ([02:38:27](#)):

Yeah. Anything else? Okay. Well, congratulations everybody. And now we need to push to get this through the planning commission and through the city council so that it actually happens.

Jennifer Sutton ([02:38:40](#)):

Thank you so much for all of your work and we will keep you, I don't know if your city emails will still be valid. I'll, I'll find that out. But in any case, we'll keep you informed about how it's going and what meetings this project will be discussed at in case you want to watch or listen or participate in any way.

John Decker ([02:39:03](#)):

Are we going to get a copy of the final report?

Jennifer Sutton ([02:39:07](#)):

Yeah, we can. Yeah. Well, I promise we will print it very beautifully and bind it or something.

Asaph Glosser ([02:39:16](#)):

Please save the city money and just send me a PDF or,

Jennifer Sutton ([02:39:18](#)):

Or we can email you a PDF or a link. We'll just send you the link.

Charlie Wenzlau ([02:39:27](#)):

Thank you. Yes. Later. So that was a big lift. Very well done.

Scott Anderson ([02:39:35](#)):

Thanks Micah for running meetings. Yes.

Maradel Gale ([02:39:38](#)):

And thank you, Michael, for all of your great suggestion. You've been a real, real fun, fun person to work with on all of this.

Michael Loverich ([02:39:47](#)):

Thank you Maradel, thank you Jennifer, so much.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:39:49](#)):

Yes, Jennifer doing all that work and our consultants it's been great. And Jon coming for the meetings. Yay. Good work everybody.

Jennifer Sutton ([02:40:00](#)):

And remember Michael's walks, remember when you could be with people and we went on walks. Yeah.

Maradel Gale ([02:40:05](#)):

Yeah.

John Decker ([02:40:05](#)):

I think we got to thank Lisa as well. She's been at every meeting as well.

Maradel Gale ([02:40:09](#)):

That's true.

unknown ([02:40:12](#)):

Thanks Lisa!

New Speaker ([02:40:12](#)):

Okay. [inaudible].

From: Charles Keating cak@kcsco.com
Subject: Tonight's agenda: April 27, 2021
Date: April 27, 2021 at 1:13 PM
To: jdeets@bainbridgewa.gov, Ischneider@bainbridgewa.gov, khytopoulos@bainbridgewa.gov

CK

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Councilmembers:

I have a number of comments regarding items on tonight's city council agenda.

1. One of the recommended ethics board appointees (11A) is Lisa Neal, who is listed as having a [lawsuit against the City of Bainbridge Island](#), filed in October 2020. An internet search shows [updates as recently as yesterday](#) with a possible 7-day trial. Her application for the ethics board was made in mid-March and no potential conflict was disclosed. She indicates that she has applied for the position and been passed over 3x. For a member of the public to view her recommended appointment as a form of appeasement or payoff given the lawsuit would not be an unreasonable assumption.
2. At the City Council's January 19, 2021 meeting, councilmember Pollock mentioned an inappropriate action (vote) that took place during an executive session held the night before. On January 19 at 12:22pm, a [Letter to the Editor](#) was published in the Bainbridge Island Review, written by Lisa Neal and referencing "word on the street" that council voted in that executive session to appoint Blair King as our next city manager. Several of us had a discussion in the [comments section of the Facebook page of Wake Up Bainbridge](#) about how news could have reached Ms. Neal in time to write and have that letter published, and before Pollock mentioned his concerns in the Jan. 19 public meeting. Someone applying to the ethics board should be more concerned with a potential leak from an executive session, especially in light of the complaints for this filed against Kol Medina, than jumping on the news to shore up her position against Blair King.
3. The "Ordinance Relating to Procedures for Processing Conduct Complaints Among City Councilmembers and Citizen Committee Members" sounds like yet another end-run attempt around the ethics board. Don't you folks have enough work to do without inserting yourselves into the process of resolving complaints and setting up a dispute resolution or mediation tribunal? I completely agree with the goals of promoting the highest standards of personal and professional conduct and providing educational and restorative justice but there shouldn't be "shall" language requiring someone to contact the offending party by phone or in-person when they might not want further interactions with that person. Why is there proposed language referring to trials and guilty verdicts? It is confusing to the public when you speak of wanting an educational process with the ethics board, then produce material like this for a vote.

Consider that the public should know a possible member of the ethics board has a suit against the city and didn't disclose it. And how her presence on the board might impact its reputation since there are already complaints, including from this candidate, regarding the board's objectivity. It's also no secret that Lisa and Chris Neal, Cindy Anderson, Marshall Tappen, and Ron Peltier have been collaborating with Mayor Nassar and Michael Pollock. This is politics, but when these machinations persist and are allowed to go unchecked, the community loses and that's why we're dealing with flip flops regarding the police station and hotel that expose us to litigation and rising costs. Maybe there's nothing the three of you can do if you're on the losing side of a voting bloc, but as a member of the public who has kept track of island matters for the past 24 years, this is not a good look.

Sincerely,
Charles Keating
Manitou Beach, Bainbridge Island, WA

Maradel Krummel Gale

239 Parfitt Way SW, #2A • Bainbridge Island, Washington 98110
(206) 842-5133 • Email: mkgale@uoregon.edu

3 June 2021

Ethics Board
City of Bainbridge Island

Dear Ethics Board:

This letter is in response to an ethics complaint that was filed by Lisa Neal. It is sad that this person is so off-base about the matters that she raises.

By way of background, I served for 11½ years on the Bainbridge Island Planning Commission. Frequently I interacted from the dais with people who came to the Planning Commission seeking information about changes that they might want to make on their property. I treated these people with courtesy and compassion and in a friendly spirit.

After I finished my terms on the Planning Commission, I was asked by members of city council to apply for the Ethics Board. I was appointed to the Ethics Board and served with a distinguished group of citizens on that board until the point when the city council, now including some new council members, decided they did not feel comfortable with the Ethics Board examining complaints that were filed and publishing opinions in response to the complaints, which were almost always Article I complaints. The city council suspended the ability of the Ethics Board to operate by not allowing any complaints to be filed for more than a year. During this time, the council worked to limit the scope of the Ethics Board to a point where the four members of the Board who had actually reviewed complaints and issued opinions resigned from the board. The one remaining member who did not resign had never been involved in the discussion of a complaint as that person was appointed during the hiatus of the Ethics Board.

Also following the end of my service on the Planning Commission, the city council followed recommendations of the Planning Commission and Planning and Community Development staff to begin the subarea planning process for Island Center. The first step was to seek applications for and appoint a group of people to serve as the subarea planning steering committee to help develop the subarea plan. Here is the language of the relevant section of the code (BIMC 2.16.210):

E. Subarea Planning Steering Committee.

1. Upon the city council's approval to commence the subarea planning process for a designated center or neighborhood, the mayor, with confirmation by the city council, shall appoint a subarea planning steering committee for that designated center or neighborhood. The steering committee shall be comprised of an odd number of members, totaling no more than nine, with the total number of members to be determined by the city council. The majority of the committee shall be comprised of representatives from categories in subsections E.2.a and E.2.b of this section. The term of the steering committee members shall be until the completion of the subarea planning process under this chapter. The removal and resignation of members shall be governed by Chapter [2.01](#) BIMC. Demotion of the chairperson shall be governed by Chapter [2.01](#) BIMC.
2. The steering committee shall represent a wide spectrum of interests and expertise and shall include at least one representative from each of the following groups:
 - a. Residents living within and/or owners of property or businesses within the designated center or neighborhood; and
 - b. Residents and owners of property located adjacent to the designated center or neighborhood; and
 - c. Residents of and/or business owners in the city, not residing within or adjacent to the designated center or neighborhood.

Having served for so many years on the Planning Commission and understanding the process that would be involved, I applied to serve on the subarea planning steering committee. In my application I indicated that I was applying to be able to provide a background in the processes of planning on Bainbridge Island. I was selected by the city council to serve on the committee, and I was and remained throughout the process the only person who had no connection to Island Center. I was not a resident of the study area, I neither rented nor owned property in the area, I did not have a business in Island Center.

At the third or fourth meeting of the steering committee, I was nominated to serve as chair of the committee and the members of the group voted to elect me to that position. I served throughout the subarea planning process which ran from December 5, 2017 and concluded on May 5, 2021.

At the beginning of each meeting of the Island Center Subarea Planning Steering Committee I was instructed to read a statement prepared by the City Attorney regarding any financial interest that a member of the committee might have [see attached]. Following that reading, each member of the committee recited their particular situation.

Here is the relevant information from the Ethics Code related to the subarea planning process steering committees:

D. Conflict of Interest – General 1. Applications of Conflict of Interest Except as permitted in Subsections D.2 or D.3 below, a Councilmember or member of a City Committee or Commission shall not take any direct official action on a matter if they, or a member of their immediate family:

- a. Have any substantial direct or indirect contractual employment related to the matter;
- b. Have other significant financial or private interest in that matter (which includes serving on a Board of Directors for any organization but does not, for Councilmembers, include appointing members to the Salary Commission); or
- c. Are a party to a contract or the owner of an interest in real or personal property that would be significantly affected by that matter.

Taking direct official action on, or regarding, legislation of general application does not “significantly affect” real or personal property within the meaning of this Subsection.

3. Conflict of Interest Exceptions for Members of City Committees and Commissions Subsection D.1 above shall not apply to a member of a City Committee or Commission:

- a. Who takes direct official action, as a member of a City Committee or Commission to which that member was appointed based on that member’s ownership or lease of certain real property or of that member’s ownership of a business located in a certain area of the City, that results in a conflict of interest under Subsection D.1 above due solely to the fact of that member’s ownership or lease of the certain real property or of that member’s ownership of the business located in a certain area of the City providing the basis for that member’s appointment to the City Committee or Commission; provided that the member fully discloses the basis for the conflict of interest under Subsection D.1 during each meeting of the City Committee or Commission in which the conflict of interest under Subsection D.1 occurs or may occur; Page 13 of 31
- b. Who fully disclose the basis for the conflict of interest under Subsection D.1 above on the public record of the City Committee or Commission and the Committee or Commission votes to allow the member to participate in the discussion or the vote; or
- c. Is required to take action or participate in an action based upon the rule of necessity.

In responding to the Ethic Complaint which has been filed, there are basically two facts on which the matter must be resolved:

1. People were expressly selected to serve on this committee because of their special relationship to Island Center, and they are expressly authorized to vote on matters before the committee; and
2. I do not have nor have I ever had any interest whatsoever in any property or business in Island Center including that owned by Scott Anderson and/or his family. I stated this at the outset of each meeting of the Island Center Subarea Planning Committee.

Thank you for your service on the Ethics Board.

Sincerely,

Maradel K. Gale

Maradel K. Gale

RESOLUTION NO. 2020-13

A RESOLUTION of the City Council of Bainbridge Island, Washington, amending the ethics program for the City of Bainbridge Island in accordance with Chapter 2.07 BIMC.

WHEREAS, Chapter 2.07 BIMC provides that the City Council shall establish, by resolution or ordinance, an ethics program for the City of Bainbridge Island; and

WHEREAS, on May 10, 2006, the City Council passed Resolution No. 2006-25, adopting an ethics program for the City of Bainbridge Island; and

WHEREAS, the City Council has previously amended the ethics program through the passage of Resolution Nos. 2011-07, 2011-13, 2012-11, 2018-10, and 2019-26; and

WHEREAS, the City Council now desires to further update the City's ethics program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND DOES RESOLVE AS FOLLOWS:

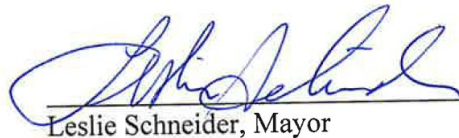
Section 1. Repeal and Replacement of Ethics Program. The Code of Conduct and Ethics Program adopted by Resolution No. 2019-26 is hereby repealed in its entirety and replaced as shown on **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Corrections. The City Clerk, following review by the City Attorney's Office, is authorized to make corrections to **Exhibit A** that are necessary to correct errors in cross references, the numbering of sections or subsections, and other scrivener or clerical errors.

Section 3. Effective Date. This resolution shall take effect immediately.

PASSED by the City Council this 11th day of August, 2020.

APPROVED by the Mayor this 11th day of August, 2020.


Leslie Schneider, Mayor

ATTEST/AUTHENTICATE:


Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.

July 24, 2020
August 11, 2020
2020-13

Exhibit A: Code of Conduct and Ethics Program

EXHIBIT A

**CITY OF BAINBRIDGE ISLAND
CODE OF CONDUCT AND ETHICS PROGRAM**

Resolution No. 2020-13

Effective Date: July 28, 2020

Table of Contents

Introduction.....	7
ARTICLE I - CODE OF CONDUCT	8
A. Preamble.....	8
B. Core Values	8
1. Service, Helpfulness, Innovation.....	8
2. Integrity	8
3. Equality, Fairness, Mutual Respect	8
4. Responsibility, Stewardship, Recognition.....	8
C. Ethical Principles.....	8
1. Obligations to the Public	8
2. Obligations to Others.....	9
3. Obligations Regarding the Use of Public Resources.....	9
ARTICLE II - CODE OF ETHICS.....	10
A. Gifts and Compensation	10
1. Limitations on City-Related Gifts and Outside Compensation	10
2. Exceptions to Gift Limitations	10
3. Immediate Family Gift Exception	11
B. Use of City Property by Councilmembers.....	11
C. Confidentiality.....	11
D. Conflict of Interest – General.....	11
1. Applications of Conflict of Interest	11
2. Conflict of Interest Exceptions for Councilmembers	12
3. Conflict of Interest Exceptions for Members of City Committees and Commissions	12
4. Disclosure for Councilmembers	13
E. Conflict of Interest – After Leaving Elected City Office	13
F. Conflict of Interest – Members of City Committees or Commissions and Employment.....	13
G. Conflict of Interest – Family Members of Councilmembers.....	13
1. Appointment of Family Members	13
2. Supervision of Family Members	14
3. Waivers.....	14
H. Conflict of Interest – Contractors	14
I. Conflict of Interest - Individuals Serving on City Committees and Commissions	14
J. Conduct of Public Meetings	14
K. Conflict of Interest – Individuals Serving on the Ethics Board.....	14

ARTICLE III - SUBMISSION AND REVIEW OF CODE OF CONDUCT COMPLAINTS, CODE OF ETHICS COMPLAINTS, REQUESTS FOR WAIVERS, AND REQUESTS FOR ADVISORY OPINIONS	15
A. Submission and Review of Code of Conduct Complaints	15
B. Submission and Review of Ethics Complaints.....	18
C. Review of Complaints Concerning City Employees.....	21
D. Requests for Advisory Opinions by City Councilmembers or Members of City Committees or Commissions	22
E. Waivers.....	23
F. Effect of Advisory Opinion or Waiver	23
ARTICLE IV - HEARING EXAMINER REVIEW AND POSSIBLE SANCTIONS	24
A. Hearing Examiner Review of Article II Complaints	24
B. Action by City Council upon Hearing Examiner’s Findings and Conclusion	25
ARTICLE V - ETHICS BOARD	26
A. Creation, Terms, and Appointments.....	26
1. Membership of Ethics Board.....	26
2. Qualifications of Board Members	26
3. Method of Appointment	26
4. Terms of Appointment.....	26
5. Removal of Board Members.....	27
6. Compensation	27
7. Rules	27
8. Consultation with City Attorney.....	27
9. Liaison to the Ethics Board.	27
B. Training Provided by the Ethics Board	27
C. Training Provided to the Ethics Board	28
D. Annual Report	28
ARTICLE VI - DEFINITIONS	29
“City Committees and Commissions” and “City Committee or Commission”	29
“Confidential Information”	29
“Direct official action”	29
“Direct line of supervision”	29
“Fact-finding”	30
“Gift”	30
“Immediate family”	30
“Legislation of General Application”	30
“Major Contractor”	30
“Political Action Committee”	30
“Question of Fact”	30

“Reconciliation”	30
“Rule of Necessity”	30
ARTICLE VII - CITY COUNCIL REVIEW OF CODE OF CONDUCT AND ETHICS	
PROGRAM	31

CITY OF BAINBRIDGE ISLAND CODE OF CONDUCT AND ETHICS PROGRAM

Introduction

All those associated with City government, including Councilmembers and members of City Committees and Commissions, seek to earn and maintain the public's confidence in the City's services and the public's trust in its government. To this end, the decisions and work of those associated with City government must meet the highest ethical standards. It is therefore the purpose of this program to:

1. Articulate the Code of Conduct that will guide the conduct of Councilmembers and members of City Committees and Commissions;
2. Establish a Code of Ethics for Councilmembers and members of City Committees and Commissions;
3. Provide training for Councilmembers and members of City Committees and Commissions on the Code of Conduct and the Code of Ethics;
4. Establish a system that enables individuals, Councilmembers, and members of City Committees and Commissions to seek guidance and assistance regarding possible violations of the Code of Conduct or of the Code of Ethics;
5. Provide processes to review possible violations of the Code of Conduct and of the Code of Ethics by Councilmembers and members of City Committees and Commissions; and
6. Maintain an Ethics Board to assist with the administration of the program.

This Code of Conduct and Ethics Program is intended to supplement state and federal law. As such, Councilmembers and members of City Committees and Commissions shall comply with all state and federal laws in the performance of their public duties. These laws include, but are not limited to, the following: the United States and Washington Constitutions; Chapter 42.23 RCW; and Chapter 42.17A RCW.

ARTICLE I - CODE OF CONDUCT

A. Preamble

The City of Bainbridge Island has adopted this Code of Conduct, which consists of the Core Values and Ethical Principles detailed below, to promote and maintain the highest standards of personal and professional conduct among City Councilmembers and members of City Committees and Commissions. The optimal operation of democratic government requires that the City's government be fair and accountable to the people it serves. This Code of Conduct articulated in Article I applies to Councilmembers and members of City Committees and Commissions.

B. Core Values

1. Service, Helpfulness, Innovation

We are committed to providing service to the people of Bainbridge Island and to each other that is courteous, cost effective, and continuously improving.

2. Integrity

We treat one another with honesty and integrity, recognizing that trust is hard won and easily lost. We pledge to promote balanced, consistent, and lawful policies and directives, in keeping with that integrity and the highest standards of this community.

3. Equality, Fairness, Mutual Respect

We pledge to act with the standard of fairness and impartiality in the application of policies and directives and that of equality and mutual respect with regard to interpersonal conduct.

4. Responsibility, Stewardship, Recognition

We accept our responsibility for the stewardship of public resources, and our accountability for the results of our efforts, and we pledge to give recognition for exemplary work.

C. Ethical Principles

1. Obligations to the Public

Following the highest standards of public service, Councilmembers and members of City Committees and Commissions act to promote the public good and preserve the public's trust. In practice, this principle looks like transparency and honesty in all public statements and written communications.

2. Obligations to Others

In order to sustain a culture of ethical integrity, Councilmembers and members of City Committees and Commissions treat each other and the public with respect and are guided by applicable codes of ethics. In practice, this principle looks like:

- a. Councilmembers and members of City Committees and Commissions shall familiarize themselves with the ethical rules governing them (including Chapter 42.23 RCW and this Ethics Program) and obtain periodic education regarding such rules.
- b. Councilmembers and members of City Committees and Commissions shall, in all their interactions, conduct themselves in a manner that demonstrates civility and respect for others.

3. Obligations Regarding the Use of Public Resources

In recognition of the importance of stewardship, Councilmembers and members of City Committees and Commissions use and allocate public monies, property, and other resources in a responsible manner that takes into consideration both present and future needs of the community. In practice, this principle looks like:

- a. Councilmembers and members of City Committees and Commissions shall, to the extent possible, seek guidance regarding the use of public resources from staff and other experts, including legal advice from the City Attorney as appropriate, in order to ensure that public resources are used and conserved for the public good.
- b. Councilmembers and members of City Committees and Commissions shall ensure that paid experts and consultants who provide guidance regarding the use of public resources shall be impartial and free of conflicts of interest.

ARTICLE II - CODE OF ETHICS

Except where specifically stated, the rules articulated in Article II apply to Councilmembers and individuals serving on City Committees and Commissions.

A. Gifts and Compensation

1. Limitations on City-Related Gifts and Outside Compensation

Except as permitted under Subsections A.2 and A.3 below, no Councilmember or member of a City Committee or Commission, or any member of their immediate families, shall, directly or indirectly, accept any gift (as defined below) for a matter connected with or related to their services or duties with the City of Bainbridge Island or accept any non-City compensation for the performance or non-performance of those services or duties.

2. Exceptions to Gift Limitations

The following are exceptions to the limitation on gifts that may be accepted by those individuals subject to Subsection A.1 above:

- a. Unsolicited items of trivial value. “Items of trivial value” means items or services with a value of fifty dollars (\$50.00) or less, such as promotional t-shirts, pens, calendars, books, or other similar items.
- b. Gifts from other City officers, officials, or employees, or their family members on appropriate occasions.
- c. Gifts appropriate to the occasion and reasonable and customary in light of a familial, social, or official relationship of the giver and recipient, such as weddings, funerals, illnesses, holidays, and ground-breaking ceremonies.
- d. Campaign contributions as permitted and reported in accordance with law.
- e. Awards that are publicly presented by a nonprofit organization in recognition for public service if the award is not extraordinary when viewed in light of the position held by the recipient.
- f. Gifts offered while visiting other cities, counties, states, or countries or hosting visitors from other cities, counties, states, or countries, when it would be a breach of protocol to refuse the gift, provided that any such gifts received shall become property of the City.

g. Reasonable and necessary costs to attend a conference or meeting that is directly related to the official or ceremonial duties of the Councilmember or member of a City Committee or Commission, provided that any payment of substantial travel or lodging expenses by any person or entity regulated by the City or doing or seeking to do business with the City must be approved in advance by the Mayor or, if the Mayor is the recipient, by the Deputy Mayor or the Mayor Pro Tem.

3. Immediate Family Gift Exception

It shall not be a violation of Subsection A.1 above for a member of a Councilmember's or a member of a City Committee or Commission's immediate family to accept a gift which arises from an independent relationship, if the Councilmember or member of a City Committee or Commission does not significantly benefit from the gift, and it cannot reasonably be inferred that the gift was intended to influence the Councilmember or member of a City Committee or Commission in the performance of their duties.

B. Use of City Property by Councilmembers

1. Except for limited incidental personal use or emergency circumstances, no Councilmember shall request, permit, or use City vehicles, equipment, materials, or property for personal use, personal convenience, or profit.
2. From the time that a Councilmember declares or publicly states that they intend to run for reelection until the conclusion of the respective general election, that Councilmember shall not request or direct that City funds be used to purchase any media (including newspaper, radio, television, social media, or bulk mailing) that contains the name or image of that Councilmember unless the names or images of all City Councilmembers appear in the media being purchased.

C. Confidentiality

Except as required by law, a Councilmember, former Councilmember, or current or former member of a City Committee or Commission shall not disclose or use privileged, confidential, or proprietary information obtained in executive session or otherwise in the course of their duties as a result of their position.

D. Conflict of Interest – General

1. Applications of Conflict of Interest

Except as permitted in Subsections D.2 or D.3 below, a Councilmember or member of a City Committee or Commission shall not take any direct official action on a matter if they, or a member of their immediate family:

- a. Have any substantial direct or indirect contractual employment related to the matter;

- b. Have other significant financial or private interest in that matter (which includes serving on a Board of Directors for any organization but does not, for Councilmembers, include appointing members to the Salary Commission); or
- c. Are a party to a contract or the owner of an interest in real or personal property that would be significantly affected by that matter. Taking direct official action on, or regarding, legislation of general application does not “significantly affect” real or personal property within the meaning of this Subsection.

2. Conflict of Interest Exceptions for Councilmembers

Subsection D.1 above shall not apply when a Councilmember:

- a. Is required to take or participate in an action based upon the rule of necessity;
- b. Acts as their own representative before the City Council, Hearing Examiner, or any other City board, commission, or agency, provided that the individual does not also participate in any way in the deliberations or decision of the City Council, Hearing Examiner, or that board, commission, or agency related to that matter;
- c. Acquires an interest in bonds or other instruments of indebtedness issued by the City if acquired and held on the same terms available to the general public;
- d. Officially participates in the development and adoption of the City's budget; or establishes the pay or benefit plan of City officers, officials, or employees;
- e. Makes decisions on any legislation of general application unless these actions directly affect, or appear to affect, the official's or immediate family member's employment; or
- f. Serves on the governing body of an organization or entity as part of their official duties as a Councilmember of the City.

3. Conflict of Interest Exceptions for Members of City Committees and Commissions

Subsection D.1 above shall not apply to a member of a City Committee or Commission:

- a. Who takes direct official action, as a member of a City Committee or Commission to which that member was appointed based on that member's ownership or lease of certain real property or of that member's ownership of a business located in a certain area of the City, that results in a conflict of interest under Subsection D.1 above due solely to the fact of that member's ownership or lease of the certain real property or of that member's ownership of the business located in a certain area of the City providing the basis for that member's appointment to the City Committee or Commission; provided that the member fully discloses the basis for the conflict of interest under Subsection D.1 during each meeting of the City Committee or Commission in which the conflict of interest under Subsection D.1 occurs or may occur;

- b. Who fully disclose the basis for the conflict of interest under Subsection D.1 above on the public record of the City Committee or Commission and the Committee or Commission votes to allow the member to participate in the discussion or the vote; or
- c. Is required to take action or participate in an action based upon the rule of necessity.

4. Disclosure for Councilmembers

All Councilmembers are required to comply with the Washington State Public Disclosure Commission requirements for financial disclosure. In addition, all Councilmembers shall publicly disclose their financial interest in any matter that comes before them. All Councilmembers shall annually complete a conflict of interest statement to be submitted to the City Clerk by April 15th.

E. Conflict of Interest – After Leaving Elected City Office

- 1. For two (2) years after leaving elected City office, no former Councilmember shall obtain employment in which they will take direct or indirect advantage of matters on which they took direct official action during their service with the City. This includes contractual negotiations or solicitation of business unavailable to others.
- 2. For two (2) years after leaving elected City office, no former Councilmember shall engage in any action or litigation in which the City is involved, on behalf of any other person or entity, when the action or litigation involves an issue on which the person took direct official action while in elected City office.

F. Conflict of Interest – Members of City Committees or Commissions and Employment

While serving on a City Committee or Commission, and for two (2) years after leaving such position, no member of a City Committee or Commission shall obtain employment in which they will take direct or indirect advantage of matters which they, as a member of a City Committee or Commission, recommended to the City Council. This includes applying for positions or contracts with the City when the City Committee or Commission on which the member served recommended funding such position or contract.

G. Conflict of Interest – Family Members of Councilmembers

1. Appointment of Family Members

Unless they obtain a waiver from the Ethics Board, no Councilmember shall appoint or hire a member of their immediate family for any type of employment with the City. This includes, but is not limited to, full time employment, part time employment, permanent employment, temporary employment, and contract employment.

2. Supervision of Family Members

No Councilmember shall supervise or be in a direct line of supervision over a member of their immediate family. If a Councilmember is placed in a direct line of supervision of a member of their immediate family, they shall have three (3) months to come into compliance or to obtain a waiver pursuant to Subsection G.3 below.

3. Waivers

Waivers from the requirements of Subsections G.1 and G.2 above may be sought from the Ethics Board to allow a member of the immediate family to be hired or to be in the direct line of supervision of a member of the immediate family. Procedures to consider such a waiver are set forth in Article III.

H. Conflict of Interest – Contractors

Every major contractor submitting bids to the City shall affirm that neither the contractor nor any agent of the contractor has made any prohibited gift to a Councilmember who is involved in direct official action on the bid or has a relationship to such Councilmember that would create a conflict of interest for that Councilmember under this Code of Conduct and Ethics Program.

I. Conflict of Interest - Individuals Serving on City Committees and Commissions

Individuals serving on City Committees and Commissions shall sign a conflict of interest statement upon appointment and reappointment.

J. Conduct of Public Meetings

1. Meetings involving Councilmembers or City Committees and Commissions should be conducted in a manner that maximizes transparency of relationships among individuals or groups that could affect decision-making.
2. Meetings of the City Council and City Committees and Commissions shall have a standing agenda item for disclosure of possible conflicts of interest. Members are encouraged to disclose relationships with persons and issues on the agenda, including potential conflicts of interests. If necessary, discussion among the members may be undertaken to judge the significance of these relationships and whether a possible conflict of interest exists.

K. Conflict of Interest – Individuals Serving on the Ethics Board

No member of the Ethics Board shall participate in the review of complaints or requests for advisory opinions relating to the conduct of a Councilmember where that member of the Ethics Board is or was a member of a political action committee that supports, supported, opposes, or opposed the election or reelection of the Councilmember in question.

**ARTICLE III -
SUBMISSION AND REVIEW OF CODE OF CONDUCT COMPLAINTS, CODE OF ETHICS
COMPLAINTS, REQUESTS FOR WAIVERS, AND REQUESTS FOR ADVISORY
OPINIONS**

A. Submission and Review of Code of Conduct Complaints

1. Any individual may submit to the City Clerk a complaint alleging violations of the Code of Conduct (Article I) by a Councilmember or a member of a City Committee or Commission.
2. Each complaint must include the name and address of the complainant, along with a detailed statement of facts, supported by a declaration in compliance with RCW 9A.72.085, on a form supplied by the City Clerk.
3. The City Clerk shall refer complaints alleging one or more violations of the Code of Conduct (Article I) by a Councilmember or a member of a City Committee or Commission, except for complaints concerning members of the Ethics Board, to the Ethics Board for review in accordance with Subsection A.4 below. The City Clerk shall refer complaints alleging one or more violations of the Code of Conduct (Article I) by a member of the Ethics Board to the Hearing Examiner, who shall review the complaint in accordance with Subsection A.4 below in place of the Ethics Board.
4. Upon receipt of a complaint, the Ethics Board shall make a threshold determination as to whether or not the complaint is reasonably credible and whether or not the facts asserted in the complaint, even if true, would constitute a violation of the Code of Conduct (Article I).
 - a. If the Ethics Board determines that the complaint lacks reasonable credibility, the Ethics Board shall dismiss the complaint, take no further action on it, and provide, following legal review, a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall forward the notice of dismissal to the complainant and respondent
 - b. If the Ethics Board determines that the facts stated in the complaint, even if true, would not constitute a violation of the Code of Conduct (Article I), then the Ethics Board shall dismiss the complaint, take no further action on it, and provide, following legal review, a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the complainant and respondent.

- c. If the Ethics Board determines that the complaint is reasonably credible and that the facts asserted in the complaint, if true, would constitute a violation of the Code of Conduct (Article I), then the Ethics Board shall provide, following legal review, a written threshold determination to the City Clerk, along with a recommendation as to the appropriateness of mediation for reconciliation or, alternatively, the issuance of an advisory opinion based on the facts and circumstances stated in the complaint. Complaints alleging conduct directed at the complainant individually shall be presumptively referred to mediation. (As an illustrative example, this could include a complaint brought by a resident alleging that a Councilmember violated the Code of Conduct by not treating that resident with civility and respect related to a particular interpersonal transaction). Complaints alleging conduct not directed at the complainant shall be presumptively referred to the process set forth in A.6 below. (As an illustrative example, this could include a complaint brought by a resident alleging that a Councilmember violated the Code of Conduct by using public resources in a manner that fails to meet the standard of accepting responsibility for the stewardship of public resources). The City Clerk shall forward the threshold determination and recommendation to the complainant and respondent and refer the complaint to the mediation process as described in Subsection A.5 below, back to the Ethics Board for an advisory opinion as described in Subsection A.6 below, or, for complaints concerning members of the Ethics Board, to the Hearing Examiner, who shall prepare an advisory opinion as described in Subsection A.6 below in place of the Ethics Board.
5. As soon as practicable following receipt of a threshold determination under Article III, Subsection A.4.c, that includes a recommendation for mediation, the City Clerk, or designee, shall schedule the time and place for reconciliation of the complaint.
- a. To facilitate timely reconciliation, the City Manager is authorized to, as needed, negotiate, execute, or amend a contract with the Dispute Resolution Center of Kitsap County, or other similar firm or organization, for the provision of trained mediators suitable for facilitating reconciliation to resolve complaints.
- b. Reconciliation shall occur at the time and place scheduled. However, if the complainant refuses to participate in reconciliation, then no reconciliation shall be scheduled, and no further action shall be taken on the complaint. If the respondent refuses to participate in reconciliation, then no reconciliation shall be scheduled. In circumstances where the respondent refuses to participate in reconciliation, the City Clerk shall, except for complaints concerning members of the Ethics Board, instead refer the complaint to the Ethics Board for review and issuance of an advisory opinion in accordance with Subsection A.6 below. For complaints concerning members of the Ethics Board, the City Clerk shall instead refer such complaints to the Hearing Examiner, who shall review the complaint and issue an advisory opinion in accordance with Subsection A.6 below in place of the Ethics Board. If the parties engage in mediation, no further action shall occur under the ethics program.

6. Upon referral back to the Ethics Board of a complaint pursuant to Subsection A.4.c or A.5.b above, the Chair of the Ethics Board shall provide the respondent with a reasonable period of time to submit a written response to the complaint supported by a declaration in compliance with RCW 9A.72.085.

a. The Ethics Board shall then review the complaint and response, if submitted. The Ethics Board's review shall be limited to the complaint and the response, if submitted. In the course of reviewing a complaint, the Ethics Board may request clarification of the complaint by the complainant or of the response by the respondent; provided that if the Ethics Board obtains clarification of the complaint, the Ethics Board shall give the respondent the opportunity to review the clarification and to provide an additional written response. However, the Ethics Board shall not engage in other fact-finding.

b. If, in reviewing the complaint and response, a question of fact exists, the Ethics Board shall identify the existence of the question of fact in its advisory opinion.

c. After reviewing the matter, the Ethics Board shall, following legal review, forward to the City Clerk an advisory opinion, with identifying information as to the complainant and individual(s) names in the complaint deleted, for publication. The City Clerk shall provide notice to both the complainant and respondent of the publication of the advisory opinion. Upon publication of the advisory opinion, the City Clerk shall provide to the complainant a copy of any response submitted by the respondent.

d. If, during the process of reviewing a complaint alleging a violation of the Code of Conduct (Article I), the Ethics Board determines that an additional violation of the Code of Conduct (Article I) may have occurred or a violation of the Code of Ethics (Article II) may have occurred, then the Ethics Board may choose to note that possibility in its advisory opinion. However, the Ethics Board shall not on its own initiative pursue an investigation of an additional violation of the Code of Conduct (Article I) or a violation of the Code of Ethics (Article II). Nothing in this Subsection, however, shall preclude the complainant from subsequently filing other Code of Conduct (Article I) or Code of Ethics (Article II) complaints.

e. The Ethics Board shall strive to complete its review and issue an advisory opinion within 45 business days from the date that the City Clerk forwarded the request to the Ethics Board. If review takes longer than 45 business days, the Ethics Board in its advisory opinion shall specify the reasons for why additional time was needed.

f. Advisory opinions shall be viewed as educational only. The purpose of such an opinion is to provide an educational opinion to Councilmembers, members of City Committees and Commissions, and the public on what type of conduct is generally expected from Councilmembers and members of City Committees and Commissions.

B. Submission and Review of Ethics Complaints

1. Any individual may submit to the City Clerk an ethics complaint alleging violations of one of the following:
 - a. The Code of Ethics (Article II) by a Councilmember or a member of a City Committee or Commission; or
 - b. The ethics standards contained in the City of Bainbridge Island Employee Manual by a City employee other than the City Manager.
2. Each complaint must include the name and address of the complainant, along with a detailed statement of facts, supported by a declaration in compliance with RCW 9A.72.085, on a form supplied by the City Clerk.
3. To facilitate timely review, each complaint may only allege violations of one of the two standards described in Subsection B.1 above. To the extent that an individual believes both standards were violated, the individual may submit multiple complaints (i.e., a complaint related to Subsection B.1.a and a separate complaint related to Subsection B.1.b).
4. The City Clerk shall refer complaints alleging one or more violations of the Code of Ethics (Article II) by a Councilmember or a member of a City Committee or Commission, except for complaints concerning members of the Ethics Board, to the Ethics Board for review in accordance with Subsections B.5–.9 below. The City Clerk shall refer complaints alleging one or more violations of the Code of Ethics (Article II) by a member of the Ethics Board to the Hearing Examiner for review in accordance with Subsections B.10-.14 below.
5. Upon receipt of a complaint, the Chair of the Ethics Board shall provide the respondent with a reasonable period of time to submit a written response to the complaint supported by a declaration in compliance with RCW 9A.72.085.
6. The Ethics Board shall review any complaint forwarded to it by the City Clerk and any response submitted by the respondent. The Ethics Board shall not engage in other fact-finding. However, in the course of reviewing a complaint, the Ethics Board may request clarification of the complaint by the complainant or of the response by the respondent.
7. After reviewing the complaint and the response, if one was submitted, the Ethics Board shall, following legal review, take one or more of the following actions and inform the complainant, the respondent, and the City Clerk accordingly:

- a. If the Ethics Board, after review of the complaint and any response, determines that the complaint alleges violations of the Code of Conduct (Article I) rather than alleged violations of the Code of Ethics (Article II), then the Ethics Board shall dismiss the complaint and, after legal review, provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the complainant and respondent. Nothing in this Subsection shall preclude the complainant from subsequently filing a Code of Conduct complaint based upon the same facts.
- b. If the Ethics Board, after review of the complaint and any response, determines that the complaint lacks reasonable credibility, then the Ethics Board shall dismiss the complaint and, after legal review, provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the complainant and respondent.
- c. If the Ethics Board, after review of the complaint and any response, determines that the facts stated in the complaint, even if true, would not constitute a violation of the Code of Ethics (Article II), then the Ethics Board shall dismiss the complaint and, after legal review, provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the complainant and respondent.
- d. If the Ethics Board, after review of the complaint and any response, determines that that the facts stated in the complaint, even if true, would not constitute a material violation of the Code of Ethics because any possible violation was inadvertent or minor or has been adequately cured, such that further proceedings on the complaint would not serve the purposes of the Code of Ethics (Article II), then the Ethics Board shall dismiss the complaint and, after legal review, provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the complainant and respondent.
- e. If the Ethics Board learns at any time during its review of the complaint that the matter is the subject of litigation it shall hold the complaint for action at a future time.
- f. If the Ethics Board, after review of the complaint and any response, determines that the facts asserted in the complaint appear credible and appear to constitute a violation of the Code of Ethics (Article II), then the Ethics Board shall, following legal review, issue such a determination, and forward its determination, along with the complaint and response, to the complainant, respondent, and the City Clerk. The City Clerk shall then forward the Board's determination and associated materials to the Hearing Examiner for review and possible further proceedings in accordance with Article IV.

8. The Ethics Board shall strive to complete its review within 45 business days from the date that the City Clerk forwarded the complaint to the Ethics Board. If review takes longer than 45 business days, the Ethics Board in its determination shall specify the reasons why additional time was needed.
9. The Ethics Board shall report apparent violations of law to the City Attorney.
10. Upon receipt of a complaint, the Hearing Examiner shall provide the respondent with a reasonable period of time to submit a written response to the complaint supported by a declaration in compliance with RCW 9A.72.085.
11. The Hearing Examiner shall conduct a threshold review of any complaint forwarded to them by the City Clerk and any response submitted by the respondent. The Hearing Examiner shall not engage in other fact-finding during this preliminary review. However, in the course of reviewing a complaint, the Hearing Examiner may request clarification of the complaint by the complainant or of the response by the respondent.
12. After reviewing the complaint and the response, if one was submitted, the Hearing Examiner shall take one or more of the following actions and inform the complainant, the respondent, and the City Clerk accordingly:
 - a. Determine that the complaint alleges violations of the Code of Conduct (Article I) rather than alleged violations of the Code of Ethics (Article II), dismiss the complaint, and provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the Ethics Board, complainant, and respondent. Nothing in this Subsection shall preclude the complainant from subsequently filing a Code of Conduct complaint based upon the same facts.
 - b. Determine that the complaint lacks reasonable credibility, dismiss the complaint, and provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the Ethics Board, complainant, and respondent.
 - c. Determine that the facts stated in the complaint, even if true, would not constitute a violation of the Code of Ethics (Article II), dismiss the complaint, and provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the Ethics Board, complainant, and respondent.

- d. Determine that the facts stated in the complaint, even if true, would not constitute a material violation of the Code of Ethics because any possible violation was inadvertent or minor or has been adequately cured, such that further proceedings on the complaint would not serve the purposes of the Code of Ethics (Article II), dismiss the complaint and provide a notice of dismissal, to include a brief statement regarding the basis for the dismissal, to the City Clerk. The City Clerk shall provide the notice of dismissal to the Ethics Board, complainant and respondent.
 - e. Hold the complaint for action at a future time if the matter is the subject of litigation; or
 - f. Determine that, based on the submissions of the complainant and the respondent, further proceedings under Article IV are warranted.
13. The Hearing Examiner shall strive to complete their review within 45 business days from the date that the City Clerk forwarded the complaint to the Hearing Examiner. If review takes longer than 45 business days, the Hearing Examiner in their determination shall specify the reasons why additional time was needed.
14. If the Hearing Examiner determines that, based on the submissions of the complainant and the respondent, further proceedings under Article IV are warranted, the Hearing Examiner shall forward their determination, along with the complaint and response, to the complainant, respondent, and the City Clerk. The City Clerk will then schedule further proceedings in accordance with Article IV.

C. Review of Complaints Concerning City Employees

- 1. The City Clerk shall refer complaints concerning City employees to the City Manager.
- 2. The City Manager shall review any ethics complaint forwarded by the City Clerk and determine the appropriate course of action to address the complaint including, as applicable, authorizing such investigations as may be necessary to determine whether a violation has occurred, consistent with state law as well as relevant policies, procedures, and collective bargaining agreements.
- 3. Upon making a determination that no violation of ethics rules has occurred, the City Manager shall provide a written response regarding the determination to the complainant.
- 4. Upon making a determination that a violation of ethics rules has occurred, the City Manager or other appropriate City officer shall take action as guided by state law and relevant policies, procedures, and collective bargaining agreements.

5. In the event of a violation, the City Manager shall provide a response to the complainant outlining the substance of the violation and the action taken, subject to governing rules regarding confidentiality articulated in state law, City policy, and collective bargaining agreements.
6. Apparent violations of law shall be reported to the appropriate authorities, as applicable.

D. Requests for Advisory Opinions by City Councilmembers or Members of City Committees or Commissions

1. To the extent described below, the following individuals or bodies may submit to the City Clerk a request for an advisory opinion from the Ethics Board:
 - a. A Councilmember or member of a City Committee or Commission may request an advisory opinion from the Ethics Board as to whether their own behavior has violated or might in the future violate the Code of Conduct (Article I) or the Code of Ethics (Article II).
 - b. The City Council may request an advisory opinion from the Ethics Board regarding City policies or practices in relation to the Code of Conduct (Article I) or the Code of Ethics (Article II).
 - c. City Committees and Commissions may request an advisory opinion from the Ethics Board regarding operating rules or practices in relation to the Code of Conduct (Article I) or the Code of Ethics (Article II).
 - d. A Councilmember may request an advisory opinion from the Ethics Board concerning the applicability of the Code of Ethics (Article II) to hypothetical circumstances and/or situations related to the actions, or potential actions, of a Councilmember or a member of a City Committee or Commission.
2. Requests for advisory opinions must be submitted to the City Clerk on a form supplied by the Ethics Board. The Ethics Board shall, following legal review, submit finalized advisory opinions to the City Clerk for publication.
3. Advisory opinions issued in response to requests made under Subsection 1.a or 1.d above shall not include identifying information as to the requestor or the individual(s) whose conduct is the subject of the opinion unless otherwise agreed in writing by both the requestor and subject individual(s).
4. The grant of authority in this Section D is supplemental to, and does not change, the authority granted to the Ethics Board in Section A above.

E. Waivers

Councilmembers may request a waiver from the Ethics Board of the conflict of interest restrictions related to the hiring of and supervision over family members, as provided by Article II, Section G. Such requests shall be submitted in writing to the City Clerk, who shall refer them to the Ethics Board. Once finalized, the Board shall, following legal review, provide its response to the City Clerk, who shall publish both the request and the Board's response.

F. Effect of Advisory Opinion or Waiver

An individual who receives a waiver, or who acts in reliance on an advisory opinion, shall not later be found to have violated the Code of Conduct (Article I) or the Code of Ethics (Article II) if the individual acts in a manner consistent with that advisory opinion or waiver.

**ARTICLE IV -
HEARING EXAMINER REVIEW
AND POSSIBLE SANCTIONS**

A. Hearing Examiner Review of Article II Complaints

1. The City Clerk shall provide written notification to the complainant and the respondent of the time, date, and place of the hearing before the Hearing Examiner at which the complaint concerning alleged violations of the Code of Ethics (Article II) will be reviewed.
2. Hearings conducted by the Hearing Examiner shall be informal and held in accordance with rules of procedure adopted by the Hearing Examiner, except to the extent that such rules conflict with the terms of this Ethics Program. The respondent may be represented by legal counsel. The City Attorney shall designate special counsel to present the Code of Ethics violations charges and case. The respondent and special counsel may present and cross examine witnesses and give evidence before the Hearing Examiner. The Hearing Examiner may also call witnesses and compel the production of books, records, papers, or other evidence needed. To that end, the Hearing Examiner may issue subpoenas and subpoenas duces tecum at the request of the respondent, special counsel, or their own initiative. All testimony shall be under oath administered by the Hearing Examiner. The Hearing Examiner may adjourn the hearing from time to time in order to allow for the orderly presentation of evidence.
3. The Hearing Examiner or designee shall prepare an official record of the hearing, including all testimony, which shall be recorded by electronic device, and exhibits; provided that the Hearing Examiner or designee shall not be required to transcribe such records unless presented with a request accompanied by payment of the cost of transcription.
4. Within 20 business days after the conclusion of the hearing, the Hearing Examiner shall, based upon a standard of proof of clear and convincing evidence, make findings of fact and conclusions of law. If the Hearing Examiner determines that the alleged Code of Ethics violation(s) have not been proven, the Hearing Examiner shall dismiss the complaint. If the Hearing Examiner determines that one or more Code of Ethics violation(s) are proven, the Hearing Examiner shall forward the matter to the City Council for a determination regarding the appropriate level of sanctions to be imposed for the Code of Ethics (Article II) violations. In either event, a copy of the findings and conclusions shall be forwarded to the City Clerk, for distribution to the City Council, and, by registered mail, to the person who made the complaint and to the respondent at addresses as given by such persons to the Hearing Examiner.

B. Action by City Council upon Hearing Examiner's Findings and Conclusion

1. Within 45 business days of receipt of the Hearing Examiner's findings and conclusions that sustain a Code of Ethics violation, the City Council shall schedule an executive session to consider the findings and conclusions, hear from the respondent, and deliberate upon the appropriate level of civil sanction(s) to be imposed, if any, except to the extent that the respondent requests that they be heard in open public session.
2. The Council may take no formal action or, by majority vote of the Council (not including the respondent, if a Councilmember, who shall not participate in said vote) at an open public meeting, may impose any of the following sanctions in response to a sustained violation of the Code of Ethics:
 - a. **Admonition:** An admonition shall be a verbal non-public statement made by the Mayor, Deputy Mayor, or Mayor Pro Tem to the Councilmember or member of a City Committee or Commission who has violated the Code.
 - b. **Reprimand:** A reprimand shall be a letter prepared by the City Council, signed by the Mayor, Deputy Mayor, or Mayor Pro Tem, and directed to the Councilmember or member of a City Committee or Commission who has violated the Code.
 - c. **Censure:** A censure shall be a written statement administered personally by the Mayor, Deputy Mayor, or Mayor Pro Tem to the Councilmember or member of a City Committee or Commission who has violated the Code violation. The Councilmember or member of a City Committee or Commission shall appear at a time and place directed by the City Council to receive the censure. The censure shall be given publicly and the official who has violated the Code shall not make any statement in support or opposition thereto or in mitigation. A censure shall be deemed administered at the time it is scheduled whether or not the Councilmember or member of a City Committee or Commission appears as required.
 - d. **Other sanctions:** Any sanction imposed under this Ethics Program is in addition to and not in lieu of any other penalty, sanction, or remedy which may be imposed or sought according to law or equity.
3. The City Clerk shall forward, by registered mail, a copy of the findings, conclusions, and sanctions, if imposed, to the complainant and to the respondent at addresses as given by both persons to the City Clerk. Following approval by the Council, the City Clerk shall publish the written findings, conclusions, and sanctions, if imposed.

ARTICLE V - ETHICS BOARD

A. Creation, Terms, and Appointments

1. Membership of Ethics Board

The Ethics Board consists of seven members appointed in accordance with this Section A.

2. Qualifications of Board Members

- a. Members of the Board shall represent a diverse set of backgrounds and interests.
- b. At least one member of the Ethics Board shall be a former judicial officer or have expertise in ethics acquired through education or experience.
- c. Members appointed or reappointed after the effective date of Resolution No. 2019-26, updating the Ethics Program, shall not, while serving on the Ethics Board, also simultaneously be employees or officers of the city or individuals appointed to another city committee or commission.

3. Method of Appointment

- a. Members of the Ethics Board shall be nominated by the Mayor and confirmed by the City Council by a supermajority vote of at least five Councilmembers.
- b. The Mayor and City Council shall work cooperatively to ensure that any person who is nominated has the required support of the City Council. Nominations shall be presented at meetings of the City Council in which all seven Councilmembers are present, unless exceptional circumstances exist (e.g., a Council vacancy exists and has not yet been filled, or other good cause).

4. Terms of Appointment

- a. Board members shall be appointed to terms of three years; however, the first two members nominated by the Mayor and confirmed by the City Council shall initially serve one-year terms to achieve staggered ending dates.
- b. If a member is appointed to fill an unexpired term, that member's term shall end at the same time as the term of the person being replaced.
- c. Each member shall continue to serve until a successor has been appointed, unless the member is removed or resigns.

5. Removal of Board Members

- a. The absence of any member of the Board from three (3) consecutive meetings, unless the Board has excused the absence for good and sufficient reasons as determined by the Board, shall constitute a resignation from the Board.
- b. The City Council may remove a member for inappropriate conduct before the expiration of the member's term. Before removing a member, the City Council shall specify the cause for removal and shall give the member the opportunity to make a personal explanation.

6. Compensation

Members of the Ethics Board shall serve without compensation. Members may be reimbursed for reasonable expenses pursuant to the rules of the City and as approved by the City Manager or their designee.

7. Rules

The Ethics Board may, by majority vote, adopt reasonable operating rules consistent with this Ethics Program. The City Council reserves the right to modify such operating rules at its discretion.

8. Consultation with City Attorney

The Ethics Board shall consult with the City Attorney's Office or special counsel appointed by the City Attorney's Office regarding legal issues which may arise in connection with the Board's duties and functions under this Ethics Program.

9. Liaison to the Ethics Board.

A representative of the City Attorney's Office shall attend Ethics Board meetings and serve as the liaison to the Ethics Board. No Councilmember shall serve as a liaison to the Ethics Board.

B. Training Provided by the Ethics Board

The Ethics Board shall perform the following training related duties:

1. At least every two years, the Ethics Board shall prepare and distribute a pamphlet describing the Code of Conduct (Article I) and Code of Ethics (Article II) to all Councilmembers and members of City Committees and Commissions, after review of the pamphlet by the City Attorney's Office. The Ethics Board shall ensure that all new Councilmembers and members of City Committees and Commissions receive a pamphlet on this Code of Ethics.

2. The Ethics Board shall develop and present a training course on the Code of Conduct and the Code of Ethics to be presented annually to all Councilmembers and members of City Committees and Commissions.

C. Training Provided to the Ethics Board

The Ethics Board shall include all requests for training for the coming year in the Board's annual report to the City Council, and the Council will determine what training to approve, if any.

D. Annual Report

By February 15 of each year, the Ethics Board shall submit an annual report to the City Council summarizing its activities during the previous calendar year and work plan for the following year. The report shall include any recommendations for modifying the Code of Conduct and Ethics Program as well as all training requested by the Ethics Board.

ARTICLE VI - DEFINITIONS

For purposes of the Ethics Program, the following definitions shall apply.

“City Committees and Commissions” and “City Committee or Commission” mean all advisory boards, commissions, committees, and task forces created or appointed by the City Council.

“Confidential Information” means (a) specific information, rather than generalized knowledge, that is not available to the general public on request; or (b) information made confidential by law.

“Direct official action” means any of the following:

1. For Councilmembers and members of City Committees and Commissions, taking action, as defined by RCW 42.30.020, in an open public meeting.
2. For Councilmembers and members of City Committees and Commissions, directly, or indirectly through a proxy, doing the following: negotiating or recommending for or against a contract, purchase order, lease, concession, franchise, grant, or other similar instrument in which the City is a party.
3. For Councilmembers and members of City Committees and Commissions, directly, or indirectly through a proxy, doing the following: recommending for or against the approval of a permit, or other similar City approval or authorization, issued by the City. However, direct official action does not include the submittal, to the City, of a permit application by a Councilmember or a member of a City Committee or Commission or the appeal of a denial of such a permit application by the City. Direct official action includes actions taken by a Councilmember or a member of a City Committee or Commission to use or attempt to use their position to obtain special privileges or exemptions in the processing, or review on appeal, of their permit application.
4. For Councilmembers, appointing or terminating employees (i.e., the City Manager) or appointing or removing members of City Committees and Commissions.

Direct official action does not include acts that do not affect the disposition or decision with respect to the matter. Additionally, a Councilmember or member of a City Committee or Commission who recuses herself or himself in lieu of taking action, as defined by RCW 42.30.020, in an open public meeting is not exercising direct official action.

“Direct line of supervision” means the supervisor of an employee and the supervisor of an employee's supervisor.

“Fact-finding” means any action to gather facts or other evidence not submitted by a complainant in a complaint or a clarification to a complaint or by a respondent in a response or a clarification to a response. However, “fact-finding” does not include review by the Ethics Board of official video or audio recordings of meetings of the City Council or of City Committees and Commissions as well as review by the Ethics Board of the official minutes of such meetings.

“Gift” means any favor, reward, or gratuity and any money, good, service, travel, event ticket, lodging, dispensation, or other thing of value that is given, sold, rented, or loaned to a person without reasonable compensation and that is not available to the general public on the same terms and conditions. Any honoraria or payment for participation in an event will be considered a gift.

“Immediate family” means husband, wife, son, daughter, mother, father, grandmother, grandfather, grandchildren, brother, sister, domestic partner, or spouse of the above. The term includes any minor children for whom the person, or their domestic partner, provides day-to-day care and financial support. A "domestic partner" is an unmarried adult, unrelated by blood, with whom an unmarried officer, official, or employee has an exclusive committed relationship, maintains a mutual residence, and shares basic living expenses.

“Legislation of General Application” means any legislative act, including regulations, policies, ordinances, resolutions, and motions, of general application, as opposed to legislative acts that affect only a particular person or individual or a small group of similarly situated persons or individuals.

“Major Contractor” means any person, corporation, company, firm, business, or other entity doing business over \$5,000 with the City under one contract or annually.

“Political Action Committee” means a legal entity, other than a natural person, that raises, spends, receives, or contributes money to support or oppose the election of one or more candidates for elected office at the local, state, or federal levels.

“Question of Fact” means a factual dispute between the complainant and the respondent concerning an issue that is material to a determination as to whether a violation of the Code of Conduct (Article I) exists.

“Reconciliation” means mediation between a complainant and a respondent facilitated by a trained mediator.

“Rule of Necessity” shall be interpreted and defined in accordance with RCW 42.36.090, which provides: In the event of a challenge to a member or members of a decision-making body which would cause a lack of a quorum or would result in a failure to obtain a majority vote as required by law, any such challenged member(s) shall be permitted to fully participate in the proceeding and vote as though the challenge had not occurred, if the member or members publicly disclose the basis for disqualification prior to rendering a decision. Such participation shall not subject the decision to a challenge by reason of violation of the appearance of fairness doctrine.

**ARTICLE VII -
CITY COUNCIL REVIEW OF CODE OF CONDUCT AND ETHICS PROGRAM**

The City Council shall, at a minimum, review this Code of Conduct and Ethics Program annually following receipt of the annual report of the Ethics Board.

Island Center Subarea Planning Process Steering Committee Financial Interest Disclosure

Updated January 2020

*To be read by the Chair of the Committee at the beginning of **each** meeting.*

As an initial note for the record, this Island Center Subarea Planning Process Steering Committee is unique because the City's municipal code requires that members of the Committee include residents living within Island Center, owners of property or businesses located within Island Center, as well as residents and owners of property located adjacent to Island Center.

For the benefit of the public, "Island Center" is a designated center in the City of Bainbridge Island Comprehensive Plan.

Committee members have provided the City with "Conflict of Interest Statements" that are available via the Committee's webpage.

In the interests of full disclosure and transparency, and based on the City Council's direction, we will begin this meeting by having each Committee member disclose whether they, or a member of their immediate family:

1. Reside in Island Center or in the surrounding area;
2. Are an owner of property located in Island Center or in the surrounding area;
3. Are an owner of a business located in Island Center or in the surrounding area and, if so, the name and type of the business;
4. Have any substantial direct or indirect contractual employment related to the work of the Committee;

5. Are a party to a contract that would be significantly affected by the work of the Committee; and
6. Have some other significant financial or private interest that is relevant to the work of the Committee that should be disclosed. Examples of significant financial or private interests relevant to the work of the Committee may include, but are not limited to, the following:
 - Service on a board of an organization or business entity owning or leasing property or otherwise operating within Island Center;
 - Standing to inherit property located within Island Center; and
 - Beneficiary of a trust with assets that include property or other interests located within Island Center.

In making these disclosures, it is understood that Committee members are allowed to participate – including voting – in Committee business.

With that, let's proceed with our disclosures.

The Chair will then ask each Committee member to verbally state their disclosure(s).

ETHICS COMPLAINT

2021-06

**Article II (Code of Ethics)
Ethics Complaint Form**

I. Introduction:

Individuals seeking to submit an ethics complaint alleging a violation of the Code of Ethics (Article II) by a Councilmember or a member of a City Committee or Commission should complete this form and submit it, along with any supporting documents, to the City Clerk at cityclerk@bainbridgewa.gov.

II. Your Contact Information:

Name:	Lisa Neal	Address:	5413 NE Fletcher Landing <u>Bainbridge Isl. WA 98110</u>
--------------	------------------	-----------------	---

III. Article II Complaint:

- A. Please provide the name of the Councilmember or the member of a City Committee or Commission who is the subject of your complaint (this individual is referred to as the “Respondent”):

Charles S. (“Scott”) Anderson

- B. Please identify the section(s) or subsection(s) of the Code of Ethics (Article II) that you believe were violated by the Respondent:

Article II, D. 1. c.:

1. Except as permitted in Subsections D.2 or D.3 below, a . . . member of a City Committee . . . shall not take any direct official action on a matter if they, or a member of their immediate family:

* * *

c. Are . . .the owner of an interest in real . . .property that would be significantly altered by that matter. Taking direct official action on, or regarding, legislation of general application does not “significantly affect” real . . . property within the meaning of this Subsection.

- C. Please describe the facts supporting your allegation that the Respondent has violated the sections or subsections of the Code of Ethics (Article II) indicated above. If necessary, please attach additional pages. If other records exist that you believe support your allegation (e.g., emails or other documents), please attach them to this form as well.

Introduction

Mr. Anderson is a member of the Island Center Subarea Planning Process Steering Committee (“Committee”). During Committee meetings, Mr. Anderson discussed and voted on upzoning property owned by him and his family. The property is the 10 acre parcel east of the current Neighborhood Center Zone, fronting on New Brooklyn. At the last Committee meeting, he voted to upzone his own property, despite his not having fully disclosed the conflict, and despite there having been no vote by the Committee to allow his participating and vote. These actions appear to have violated the Ethics Program.

Chronology

Mr. Anderson first sought an upzone for this property from the Planning Commission in 2015. Ex. A, pp. 2, 5, 10, 15-16. The City Council instructed the Planning Commission that the Subarea Planning Process was required if any expansion of the NC was sought. Ex. A. p. 16. Mr. Anderson sought the start of the Island Center Subarea Planning Process the next year, 2016. Ex. B. In that request, he does not mention his interest in upzoning his property.

The Committee was formed in 2017 and had its first meeting in December of 2017. “Conflict Disclosure” was not placed on the agendas for the Committee until April 18, 2018. Ex. C (4/18/18 Agenda) and D (Prior Agendas), and then only after Lisa Neal (“Neal”), Vice Chair to the Committee, repeatedly objected to the Committee’s failure to do so. At least two members of the public mentioned the failure to disclose conflicts of interest at meetings, and residents mentioned same to Neal outside of the public meetings.

Although “conflict disclosures” finally appeared on the Agenda for April 18, 2018, the Chair, Maradel Gale, who also served on the Ethics Board at the time, usually called the disclosures “statements of interest” and refused to characterize them as “conflicts of interest,” thereby continuing the likely confusion of the public, and the lack of transparency. See, e.g., Ex. E, the April 4, 2018 Minutes at page 1, providing that Committee “interests” would be “recognized” and that statements would occur only if that “interest” had changed. Ex. F provides numerous meetings minutes showing that “statements of interest” were reviewed and that no “changes in status” were reported. Some minutes do not reflect even that limited discussion (Ex. F, June 6, and 20, July 18, 2018).

On August 14, 2018, Neal was removed from the Committee. She has brought a lawsuit against the City of Bainbridge Island, alleging, in part, that she was removed because of her complaints regarding the lack of disclosure of conflicts of interest. “Changes in status” “disclosures” continued until November 20, 2018, when the minutes newly reflect that “no conflicts of interest were disclosed.” Ex. F (minutes for that date). The Ethics Board made a presentation to the Committee on that date, which may have prompted the sudden change. *Id.* At the very next meeting, however (December 5, 2018), the minutes reflect that the Committee, and Mr. Anderson, were back to reporting “Changes in Status” rather than “conflicts of interest.” Ex. F (minutes for that date and for December 19, 2018).

On January 16, 2019, the minutes reflect that “no conflicts” were disclosed. Ex. F. On February 27, March 6 and March 27, 2019, the Committee discussed, and officially created an alternative that upzoned Mr. Anderson’s property. Ex. G. No disclosure of conflicts occurred on any of those dates. *Id.*

The minutes for the March 27, 2019 meeting reflect that citizen Lisa Neal “encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.” The Alternatives, which included the Anderson property, were further discussed at the April 27, 2019 and May 1, 2019 meetings. Ex. H. Neal also suggested to the Committee that it was not following the Ethics Program on June 19, 2019, although this does not appear in the minutes.

Ex. F at p. 24 provides the minutes from the August 7, 2019 meeting, wherein Chair Gale asserts that the Council is discussing whether subarea planning committees would be exempt from conflict of interest rules. Neal has been told by then-City Councilmember, Sarah Blossom, that the Ethics Board, not Council, proposed this change. Ex. I. Regardless, this illustrates that the Committee, and Mr. Anderson, knew in mid-2019 that disclosure of his potential conflict of interest was required, because otherwise no exemption would be needed. On September 4, 2019, the minutes reflect changes to Bainbridge Gardens zoning and to the Anderson parcel. Ex. J, pp. 3-4. No conflicts disclosure was made.

Contrary to Chair Gale’s belief that Council would exempt the Committee from conflict of interest disclosure requirements, the September 18, 2019 minutes reflects that Council instructed the members to disclose conflicts. Ex. K. The Committee minutes imply the new preamble statement was drafted or approved by Council. The City Council meeting minutes contain no such preamble, but they do reflect rejection of the proposed changes to exempt subarea planning committees. Ex. L, Sec. 5.A. and links.

Just prior to the September 18, 2019 meeting, Mr. Anderson finally filled out the conflict of interest form for the City that had been required when he was appointed in 2017, and which he had been reminded to do back on July 18, 2018. Exs. M, p. 2 (Blossom comment) and Ex. N. Ex. N, the disclosure form signed by Mr. Anderson, contained the Ethics Program language requiring disclosure of conflicts of interest, and providing that one may participate and vote only if the Committee votes to allow same.

Neal will not burden the Board with all of the minutes for the remainder of 2019 to date. At the most recent meeting on May 5, 2021, the issue of whether to recommend Alternative 3, which includes the upzoning of Anderson and Harui (Bainbridge Gardens) properties, was discussed. Ex. O, p. 1 and 4-6. (The Alternatives had been discussed at a previous meeting [among many others], and no conflicts were then disclosed. Ex. N p. 2, minutes.) On May 5, 2021, as per custom, Chair Gale read the “conflicts” statement, after first contending none of the disclosures were really conflicts. Ex. P. p. 1, timestamp. 0:01. Vice-chair Strom later continued the general conflicts statement, which closes with the unsupported assertion that Committee members may vote despite conflicts. Ex. P. pp. 1-2, timestamp 3:40.

Mr. Anderson disclosed only that he and his family own property near the Island Center zone, and he did not disclose that the property was under consideration for upzoning. Ex. P., p. 2, timestamp 5:21. Mr. Anderson later voted for Alt. 3, which includes the upzoning of his property. Ex. P. p. 47, timestamp 2:30:46. In addition, Mr. Anderson voted to double (increase from R-4 to R-8) the residential density of his property (Ex. P. p. 35- timestamp 2:01:31 [including notes from Neal’s attendance and re-watching the video]). Mr. Anderson further voted against the motion to reduce the residential density back to R-4. Ex. P. pp. 40-41, vote at timestamp 2:21:07 (including notes from Neal’s attendance and re-watching the video). Three of those who initially voted for the increase changed their vote to return to the original density. Ex. P, pp. 41-42. From the discussion, there appeared to have been some confusion as to the content of the original motion. Three of those who initially voted for the increase changed their vote to return to the original density. Ex. P, pp. 41-42. Had those three originally voted against the increase, the motion to increase density would not have passed. Mr. Anderson was pleased with this procedural outcome, saying “Okay, cool” when he learned the tie for the second vote meant the reduction back to original density had not passed. Ex. P., p. 42, timestamp 2:23:29.

Contrary to the requirements of the Ethics Program, Mr. Anderson did not ask the Committee to hold the vote that might have allowed him to vote on these issues despite the conflict of interest, and no such vote was taken. See Ex. P (no such vote taken).

In conclusion, regardless of the failure by Chair Gale to place conflicts disclosures on Agendas for months, despite her then calling disclosures “statements of interest” for over a year, and despite her confusing and flawed preamble to “disclosures” once disclosures finally commenced in September of 2019, Mr. Anderson signed a Conflict of Interest Statement on September 17, 2019, which included the prohibition of voting regarding property one owns, and which further provided the sole exception that if the Committee votes to allow the conflicted member’s participation, one may participate. The Island Center Subarea Planning Committee never so voted, and Mr. Anderson should not have repeatedly voted on May 5, 2021 to upzone his property.

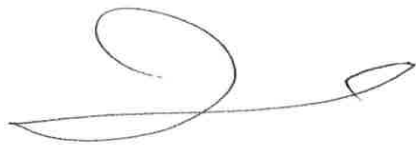
Request for Recusal

Ethics Board member Keating's husband, Charles Keating, recently cc'd an email sent to three councilmembers to Wake Up Bainbridge, criticizing me in several respects. The email is attached. I request that Ms. Keating recuse herself from consideration of this Ethics Complaint.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing, including any additional pages or records attached by me, are true and correct.

Date: 5/11/21

Place: Bainbridge Island, Washington

A handwritten signature in black ink, appearing to be 'Lisa Neal', written over a horizontal line.

Lisa Neal



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JUNE 25, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT - Accept Public Comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*
- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

Chairman J. Mack Pearl called the meeting to order at 6:01 PM. Planning Commissioners also in attendance were Maradel Gale, John Thomas, Jon Quitslund and William Chester. Commissioners Michael Lewars and Julie Kriegh were absent and excused. City Staff in attendance were Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. City Consultant Joe Tovar was present. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

No comments.

Motion: I move approval of the minutes as distributed.

Quitslund/Chester - Passed Unanimously 5-0

PUBLIC COMMENT - Accept Public Comment on off agenda items

None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Made a comment stating that he knew when decisions are made they are recommendations to the Council. Council has a policy of the 3-touch rule where a proposal comes to them, they do not vote on it right away. He knew that didn't quite apply to the Planning Commission, but he requested they consider for certain important votes they would take, like on changing something that was really significant, they might consider not voting on a proposal they receive that same night, but putting it on the docket for when they would vote on it so people would have a chance to comment on the substance of what they would be voting on. He asked the Planning Commission to give that process some consideration.

Scott Anderson, Citizen – Conveyed his support for land to be considered for NSC (Neighborhood Service Centers) outside the special area planning process. He gave personal background information stating that his family moved to Bainbridge Island in 1968 and other than college and a brief stint to Seattle, he had lived here most of his life and seen a lot of change on Bainbridge Island. When asked, he states it's a good change and a good place to live. In the mid 70's, his family purchased a small business, the land and existing buildings in Island Center that now exists as Bainbridge Island Rental and Island Center Self-Storage. At one time or another, his Mom, Dad and two brothers all worked there doing everything from selling lawn and garden equipment to renting equipment to framing and roofing storage units. Now as a landlord for Bainbridge Rental and owner/operation of Island Center Self Storage, they were trying to resolve the issue of business growth without enough space of the right configuration in the area to adequately serve the Islanders' demand for what was going on out there. Bainbridge Rental was growing and they did not have the right configuration to basically serve people in a reasonable and efficient way. Bainbridge Rental rents lawn and garden, construction equipment, party goods and a variety of other services. He and his family rent storage units. As a matter of reference, if someone called for a 10'x20' storage unit on this island, they would probably not be able to find one – capacity is full. Locals are using the goods and services being provided in that area to a significant extent. There was not much NSC land in that area but if land could be changed to NSC, he felt the Bainbridge Rental business could meet the needs of their customers more efficiently, a more aesthetically pleasing, inviting environment could be achieved because frankly, it was not the most inviting corner on the Island. They would prefer to change that. There was a significant amount of congestion in that area and right on that corner. People entering the businesses create traffic all in one area. Mr. Anderson felt they could improve traffic safety as well both in and out of the businesses. He did not think Miller Road was a friendly road these days. If land were considered for NSC use outside what was currently allocated outside the special planning process, he thought the needs of the community and business owners would be met in a more timely fashion. It would not deter projects people have in mind from being brought forth and generated that would help the community due to the slow process of the special area planning process. One thing he felt should be noted was if NSC land were considered and a project could be started, he felt it would create momentum in those NSC areas that would move towards the 2004 comprehensive plan rather than have an entire area be decided all at once, it could be stair-stepped and a sense of momentum created.

Commissioner Gale confirmed that Mr. Anderson was asking to have the property right behind current development on Miller Road (mini-storage, car repair, etc.) included in the NSC. Commissioner Quitslund asked about the acreage involved (10 acres).

Mr. Anderson went on to state that Island Center has lacked a certain vibrancy and functionality and he felt the additional land (combined with Mr. Cainion's) would really make a difference and improve the area.

Commissioner Gale asked whether the zoning there was 'heritage.' Director Cook stated she believed the land that is now zoned NSC was actually called Island Business Trade District when it was inherited from the County. That was similar in nature to what was allowed. It was changed to NSC to capture the concept of having these three neighborhood service centers in three different parts of the Island.

Charles Schmid, Citizen – Gave a reminder that he had handed information to the Commissioners two weeks before that TDR’s “Transfer of Development Rights” have never worked. It’s such a great concept but the fact that something doesn’t work, it doesn’t work. He saw they had addressed the “shalls” and “should” in the Land Use Element and made a good attempt but there were still problems and he hoped they would not just blanket approve all of those that night. He gave an example of Policy LU 17.2 on page 20, that says, “Water dependent industrial development be located in sensitive ecologically valuable shorelines.” He hoped they did not want to do that. He appreciated some of the changes they had made but he felt they should not just approve all the “shoulds” and “shalls.” He spoke about Lynwood Center and the one parcel along the water that was part of the Lynwood Center plan where the lumber business used to be. The incentive was for the zoning to go from R-2 to R-3 with shoreline access. During the time when the City incorporated, there should have been access to the water given because it was part of the Shoreline Master Plan. Right now people in Lynwood have to walk out to Schelb Chelb to get to the water. Director Cook stated part of the reason some of that verbiage was struck out was because 1. A lot of it had already been implemented and 2. These policies are verbatim in the Lynwood Center Special Plan which is a part of the Comp Plan. She said they would double check. Mr. Schmid felt it should not get lost. Mr. Schmid went on to LU 23 having to do with the Sportsman re-zone area. It reads, “Business Industrial district (BI) is intended to provide opportunities for expansion of existing island businesses for diversity of jobs with a low impact industrial activity that contributes to well-paying jobs where traffic congestion, visual and other impacts on the surrounding neighborhood can be minimized.” Mr. Schmid stated this had not been good zoning, it was not good zoning, and the idea that this was going to foster good zoning might be too late. There was an area that was hot with schools, it had all different types of uses, so he did not know what the Commissioners might want to do with that. Commissioner Quitslund asked him if he felt that passage ought to be modified. Mr. Schmid felt anything could fit into it. It was intended to provide opportunities for expansion of existing businesses. Director Cook stated the reason that text was blacked out was because they knew it was an area the Planning Commission wanted to discuss. She mentioned that a lot of the uses at the Coppertop development were all allowed in the BI zone but they are not typical light manufacturing uses so the conversation had been a couple different levels: 1. Are those appropriate uses and 2. Should Coppertop have a different designation than BI – some kind of special commercial designation? Then you would have to look at the other BI zones and whether they should be restricted because as it stood, the other BI zones could be developed the same way Coppertop has. If it was the uses people were concerned about then they look to the zoning code. If the idea was to have some separate commercial zone besides BI, they looked to the Comp Plan. Mr. Schmid replied that was exactly what they were trying to do in the zoning code in 1992. He felt it just didn’t make sense to have all these different codes. Ms. Cook replied that around 2003-2004 City Council expanded the light manufacturing code to include different personal services, etc. Mr. Schmid felt that people needed to know about the changes and how they came about because once light manufacturing was removed, it would not get put back in.

Sarah Blossom, Citizen – Felt it was a bad reason to get rid of TDRs for two reasons: 1. Her family was in the process of severing development rights to transfer. They were in a different situation in that it was easier for them because they happen to own property in both a sending and a receiving area, so they do not have to deal with a bank transaction. She understood from Planner Sutton that they would be the first ones to perform a TDR. 2. Ms. Blossom had always had an interest in TDRs and wrote a final paper during law school on advanced land use on TDRs. It may be in the end they do not work for Bainbridge, but it would be silly to do away them when no effort has ever really been put into why the TDR process was not working. She further stated there was no incentive to go out and look for TDRs when you can purchase FARs. She really thought they were a good tool and should be really studied as to whether it could work here and if there were some changes that could be made before they toss TDRs aside.

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*

- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

City Consultant Joe Tovar began discussion by presenting the revised schedule for the Comprehensive Plan update. He spoke about holding back to back workshops (July 29 and 30) on the Environment and Economic Elements. Commissioner Quitslund asked about requesting suggestions, white papers, etc., ahead of time.

Mr. Tovar continued leading the discussion into the Guiding Principles (changed from Overriding Principles). There was concern expressed about changing the word “Overriding” to “Guiding.” Guiding Policies were brought to the table as they would apply to the Guiding Principles as presented for consideration.

After initial overview, Commissioner Pearl revisited Guiding Policy 2.1 specifically citing information on aquifers presented at the Community Conversation on Water Workshop held on June 18, 2015. He was concerned about the draw down effects of individual wells on the shallow aquifers and how to convey the need for protecting them in this particular policy.

Planner Sutton asked the Commissioners if they were willing to move ahead with the changes they recommended. They agreed.

Planner Sutton began the Land Use Element review giving an overview of the types of changes they would see and how they were notated in their packets. Commissioner Gale brought up some grammatical and wording changes. It was decided that would be addressed at the next Drafting Subcommittee meeting.

Discussion then turned to Neighborhood Service Centers (NSCs) and whether or not the City should be able to accept requests to change designations outside the special planning process within the Comprehensive Plan update process. It was agreed that the Drafting Subcommittee would bring back language requiring the City to begin the Special Planning Area Process as soon as the Comprehensive Plan Update was approved. Commissioner Pearl asked that the starting place be the abandoned Island Center Plan.

Transfer of Development Rights (TDRs) were discussed with moving the program from the Comprehensive Plan to the Bainbridge Island Municipal Code (BIMC). It was recommended that the Planning Commission provide generic referrals to the program in the Comprehensive Plan and develop the details later within the BIMC. Commissioner Quitslund suggested starting a bank for land buying purposes with the money accrued by TDRs. It was decided the Planning Commission would talk about business industrial and manufacturing areas during the Economic Element. It was also decided the Drafting Subcommittee would take a look at the food policy suggestions made by citizens and create language for the Commission to look at during their July 9, 2015 meeting.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Paul Friedler, Citizen – Commented on the “Protect Water Resources” guiding principle. He felt the Council should consider amending the principle to make it clear the Island has no desire to pipe in water from the mainland and new development must therefore be constrained by the available finite water resources. He thought the Council should also consider amending the principle to make it clear that before any new development, the Council shall seek independent expert opinion to determine the short term and long term impact of the development on the Island’s finite water resources.

Charles Schmid, Citizen – Made two observations: 1. TDRs have not worked because the dollars just do not work out. Some people went through the actions to do it so his big worry was that they would suddenly put all these rules in the zoning ordinance without any principles, i.e., one acre of land trade out that would not be equal in value. 2. Rolling Bay residents have gathered and had chats about this issue. The property owners had actually formed a group and hired somebody to look into this. He felt that Guiding Policy 7.6 was weak and did not make a whole lot of sense. He wanted to know where “Grow a green, well planned community” was in the whole Guiding Principles and Policies. He felt the supporting policies were supposed to fall underneath the structure. He felt without the policy being clear it would be easy for people to take advantage of it. He stated that linking all the dollars, well planned communities and maintaining a safe city just did not fit in with the other issues.

Ron Peltier, Citizen – Felt that Guiding Principle 7 did not fit and was a Trojan horse to hide the priority based budgeting process. He wondered where a lot of these changes were coming from. He wondered if the changes came from the drafting committee. Commissioner Quitslund stated it dated back before the Listening Sessions. It was proposed that the template of the budgeting program be used in conjunction with the Guiding Principles. Mr. Peltier replied he only heard that from Council Member Val Tollefson, but did not hear it in any of the workshops supported by any citizens. Maybe one or two people said something. He wondered where the direction for a lot of what was going on here with the revisions was coming from. A couple of times when opinions of citizens have come up, they have been dismissed. The Commission didn’t like it because they had an arbitrary opinion. He thought the whole process was supposed to have meaningful citizen participation. When the Commission made decisions it would be nice if they would refer back to the compiled comments Mr. Tovar put together as to how they are tying it together. Commission Pearl responded by saying they had lots of public participation and the Commissioners had all listened pretty carefully but that he agreed with Mr. Peltier on this principle. Mr. Peltier stated the principle was just a way to get priority based budgeting into the Overriding/Guiding Principles. He could not believe that someone would not stop at anything to get their favorite priority based budgeting into their Overriding/Guiding Principles and that was unbelievable.

Pegeen Mulhern, Citizen – Felt she also had some issues with Guiding Principle 7 and she tried to put that into her written comments. It sounded as though what they were getting at was not really a principle guiding the plan but you’re saying the City’s organizational and operating budget decisions should be reflecting and supporting the Plan. Maybe some wordsmithing would help it, but it definitely needs something if it had to be in there. Regarding the Island Center special planning, she appreciated them going back and looking at it and she did not know what had happened regarding it either. She felt they may have been correct that it was too cumbersome. They (residents of Island Center) were involved and thought something was going to happen and then nothing did. She stated maybe the citizens didn’t really know if anything was going to happen so she encouraged them to go back and keep that in there, dust it off and make it happen a little faster. Right now it was already built out and they could make it nice and useful for the community. She felt they might be on the right track there as the navigated Bainbridge.

Scott Anderson, Citizen – Clarified the 10 acre parcel behind the current Island Center NSC. It had not been their intent to buy 10 acres, but it had been for sale for quite some time and they came up with several different ideas about how to develop it down the road. He stated that when you looked at the vitality of Island Center, there has been something lacking and if it could get going with a toe-hold that might change. He noticed the comment about the types of business there and he felt there could be appealing and inviting to the community by developing Bay Hay and Feed type storefronts along New Brooklyn. If the special planning process was quicker and progress could be seen, it would spur activity and creation of more of a neighborhood.

Sarah Blossom, Citizen – Responded to the comments about priority based budget stating she heard the public comments against it and did not understand the pushback. The term “priority budgeting” means they

were basing their budget on their priorities. The Comprehensive Plan is the City's priorities, so why would you not want a link there? Do we not want to have in our Comprehensive Plan policies about having those elements of our priority budgeting, i.e., the safe city, well connected communities, infrastructure. She did not understand how the connection was not apparent. One is a plan that has our policies, our guiding principles, the things that are important to us some of which need to be funded. Priority based budgeting tells us we need to budget based on what our priorities are.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting was adjourned at 8:50 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JULY 9, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT - Accept public comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

1. Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting
2. Island-wide Conservation Strategy
3. Comprehensive Plan Amendment Applications
 - o Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks
 - o Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
 - o Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area
 - o Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area
 - o Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area
 - o Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads
4. High School Road District Policies
5. Discuss Possible Food Security Policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

Planning Commission Chair J. Mack Pearl called the meeting to order at 6:09 PM. Commissioners in attendance were Jon Quitslund, Michael Lewars, Maradel Gale and William Chester. John Thomas and Julie Kriegh were absent. City Staff present included Planning Director Kathy Cook and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

There were no conflicts disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

Motion: I move the minutes be approved as circulated.

Gale/Lewars – Passed unanimously 5-0

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Each meeting we get suggested revisions to the Comp Plan from Mr. Tovar and oftentimes it is really unclear where these suggested revisions come from. It would be nice if we had a better explanation of where they originated in the sake of transparency. Regarding what we would be calling what was previously the Overriding Principles of the Plan, he liked Overriding Principle himself, Mr. Tovar explained to us last time that in his opinion it did not matter what we called them, he had listed every name we had come up with, i.e., framework, goals or the guiding principles, it is always something that weakens what we call them. It has not been suggested we call them the Five Commandments. It's always something weaker than Overriding. He wondered why we were trying to downplay the Five Overriding Principles. He asked that during the meeting when going over stuff, they could see it on the screen because oftentimes they are talking about things in the Comp Plan and not everyone has time to print out the whole packet, so it would be nice to see it on the screen. He noticed in the edits to the Land Use Element references to the Overriding Principles had been removed. He felt it was good to have them in there as a reminder that anything that was being talked about, those were the Overriding Principles or Overriding Goals or Guiding Principles or whatever you want to call them. It was nice to have them in there and they do not take up that much space. Regarding Overriding Principle Five, the word development has been suggested to be removed. He felt Islanders universally recognized that development is one of the major impacts on sustainability. The question of how the Island should be developed was really the primary thing that drives one way or the other.

Commissioner Pearl let Mr. Peltier know that the Drafting Committee and the Planning Commission have been giving Mr. Tovar direction on what to write and then he has helped to draft it. They were there to review what had been drafted because the Commission could not sit together to write it, so we're getting some help with the writing and then were reviewing it. Mr. Peltier felt some of the proposals did not appear to be that well-conceived and he was curious if whoever's idea it was would like to say it was their idea or to know where they came from whether it was the Steering or Drafting Committees or otherwise.

Robert Dashiell, Citizen – Spoke about retaining the Transfer of Development Rights (TDRs). He stated that during the 2025 Committee meetings they had a consultant speak about TDRs. The conclusion by the 2025 Committee was that this program was probably not going to work on Bainbridge Island. Two years previously, he read an NPR comment paper on TDR's throughout the United States and whether they were successful or not. Surprisingly, Seattle was one of the really successful ones. 87% of the TDR programs in the United States have either never been used or used unsuccessfully. He felt it was a program fraught with problems that they continue to spend time, money and staff time on. There needs to be a bank to successfully run a TDR and the 2025 Committee came to the conclusion that we probably would not have a bank. He wanted the Planning Commission to give serious thought on whether the TDR should or should not be continued. He personally did not see any use for it.

Commissioner Quitslund found Mr. Dashiell's remarks well taken. He stated there was a lot of reference to the TDR as a tool in the 2025 Final Report. A lot of reference, but experience has not borne it out. He fully agreed a bank was essential to any function the TDR can perform. He said they would see what they could do about that.

Peggen Mulhern, Citizen – Wanted to revisit the Special Planning Areas for Island Center. She had been checking around the neighborhood and there seemed to be a lot of the same confusion that was reflected at the Planning Commission as to where it had gone when it had been moved quite along. She encouraged the Commission to take some action to go back to the City Council and see how they might pick it up from where it was on the Island Center NSC. There were a number of people (citizens) who thought it had already been a done deal so maybe it wasn't so bad, maybe they just didn't comment because they thought it was done. She wanted to encourage them to pick that up from where it was and maybe they did not need to reinvent the wheel. Commissioner Gale asked what Ms. Mulhern meant by a "done deal." What was a done deal? Ms. Mulhern replied there was a whole report on the plan and how the area could be developed. Last meeting we spoke about how it went along and then there wasn't any public comment towards the end of the process so there was some uncertainty as to whether there was public support for the Island Center Special Planning Area. Commissioner Gale assured her they were working on getting that process done. Ms.

Mulhern reiterated the Plan was pretty far along. Director Cook stated the Planning Commission recommended last meeting was the City should initiate the Special Planning Area Processes within three years and that the Island Center Plan should be the starting point. Pick it back up; do not go back and reinvent the wheel. Ms. Mulhern agreed they did not want to go back to a blank slate, there was a lot of good stuff to work with.

Stacey Justice-Nordgren, Citizen – Asked if the Commission would be open to hearing public comment on the Guiding Principles again. Commissioner Pearl stated they would not.

Patti Dusbabek, Citizen – Was concerned about the amount of money being spent on this procedure. It seemed to her that there was already a Comp Plan that was not presently being followed. She did not understand why they kept rewriting these things other than to open the doors for other kinds of expansion that are not necessarily desirable for the Island. She thought that should be scrutinized quite heavily. She was bothered that Staff and Council were making decisions that impact all of the Island especially when some of that development was harmful to the Island. She stated she was addressing the water issue. When the City was pulling water from Fletcher Bay and the Fletcher Bay aquifer was being impacted by a negative 20-25%, it seemed to her that at some point in time, especially when the EPA had advised the Island to curtail development. We keep ignoring what that Federal agency was saying. She did not understand the logic involved with that. When they brought in outside agencies that were telling the City and Council what they want to hear rather than objective analysis that would protect the Island, she felt it was foolish to be utilizing resources paying for those people when EPA had highly technical people who had advised the Island to curtail development and we still ignore them. They have been telling us that for over 20 years at this point and we have continued to ignore them. She did not feel that the City or the Council were utilizing the resources wisely.

Election of Commission Chair and Vice Chair

Motion: I move that we re-elect Mack to be our Chair for the coming year.
Lewars/Quitslund – Passed unanimously 5-0

Motion: I nominate Bill Chester as the Vice-Chair
Gale/Quitslund – Passed Unanimously 5-0

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting

Director Kathy Cook gave an overview of work completed since the last Planning Commission. She spoke specifically about the Special Planning Area process and that the Drafting Ad Hoc Committee was recommending they shorten the process and length of time necessary. She also spoke about the Transfer of Development Rights (TDR) program and removing it from the Comprehensive Plan but keeping the program within the City. Commissioner Pearl asked what the process would be to expand the Lynwood Center NSC since they have already gone through the Special Area Plan (SAP). Director Cook replied they would have to go through the entire SAP process again. She asked if the Commission had any particular areas they wished to speak about.

Island-wide Conservation Strategy

Consultant Joe Tovar gave an overview of the proposed Land Use policy changes and edits. A copy of his overview is attached.

A 7 minute break was taken at 7:22 PM.

Comprehensive Plan Amendment Applications

Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks

Senior Planner Perry Barrett for the BI Metro Park and Recreation District (BIMPRD) presented an overview of the BIMPRD proposal stating their proposal also worked to enhance cooperation between the two agencies. Planning Commissioners agreed this was a good idea and voted to approve the *idea* while asking for BIMPRD to bring specific language back to them.

**Motion: I move we recommend approval of this Comp Plan amendment.
Lewars/Quitslund – Passed Unanimously 5-0**

Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
Skipped because it became irrelevant with passage of BIMPRD amendment.

Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area

Susan Thomas gave an overview of her proposed amendment. Discussion ensued about a building that sits on a boundary line between two zones and increasing a Special Planning Area by incremental amounts. The Planning Commission asked Staff to come back with more information about previous Comp Plan Amendment requests.

Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area

William M. Palmer gave a brief history of the zoning of the subject property and the aborted Special Planning Process for Island Center as part of his presentation. He also detailed the different Comp Plan Amendment applications Mr. Cainion has made to have the zoning changed.

Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area

Gave a history and overview of their proposal. Mr. Anderson provided a copy of the Island Center Special Planning Process Report prepared in 2002. He spoke about helping to change the face of Island Center to be more friendly and inviting as well as providing moderately priced housing.

Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads - High School Road District Policies and Discuss Possible Food Security Policies

Devon Johnson gave a brief overview of his concern over the ability to have Business Industrial NSC areas and the lack thereof.

High School Road District Policies

Director Cook began a brief discussion on the possibility of changing the policies around this district.

Charlie Wenzlau, Citizen – Was part of the architects' group with some of the suggestions. The High School Road Mixed-Use District was in part an outgrowth of the existing land use patterns seen and to some extent the development patterns we have been witnessing now on the Visconsi property. There will be an opportunity to shift the emphasis for the High School Road zone. One of the potential by-products of this would be a better area for mixed-use development. We are all aware right now it has been a single-use zone, primarily one story with extensive parking lots. We think the FAR should be bumped up significantly with perhaps a mandatory requirement for multi-story buildings to encourage residential so we do not have large, single-use building footprints. While the community may be thrilled about the opportunity for the Sakai park, we have also lost quite a bit of housing potential on these properties that could be restored close into town where it would be best to locate housing. Commissioner Pearl asked if there was land to do this with or was Mr. Wenzlau speaking about re-development. Mr. Wenzlau replied the Island Village site, another site behind Ace Hardware were economically viable now, but some point in the future there might be a higher and better use that he thought the community would rather see than shopping centers.

Possible Food Security Policies

A brief overview of what had been proposed by citizens was given.

Carolyn Goodwin, Sustainable Bainbridge – Sustainable Bainbridge proposed some ideas that could be incorporated into the redo of the Comprehensive Plan. Planning for food was very much a topic of interest both locally and around the country. She found a study from the University of California indicates that 90% of necessary food could be produced within 100 miles of residents but only if major changes were made to the food system. Supporting local food was important for the local economy, for community food security and for reducing the distance food travels from farm to table. Local governments could play a significant role in supporting local agriculture to promote local health, improve access to healthy and affordable food and reduce environmental impacts. She stated great strides had been

made on Bainbridge Island in that direction and she wanted to see the Comprehensive Plan do more to incorporate that into the language of what the City thinks is an important agenda.

Discussion between Commissioners Pearl and Gale ensued about incorporating these ideas into a lot of different places within the different Elements of the Comprehensive Plan.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Was glad to hear discussion about food policy and farms and locally grown foods. One of the things that should come up later was water because to grow stuff, you need water. He was afraid that if there was not a water plan for the Island that allocates a certain amount for farmers and we continue to develop and draw down our aquifers, in the future we could have a situation where farmers are pinched and that water would be prioritized for commercial and residential use. He had seen that happen around the country. As the process moves along toward the Water and Environmental Elements, he wanted everyone to think a little bit about the issue of water in relation to our locally grown foods. Another thing he wanted to mention was the Special Planning Process in regard to Rolling Bay. He was curious as to what would drive the beginning of the Special Area Planning Process for Rolling Bay. Did the City think this would be initiated by the City or the community? Commissioner Pearl thought they were being given direction by the City that both of the plans should be initiated. Commissioner Quitslund elaborated stating they were being directed because there was a declared need for planning from within the community. They knew a lot of people in Rolling Bay had been talking about what they need and the City's role was to respond in a proactive way to move the process along and fit it to the requirements of City Code. Mr. Peltier did not feel the needs he had heard would not necessarily be satisfied by the existing commercial zoning there or the NSC zoning. He knew of one proposed development that would provide some of the things people had been talking about. Clarification of the purpose of a Special Area Planning Process was provided as not necessarily meaning growth would occur. It would be driven by the citizens participating in the process. Further discussion occurred about who initiates the Special Area Planning Process.

Pegeen Mulhern, Citizen – Had a couple of comments about the FAR increase the architects brought up. In the written comments they submitted, she was concerned about the change or impetus to innovated communities from the HDDP and the compact rural communities. She urged the Commission to think about how these HDDP standards have been used thus far and do we really have affordable housing as a result. Has the matrix been so weighted toward green and higher density that we have that expensively? She thought that was what happened at the Grow Community. Maybe we were not ending up with affordable housing the way it was set up now. She did not know that as a fact, but she felt that was what it looked like from the outside. She did not know if the "cottage" housing would end up with the same thing. Commissioner Gale elucidated that there were two paths to the HDDP one being affordability and the other being green. She also added the Planning Commission had recommended a requirement for affordability at levels that increased density. Ms. Mulhern felt they should continue looking at that because housing diversity was something the Island needed.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting adjourned at 8:56 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

Kathy Cook
Director

DATE: September 10, 2015

RE: Study Session on Comprehensive Plan Update

The Planning Commission has four different agenda items for the Comprehensive Plan Update project. Each topic is summarized below, including possible Planning Commission action.

I. Thomas and Cainion Comprehensive Plan Amendment (CPA) Applications

The Commission reviewed the six amendment applications, hearing comments from applicants, at their July 9 meeting. The Commission requested additional information from Staff regarding the Thomas and Cainion applications; that additional information (repeated below) was provided for the July 23 Commission meeting. The Commission discussed both CPA applications at the July 23 meeting, and agreed to continue their discussion at the September 10 meeting. The Commission also requested that staff notify property owners in both neighborhoods, advertising the September 10 meeting as an opportunity to discuss both CPAs applications. The notice was mailed out using the City's standard mailing radius (500 feet).

A. Thomas Lynwood Center Amendment Request

Question. Have there been other Lynwood NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

Answer. Yes. In 2005, both Blue Moon Land Co. and Mr. Masland requested that their R-2 designated properties be changed to R-5. The Blue Moon Land Co. property (2.46 acres) is split-zoned, with NSC designation on the southern half. Mr. Masland owned 2 properties zoned R-2 totaling 1.2 acres and one property designated NSC (0.83 acres). Neither amendment was approved, and the Planning Commission and City Council recommended that they be considered through the 2025 Population Allocation Study. The study didn't specifically address the 2005 Blue Moon and Masland CPA applications. The 2005 report's *Preferred Alternative* was to focus residential growth in Winslow, NSC,

and future Center areas. In 2013, the City submitted a CPA to correct a mapping error to show correct NSC designation as shown in the Lynwood Subarea Plan. This CPA was approved, only affecting a portion of the Blue Moon and Masland properties.

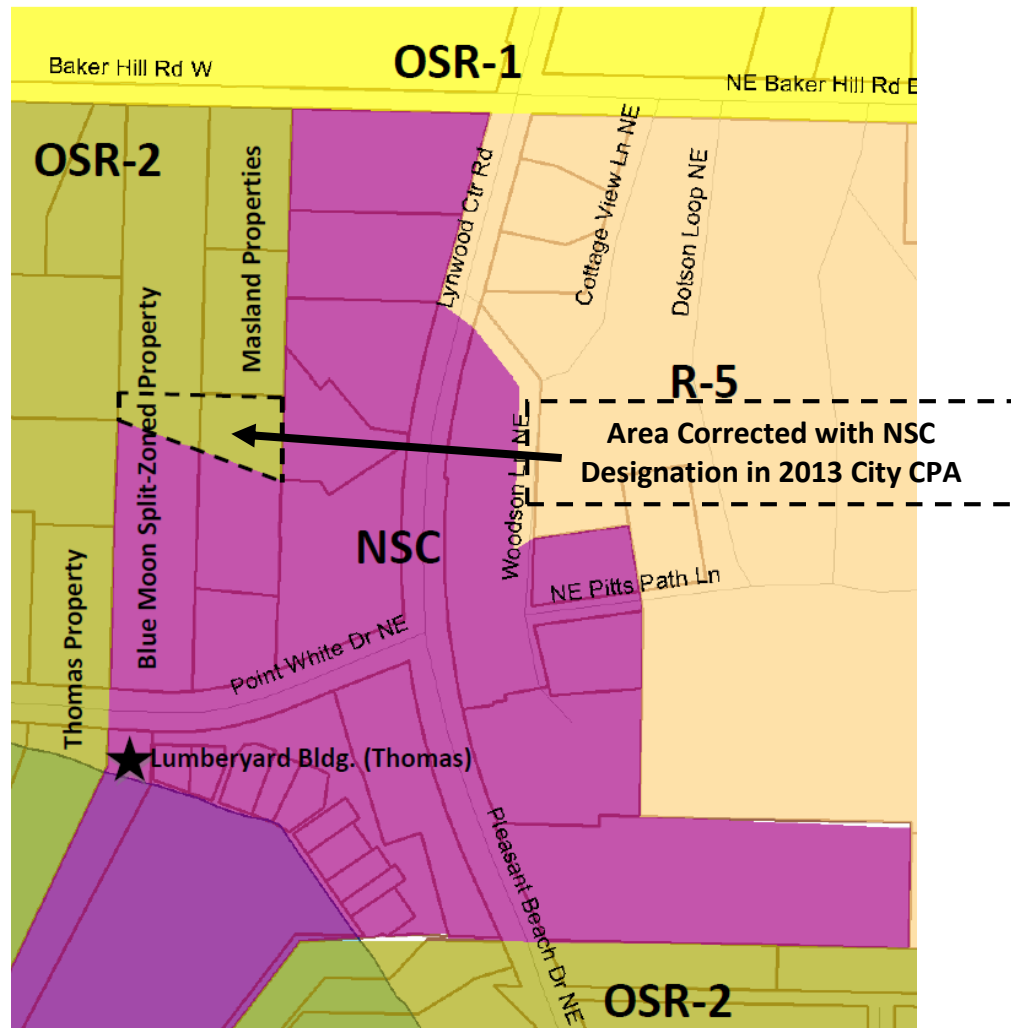
The two maps below show Lynwood Center NSC area amendment requests, and existing development patterns in the area.

Question: What does the 1996 Lynwood Center Subarea Plan say about the Thomas Property?

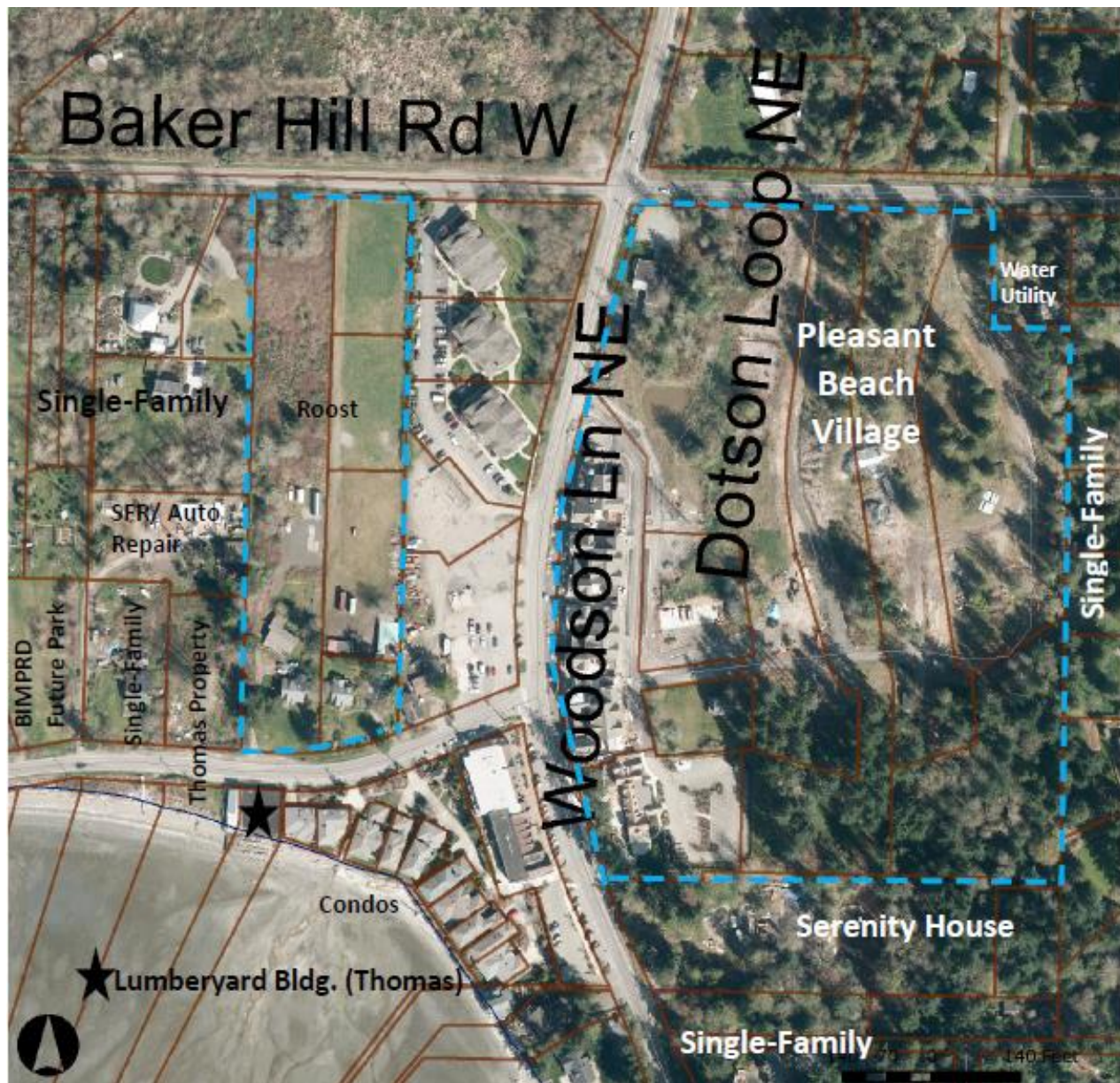
Answer: Ms. Thomas owns two properties in Lynwood Center. Please see attached Thomas letter (Attachment E). The “Lumberyard” property (tax ID -019-2009) is a NSC designated shoreline property. The property that is the subject of her CPA request (tax ID -021-2005, 0.77 acres) is immediately west of the Lumberyard property and designated R-2, with an upland portion on the north side of Point White Dr. and a shoreline portion south of Point White Dr. The two properties were addressed specifically in the Lynwood Subarea Plan, and the same language was added to current Land Use Element policy NSC 1.2 (see below).

NSC 1.2 (excerpt) “Allow the existing lumberyard pier (Tax Parcel # 042402-1-019-2009) to be rebuilt with commercial uses consistent with the Bainbridge Island Shoreline Management Master Program, 1996. Parking for this use must be located either on the parcel directly north of this parcel (Tax Parcel # 042402-1-046-2006 **now Roost**) or on that parcel to the west (Tax Parcel # 042402-1-021-2005 **Thomas upland property**). The City should pursue public funds, whether from the sale of road-end property or other sources, to combine with private funds to construct a public access pier or acquire other public beach access.

The parcel of land located on Point White Drive, directly adjacent to the western boundary of the NSC, as shown on the Land Use Map (Tax Parcel # 042402-1-021-2005), is designated OSR-2 with the provision that density may be increased to 3 units per acre on the condition that a public access easement be granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage and adjacent to the old lumberyard pier.”



Lynwood Center Area CPA requests



Existing Development- Lynwood Center NSC Area

B. Cainion Island Center Amendment Request

Question: Have there been other Island Center NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

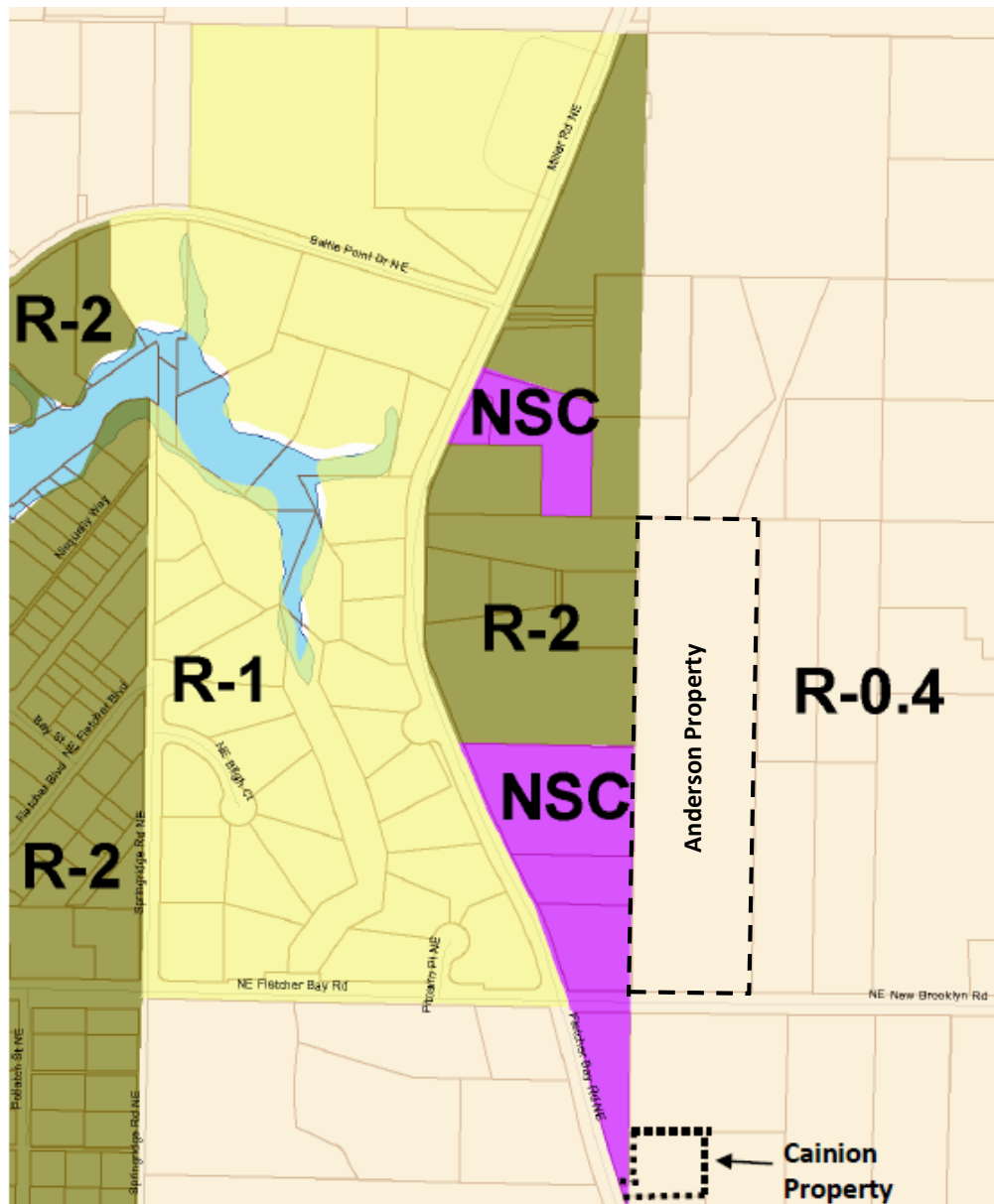
Answer: Yes. There is a current application submitted by Mr. Anderson to change a 10 acre property on the north side of New Brooklyn Road from R-0.4 to NSC, and the Planning Commission has recommended this be considered as part of a future Special Planning Area (SPA) process. Mr. Cainion applied in 2007 and 2010 for a CPA to change the designation of his 0.88 acre parcel from R-0.4 to NSC. The 2007 application was denied by the City Council pending the SPA process. In 2010, the Planning Commission recommended approval of the application and changes to NSC policies to allow

for expansion of the NSC boundary (outside of the SPA process) when the following three parameters were met:

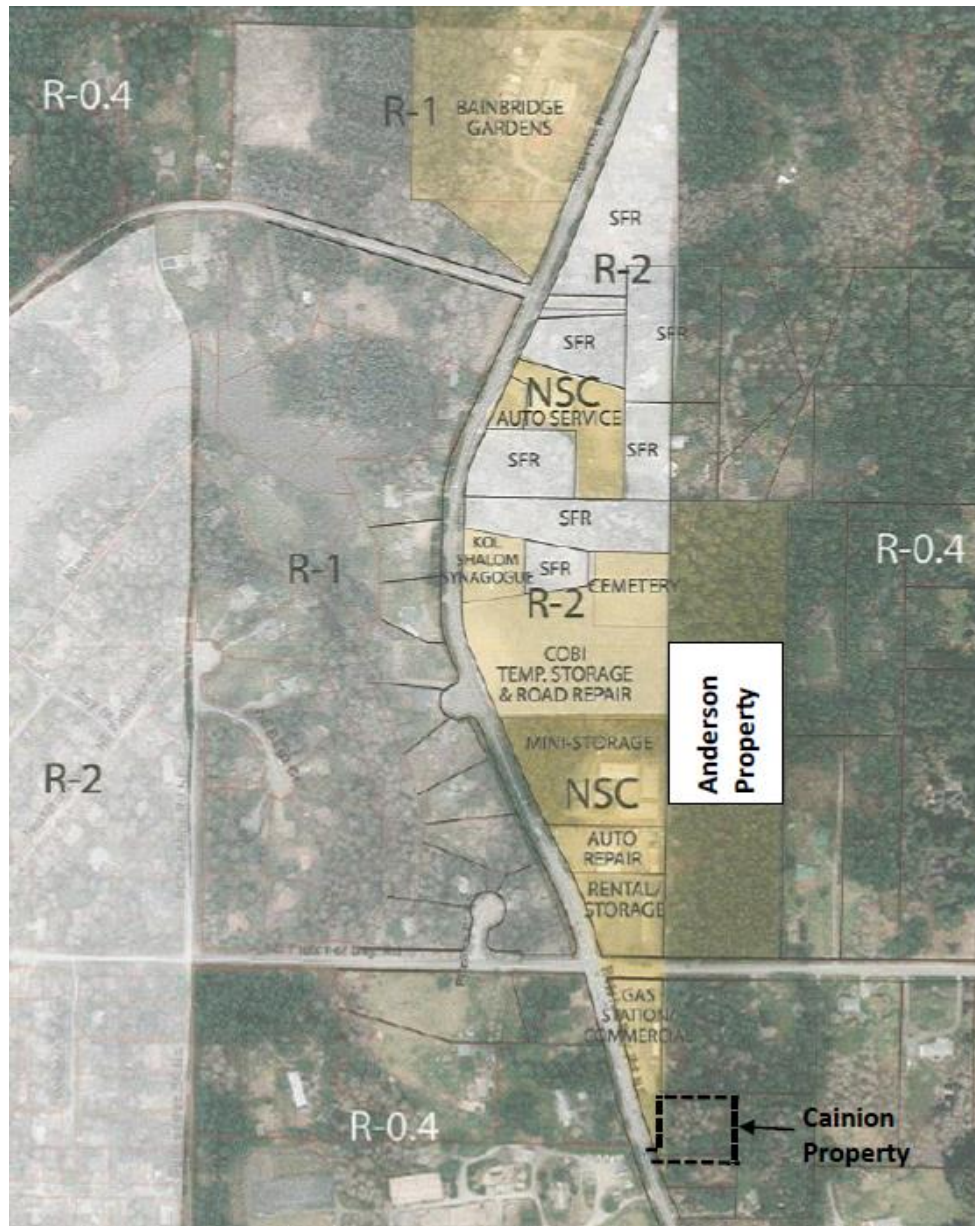
1. Parcels less than one acre abutting NSC designated property;
2. Not encumbered by critical areas; and
3. Represent a logical extension of current, existing commercial development in abutting NSC area

The City Council did not accept the Planning Commission's recommendation, and denied the 2010 Cainion request, upholding the requirement for a SPA process for any expansion of the NSCs.

Island Center NSC Area CPA Amendments



Island Center NSC Area Existing Development



Planning Commission Action: The Commission should discuss and make recommendations on the Thomas and Cainion applications to the City Council.

II. Confirm Modification to Glossary

The Planning Commission discussed suggested additions to the Comprehensive Plan *Glossary* at the August 27 Commission meeting. A citizen pointed out that the existing *Glossary* and the new *Shoreline Master Program* (SMP) both have definitions for “shall” and “should” that did not match. The drafting committee (Commissioners Gale and Quitslund) discussed these definitions at their meeting on September 1. Planning consultant Joe Tovar brought forward some examples from other jurisdictions. Keeping in mind that the SMP is a regulatory document, the drafting committee recommends not adding

the SMP definitions to the Comprehensive Plan. Instead, the drafting committee suggests definitions that are modeled after King County. The suggested changes are attached.

Planning Commission Action: Review and confirm amendments to the *Glossary* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting.

III. Review DRAFT *Environmental Element*

The Planning Commission began substantive discussion of the *Environmental Element* at the August 27 meeting. The Commission recommended changes to the goals and policies- those changes are highlighted. The drafting committee expanded on amendments to the forestry goals/policies, and proposed new policies to prohibit neonicotinoid pesticides (EN 1.7), and promote a City street tree program (EN 24.7). Those changes are also highlighted.

The existing “Agricultural Land” goals and policies are Goals EN 20, 21, and 22 in the *Environmental Element*. The Planning Commission should discuss the existing policies, and provide direction to the drafting committee and Staff on how they should be changed. A map of current and potential agricultural lands is attached. The methodology for mapping parcels that have agriculture potential included criteria such as:

- Parcel size, and size of “farmable” area
- Existing tree/forest cover
- Water availability (existing well or public water)
- Existing farm infrastructure (e.g. barns, fences)

Planning Commission Action: Review and confirm amendments to the *Environmental Element* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting. Due to time considerations, staff is recommending that the Planning Commission not walk through each change at the September 10 meeting. Instead, please be prepared to identify any changes that raise questions or concerns. The Commission should discuss the Agricultural Land goals and policies, and suggest any modifications.

IV. Review Comment from July 29 *Economic Element* Workshop

Over twenty citizens attended the July 29 workshop. Other citizens submitted comments in writing. Public comment was diverse, ranging from telecom and power infrastructure, downtown small businesses, jobs, tourism, and agriculture. A table of oral and written comments from the workshop is attached.

Planning Commission Action: The Commission should discuss the public comments. The Commission should also provide the drafting committee with direction on what concepts should be added, enhanced, or deleted from the *Economic Element*.

V. Next Steps

At the September 24 Planning Commission meeting, staff will bring back the next draft of the *Environmental Element* reflecting the changes recommended by the Commission at the September 10th meeting. The drafting committee will work on the changes at their next meeting on Tuesday, September

15. The City's Environmental Technical Advisory Committee will provide feedback on critical area related policies for the September 24 meeting.

The September 24 meeting will also begin review of the *Economic Element*.

IV. Attachments

- A. DRAFT *Glossary*
- B. DRAFT *Environmental Element*
- C. Agricultural Lands Inventory Map
- D. July 29 *Economic Element* Workshop Comment Table

Charles Scott Anderson
6620 NE Bayview Blvd
Bainbridge Island, WA
206-947-4858

September 22, 2016

Re: Island Center Neighborhood

Dear City Council & Planning Commission Members,

My name is Scott Anderson. I am a resident, business owner and land owner of Bainbridge Island. My family has lived and owned a business and land in the Island Center neighborhood since the mid 1970's. I am writing to you today in support of the review and renewal of the area at Island Center.

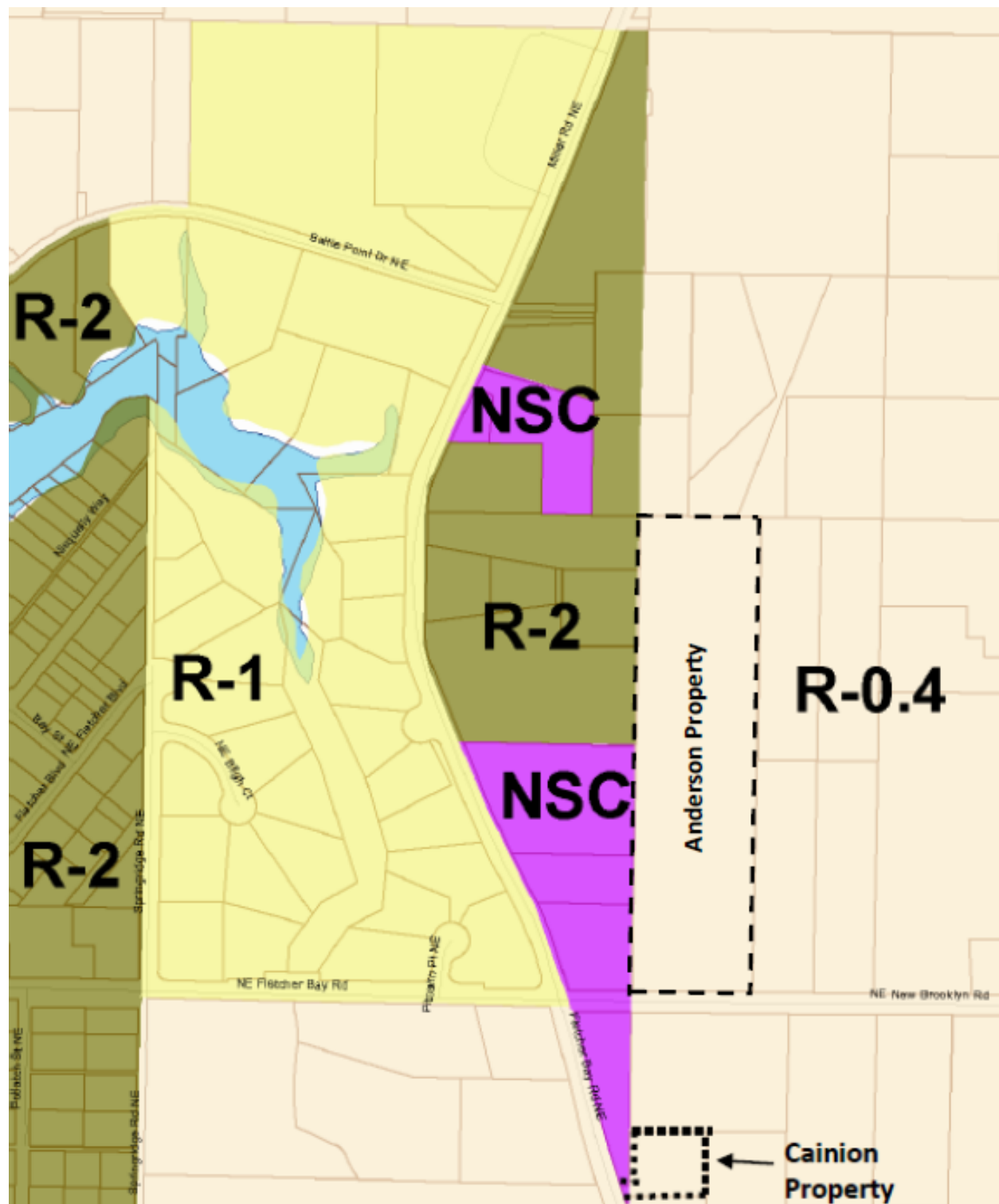
I am concerned about the island center area as it functions today because of:

- Safety – Miller road is a busy highway alternative on the island and the four way stop at Miller and New Brooklyn is congested with through traffic and local area traffic to businesses. With little shoulder and business parking very close to the street the area is hazardous to pedestrians, cyclists and motorists. The safety concern is time sensitive as the area continues to become increasingly congested.
- Amenities – I would like to see island center become a more vibrant neighborhood center. A wider variety of businesses and services would be welcome in this centrally and conveniently located neighborhood. Amenities like playgrounds or non motorized trails and paths would add greatly to the local community.
- Housing – There is a lack of entry level family homes on the island. The area at Island Center is an opportunity to help address this issue and create a community within easy reach to Winslow by bike or bus at price points approachable to teachers and young families. If this area is developed with yet more large homes this opportunity will be lost.
- Neighborhood Aesthetics – The Island Center area is not known for its curb appeal, yet it is a highly visible centrally located neighborhood seen by many daily. The businesses in this area are vital to the island and should not be displaced, but a more appealing plan for the area more in keeping with the aesthetics of Bainbridge Island would be a welcome change.

I am urging the city to make the review of Island Center a priority. There are significant issues in this area that should be addressed by our community. If the areas surrounding the business area of Island Center are developed as they are currently zoned over the next few of years we will miss the opportunity to revitalize this area and make it a true asset to the neighborhood and Island.

Sincerely,

Charles S. Anderson





ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 18, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes – April 4, 2018 |
| 6:40 PM | Role of Island Center Steering Committee |
| 6:50 PM | Determine DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Review List of Island Center Issues |
| 7:45 PM | Discuss Island Center Planning Area Boundary Options |
| 8:20 PM | Discuss Agenda for May 2, 2018 Meeting |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
TUESDAY, DECEMBER 5, 2017
7:00-9:00 PM
PLANNING CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110
USE MADISON AVE. CITY HALL ENTRANCE

AGENDA

- 7:00 PM** **Welcome, Meeting Purpose**
Planning Director Gary Christensen
- 7:10 PM** **Steering Committee Introductions**
- 7:20 PM** **Discuss Regular Meeting Day/Time**
- 7:25 PM** **Island Center Existing Conditions Snapshot**
Current Land Use/Zoning: *Senior Planner Jennifer Sutton*
Transportation & Utilities: *Engineering Manager Mike Michael*
- 7:35 PM** **Island Center Subarea Planning Issues**
Steering Committee Members
- 8:00 PM** **Next Steps**
- 8:05 PM** **Public Comment**
- 8:10 PM** **Open Government Training**
Deputy City Attorney Robbie Sepler
- 9:00 PM** **Adjourn**

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, JANUARY 17, 2018
6:30-8:30 PM
FILIPINO-AMERICAN HALL
7566 NE HIGH SCHOOL ROAD
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Review and Approve Meeting Agenda
- 6:35 PM Public Comment
- 6:45 PM Discuss and Confirm Steering Committee Chair & Vice Chair
- 6:55 PM Review Relevant [Comprehensive Plan Goals & Policies](#)
- 7:30 PM Review DRAFT Public Participation Plan for Island Center Subarea Planning
- 7:50 PM Review and Discuss [2001 DRAFT Island Center Special Planning Area Report](#)
- 8:20 PM Public Comment
- 8:30 PM Adjourn

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 7, 2018
7:30-9:00 PM
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location**

- 7:30 PM** **Review and Approve Meeting Agenda**
- 7:35 PM** **Review and Approve Notes from January 17, 2018 Meeting**
- 7:40 PM** **Public Comment**
- 7:50 PM** **Discuss and Confirm Steering Committee Chair & Vice Chair**
- 8:00 PM** **[Overview and Discussion of Island Center Area Traffic Data and Transportation Planning](#)****
Chris Hammer, Dept. of Public Works Engineering Manager
- 8:45 PM** **Public Comment**
- 8:55 PM** **Next Steps**
- 9:00 PM** **Adjourn**

**Hyperlink <http://www.bainbridgewa.gov/950/Island-Center-Subarea-Planning-Process> includes City transportation data and information under *Relevant City Documents and Studies*

****TIMES ARE ESTIMATES***

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, FEBRUARY 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

**** Note different meeting location.**

This location will be the regular meeting location going forward.

- 6:30 PM Review and Approve Meeting Agenda
6:35 PM Review and Approve Notes from January 17 & February 7, 2018 Meetings
6:40 PM Public Comment
6:50 PM **Overview and Discussion of Island Center Area Surface Waters****
Cami Apfelbeck, Water Resources Specialist Dept. of Public Works
Programs/Projects:
[Water Quality and Flow Monitoring Program](#)
[Springbrook Creek Evaluation and Feasibility Project](#)
Reports:
[State of the Island's Waters](#)
[Stream Benthos and Hydro Data Evaluation](#)
- 7:50 PM Discuss [2001 DRAFT Island Center Report](#)
8:10 PM Public Comment
8:20 PM Next Steps, Discuss Agenda for 3/7 Meeting
8:30 PM Adjourn

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 7, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes - February 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss a <i>Vision Statement</i> for Island Center |
| 7:50 PM | Discuss Future Public Meeting |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for March 21, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, MARCH 21, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|---|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 7, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:40 PM | Discuss Planning Area Boundary Options |
| 8:10 PM | Public Comment |
| 8:20 PM | Next Steps, Discuss Agenda for April 4, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
WEDNESDAY, APRIL 4, 2018
6:30-8:30 PM
CONGREGATION KOL SHALOM
9010 MILLER ROAD NE
BAINBRIDGE ISLAND, WA 98110

AGENDA

- | | |
|---------|--|
| 6:30 PM | Review and Approve Meeting Agenda |
| 6:35 PM | Review and Approve Minutes – March 21, 2018 |
| 6:40 PM | Public Comment |
| 6:50 PM | Recognizing Steering Committee Members Interest in Island Center Future |
| 7:00 PM | Discuss DRAFT <i>Vision Statement</i> for Island Center |
| 7:30 PM | Discuss Planning Area Boundary Options |
| 7:55 PM | Future Meeting Speakers/ Presentations: e.g. BI Land Trust, Kitsap Public Health District, Housing Resources Bainbridge, Suquamish Tribe, BIMPRD |
| 8:05 PM | Old Business, Housekeeping |
| 8:15 PM | Public Comment |
| 8:25 PM | Next Steps, Discuss Agenda for April 18, 2018 Meeting |
| 8:30 PM | Adjourn |

Congregation Kol Shalom has limited parking on site. Parking is available immediately south of Congregation Kol Shalom in the gravel lot on the east side of Miller Road.

*****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110
--

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE MINUTES – MARCH 21, 2018
PUBLIC COMMENT
RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S
FUTURE
DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER
DISCUSS PLANNING AREA BOUNDARY OPTIONS
FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G. BI LAND TRUST, KITSAP PUBLIC
HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD
OLD BUSINESS, HOUSEKEEPING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members present were Scott Anderson, Michael Loverich, Donna Harui, Micah Strom, Adam Matschek, Sherri Eckert, Lisa Neal and Tracy Collier. City Staff present were Planning Director Gary Christensen, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed and approved.

REVIEW AND APPROVE MINUTES – MARCH 21, 2018

Changes were submitted by Citizen Linda Mallin and accepted. Tracy Collier asked to have a link put on the City's website so citizens could see the application materials submitted by the Steering Committee individually.

Motion: I move to accept the minutes as amended.

Collier/Strom: Passed Unanimously

PUBLIC COMMENT

Beth Wheeler, Citizen – Was trying to understand the process and was concerned about a consultant being contracted before the committee had even determined what they were looking for. She spoke against increased density saying traffic would increase commensurately.

Patty Fielding, Citizen – Provided perspective on how the neighborhood service centers were created and designated as a member of the 2025 Report Task Force.

RECOGNIZING STEERING COMMITTEE MEMBERS' INTEREST IN ISLAND CENTER'S FUTURE

It was decided to have each member declare their interest in the Island Center Subarea Special Planning Process one time and state at future meetings whether that interest had changed.

DISCUSS DRAFT VISION STATEMENT FOR ISLAND CENTER

Micah Strom distributed and read a draft vision statement. Scott Anderson brought the Committee's attention to the Vision statement in the DRAFT 2002 Island Center Plan. It was agreed that the committee would send in to Jennifer

any additions that they would want to add to the list of issues from the 2002 DRAFT Vision. The Committee will continue discussing a Vision Statement at the next meeting.

Discussion included fielding public comment on/for the vision statement as well as adding public comment time to each agenda item during meetings.

Motion: Motion to accept.

Eckert/Anderson: Passed Unanimously

DISCUSS PLANNING AREA BOUNDARY OPTIONS

Moved to next meeting agenda.

FUTURE MEETING SPEAKERS/PRESENTATIONS; E.G., BI LAND TRUST, KITSAP PUBLIC HEALTH DISTRICT, HOUSING RESOURCES BAINBRIDGE, SUQUAMISH TRIBE, BIMPRD

Moved to next meeting agenda.

OLD BUSINESS, HOUSEKEEPING

None.

PUBLIC COMMENT

Patty Fielding, Citizen – Spoke in favor of the vision statement provided by Micah Strom (see attached).

Rita Riley, Citizen – Spoke in favor of sending information out by mail.

Linda Mallin, Citizen – Spoke about the timeline for the Committee's work.

NEXT STEPS, DISCUSS AGENDA FOR APRIL 18, 2018 MEETING

The Steering Committee agreed to provide opportunity for public comment after each agenda item in future meetings.

ADJOURN

Meeting was adjourned at 8:37 PM.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES - APRIL 4, 2018
PUBLIC COMMENT
ROLE OF ISLAND CENTER STEERING COMMITTEE
DETERMINE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY LINE OPTIONS
DISCUSS AGENDA FOR MAY 2, 2018 MEETING
PUBLIC COMMENT
ADJOURN

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.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING
DISCUSS ISLAND CENTER PLANNING AREA BOUNDARY
FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER
REVIEW LIST OF ISLAND CENTER ISSUES
DISCUSS ADDITIONAL INFORMATION NEEDED
PUBLIC MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:33 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Adam Matschek, Vice Chair Lisa Neal, Micah Strom and Joseph Dunstan (Design Review Board). Tracy Collier, Sherri Eckert, Michael Loverich, Michael Killion (Planning Commission) and Sarah Blossom (City Council) were 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 was reviewed. There were not any changes made. There were not any changes in the status for the Committee Members.

REVIEW AND APPROVE NOTES FROM APRIL 18, 2018 MEETING

Vice Chair Neal proposed amendments to the minutes in areas she had input. The minutes were approved as amended.

DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES

Motion: I move that we call the Island Center Special Planning Area Number 1, our Island Center Special Study Area Number 2.
Anderson/Strom – Passed Unanimously

Public Comment

Andy Klavins, Citizen – Spoke in favor of sending public meeting notices to those within the “sphere of influence” and traffic studies.

FINALIZE DRAFT VISION STATEMENT FOR ISLAND CENTER

A current DRAFT Vision Statement was agreed upon (see attached).

REVIEW LIST OF ISLAND CENTER ISSUES

A current draft list of Island Center Issues was agreed upon (see attached).

Public Comment

David Graf, Citizen - Spoke in favor of adding critical aquifer recharge area or water concerns to the draft Vision Statement.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING
FUTURE COMMUNITY MEETING PLANNING
ESTIMATED PROJECT SCHEDULE
DISCUSS AGENDA FOR NEXT MEETING: JUNE 6, 2018
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:34 PM. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Sarah Blossom (City Council), Michael Killion (Planning Commission) and Joseph Dunstan (Design Review Board). Tracy Collier, Micah Strom, Sherri Eckert and Adam Matschek were absent and excused. City Staff present were Planning Director Gary Christensen, Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Vice Chair Neal proposed changes to the agenda.

Motion: I move that we amend the agenda and add those items.

Neal/Loverich: Passed Unanimously

Everyone agreed that those items could be added at the end of the meeting if there was time.

There were not any changes in status for the Committee Members.

REVIEW AND APPROVE NOTES FROM MAY 2, 2018 MEETING

Ms. Neal asked that the words "preliminary" be added to the title DISCUSS ISLAND CENTER PRELIMINARY PLANNING AREA BOUNDARIES and "current" to Current Draft Vision Statement and Current Draft List of Island Center Issues.

Motion: I move to accept the minutes as amended.

Harui/Neal: Passed Unanimously

FUTURE COMMUNITY MEETING PLANNING

Chair Gale introduced the City's new Communications Coordinator Kristen Drew as well as the consultant team of John Owens (Makers Architecture and Urban Design) and Charles Wenzlau (Wenzlau Architects).

Monday, June 18, 2018 was agreed upon for the Envision Island Center – Community Kickoff meeting with a 6:30 PM start time with program at 7:00 with time afterward for discussion until 9:00 PM.

The Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation.

Public Comment

Gary Loverich, Citizen – Offered to allow a sign on his property.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING
REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION
STEERING COMMITTEE VACANCY
REVIEW DRAFT SURVEY
JUNE 18 COMMUNITY KICKOFF MEETING PLANNING
DISCUSS AGENDA FOR NEXT MEETING
PUBLIC COMMENT
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA

Chair Maradel Gale called the meeting to order at 6:50 PM due to the meeting place being opened late. Committee Members in attendance were Scott Anderson, Donna Harui, Vice Chair Lisa Neal, Michael Loverich, Micah Strom, Sarah Blossom (City Council), and Joseph Dunstan (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Communications Coordinator Kristen Drew, Senior City Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants John Owen and Charlie Wenzlau presented assisted by Easton Branam from John Owen's office.

The agenda was reviewed.

REVIEW AND APPROVE NOTES FROM MAY 16, 2018 MEETING

Chair Gale stated Barbara Trafton was not with the Parks District but the Bainbridge Parks Foundation. Ms. Neal asked for the following line to be added under Future Community Meeting Planning, "the Committee will be provided the presentation before it's presented at the community meeting to review, comment and edit the presentation."

Motion: I move to accept the minutes as corrected.

Loverich/Neal: Passed Unanimously

REPORT FROM LISA NEAL RE: RELATED ISLAND CENTER INFORMATION

Vice Chair Neal read a prepared statement.

STEERING COMMITTEE VACANCY

It was announced that Steering Committee Members Sherri Eckert and Adam Matschek had resigned and Ms. Blossom would be reviewing the previously unselected applications for replacements.

REVIEW DRAFT SURVEY

Easton Branam from Makers Architecture introduced the draft survey. The final survey would be distributed via City Manager's Report, listserv e-mails, link on Island Center Subarea Planning Process project webpage, Facebook and individually forwarded by Committee Members.

Public Comment

Linda Mallin, Citizen – Offered a suggestion for separating the three topics of housing, retail and public benefits.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Kitsap Transit Update
Springbrook Watershed Assessment Project & Draft Priority Actions
Next Meeting Agenda Items
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 8:38 pm. Island Center Subarea Planning Steering Committee members in attendance were Donna Harui, Michael Loverich, Micah Strom, Scott Anderson, and Michael Killion Planning Commission, Tracy Collier, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

No minutes available to review & approve.

Kitsap Transit Update: Ed Coviello, Transportation and Land Use Planner

(Discussion Only)

Springbrook Watershed Assessment Project and Draft Priority Actions

Bainbridge Island Land Trust: Brenda Padgham, Conservation Director & Gina King, Conservation Project Lead *(See presentation material)*

Discuss Agenda for Next Meeting: July 18, 2018

- Continued presentations from resourceful community partners
- Discuss the feedback received from survey
- Review material gathered from the Open House

New/Old Business

The next regular scheduled meeting on July 4, 2018 is cancelled due to the Fourth of July holiday.

Adjourn

The meeting adjourned at 8:29 pm.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Update from Council Liaison
Debrief/Feedback from June 18 Community Kickoff
Survey Results
Next Meeting Agenda Items: August 1, 2018
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:30 pm. Island Center Subarea Planning Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, and Tracy Collier. Michael Killion Planning Commission, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. John Owen Makers Architect and Urban Design was in attendance. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the meeting minutes from June 6, 2018.

Strom/Collier: Passed Unanimously

Motion: I move to approve the meeting minutes from June 20, 2018.

Loverich/Anderson: Passed Unanimously

Update from Council Liaison: Sarah Blossom

Ms. Blossom discussed the following topics – Workplan/Timeline provided to committee, the process of agenda preparation for committee meetings, the process and authority levels of hiring a consultant and purpose/intention of committee (to develop a recommendation to present to the City Council) – Gary Christensen Planning Director shared a tentative meeting date with Council August 28 regarding the committees' progress (*Discussion Only*)

Public Comment: (Citizen) How are you keeping in touch with what the community wants?

Maradel Gale: Explains all the various methods of community outreach (ie. Mailers, City website, Listserv, signs through out the community, etc.)

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – July 18, 2018
Review Schedule and Work Plan
Current Development Capacity in Island Center Area
Kitsap Public Health District: On-site Septic & Drinking Water Conditions
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:32 PM. Members in attendance were Micah Strom, Michael Loverich, and Lisa Neal. Scott Anderson, Donna Harui and Tracy Collier were absent and excused. Sarah Blossom (City Council) and Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – July 18, 2018

Chair Gale asked that (septic, etc.) be removed from the statement ,” Hear from committee members about “alternatives” (septic, etc.). from under “Next Steps.”

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0, 1 abstention (Neal)

Review Schedule and Work Plan

It was decided the schedule would be updated to reflect the current workplan.

Chair Gale asked that a paper copy of packets be provided to those committee members who were not in attendance at each meeting.

Current Development Capacity in Island Center Area

(See attached map.)

Kitsap Public Health District: On-site Septic & Drinking Water Conditions

Steve Brown spoke about water and septic availability/needs and answered questions.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – August 1, 2018
Affordable Housing on Bainbridge Island
City Transportation Planning (motorized & nonmotorized)
Discuss Agenda for September 19, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:33 PM. Members in attendance were Micah Strom, Michael Loverich, and Donna Harui. Scott Anderson, Tracy Collier and Joseph Dunstan Design Review Board were absent and excused. Michael Killion (Planning Commission) attended. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Four members of the public were present.

Review & Approve Minutes – August 1, 2018

Motion: I move to approve the minutes as amended.

Loverich/Strom: Passed 4-0

Affordable Housing on Bainbridge Island - *(Presentation Only)*

Phedra Elliott, Executive Director for Housing Resources Bainbridge

City Transportation Planning (motorized & nonmotorized) - *(Presentation Only)*

Lief Horwitz, City Multi-modal Transportation Advisory Committee

Chris Hammer, Dept of Public Works Engineering Manager

Public Comment: Lisa Neal (citizen) – Ms. Neal asked if low speed electric vehicles will be allowed on the widened shoulder through Island Center?

Public Comment: Kol Shalom Representative – Asked if there had been any thought on how and where to park large groups of cars during neighborhood events and large gatherings. He requested the City create recommendations for alternative parking areas for such events.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 5, 2018
Bainbridge Island Parks Foundation
Interim Report to the Planning Commission
Update on Steering Committee membership
Discuss Agenda for October 3, 2018
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:37 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui, Sarah Blossom (City Council) and Jane Rein (Design Review Board). Tracy Collier and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Six members of the public were present.

Review & Approve Minutes – September 5, 2018

Motion: I move to approve the minutes as amended.

Loverich/Harui: Passed 6-0

Bainbridge Island Parks Foundation- (Presentation Only)

Barb Trafton, Executive Director

Interim Report to Planning Commission - (Discussion Only)

Jennifer Sutton, Senior Planner and John Owen, Makers Architecture

Jennifer to update the report with recommended changes and distribute to committee within a week or review for approval at next meeting. Update to be presented to Planning Commission at their October 11, 2018 meeting.

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes – September 19, 2018
Review and Approve Interim Report to the Planning Commission
Review Existing Conditions Material
Discussion: Developing Goals and Alternatives
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Michael Loverich, Scott Anderson and Donna Harui. Tracy Collier was absent and excused. Jane Rein (Design Review Board) and Sarah Blossom (City Council) attended. Michael Killion (Planning Commission) was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – September 19, 2018

Ms. Rein acknowledged the e-mail sent by a citizen asking to amend their public comment as portrayed in the minutes.

Motion: Motion to accept.

Strom/Harui: Passed unanimously

Review and Approve Interim Report to the Planning Commission

Ms. Sutton informed the Steering Committee the Planning Commission meeting on October 11, 2018 had been canceled and it was decided the interim report would be presented at the November 8, 2018 Planning Commission meeting.

Review Existing Conditions Material

See attached draft report.

Discussion: Developing Goals and Alternatives

Using the word “possibilities” instead of alternatives was discussed.

REVIEW AND APPROVAL OF MEETING AGENDA
REVIEW EXISTING CONDITIONS MATERIALS
DEVELOPING GOALS FOR ISLAND CENTER
CITY ETHICS PROGRAM TRAINING
PUBLIC COMMENT
NEXT STEPS, DISCUSS AGENDA FOR 12/5 MEETING
ADJOURN

REVIEW AND APPROVAL OF MEETING AGENDA:

Chair Maradel Gale called the meeting to order at 6:30pm. Committee members in attendance were Michael Loverich, Asaph Glosser, Mark Tiernan, Sam Marshall, and John Decker. Micah Strom, Michael Killion (Planning Commission), Jane Rein (Design Review Board), Donna Harui and Scott Anderson were absent and excused. City staff present were Jennifer Sutton Senior Planner and Carla Lundgren Administrative Specialist who recorded and prepared the minutes.

No conflicts of interest were disclosed.

REVIEW EXISTING CONDITIONS MATERIALS

John Owen and Easton – Makers Architecture and Urban Design
(Discussion/Presentation Only)

PUBLIC COMMENT

Catherine Purves (citizen) - Referred to page 18 of the draft report, spoke to clarify that it is commuter traffic from High School Rd to Fletcher Bay Road and not just a “freight corridor” as referred to in the draft report.

DEVELOPING GOALS FOR ISLAND CENTER

Introduction by John Owen, Makers Architecture and Urban Design

This agenda item was postponed to the 12/05 meeting due to time constraints. The committee members were asked to review the planning goal section of this report and discuss at the 12/05 meeting.

CITY ETHICS PROGRAM TRAINING

Scott Wilder, Chair, City Ethics Board
(Presentation Only)

NEXT STEPS, DISCUSS AGENDA FOR 12/05 MEETING

- Developing Goals for Island Center – Focus on Planning Goals
- Elect a Vice Chair

ADJOURN

Call to Order (Attendance, Agenda, Ethics)

Review & Approve Minutes – November 7, 2018

Discussion: Setting Goals

Review Existing Conditions Material

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

Public Comment

Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Scott Anderson, John Decker, Asaph Glosser and Mark Tiernan. Donna Harui and Michael Loverich were absent and excused. Jane Rein (Design Review Board) was present. Sarah Blossom (City Council) and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review & Approve Minutes – November 7, 2018

Motion: Motion to accept the minutes as presented.

Anderson/Strom: Passed unanimously

Discussion: Setting Goals

City Consultant John Owen (Makers Architecture and Urban Design, LLP) facilitated the discussion/setting of goals. The phrase “A diverse design aesthetic that is consistent with the historical nature of the community,” was coined to describe the overarching desired development style for the Island Center area.

Public Comment

Lisa Neal, Citizen – Spoke about affordable housing and that the community was pretty clear that was not a high priority and thought the Steering Committee needed to be very specific about what they were looking for or they would end up with high-density condos, which she felt the community did not want.

Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2

December 19, 2018 - Review clean copy of the goals developed at this meeting.

The Steering Committee elected Micah Strom to Vice-Chair.

Adjourn

The meeting adjourned at 8:23 PM.

Call to Order (Attendance, Agenda, Ethics)
Review and Approve Minutes – November 20, 2018 and December 5, 2018
Review DRAFT Goals from December 5, 2018 Meeting
Discuss 2019 Meetings Location
Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting on January 2, 2019)
Public Comment
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 7:02 PM. Steering Committee Members in attendance were Vice-Chair Micah Strom, Sam Marshall, Michael Loverich, Mark Tiernan and John Decker. Donna Harui, Asaph Glosser and Scott Anderson were absent and excused. Sarah Blossom (City Council) and Jane Rein (Design Review Board) were also in attendance. City Staff present were Planning Director Gary Christensen, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

Review and Approve Minutes – November 20, 2018 and December 5, 2018

November 20, 2018

Motion: I move to accept the minutes as distributed.

Decker/Marshall: Passed unanimously

December 5, 2018

Motion: I move to accept the minutes as distributed.

Strom/Tiernan: Passed Unanimously

Review DRAFT Goals from December 5, 2018 Meeting

Chair Gale led the discussion of draft goals.

Discuss 2019 Meetings Location

Future meetings will be held at city hall.

Discuss Agenda for Next Regular Meeting – January 16, 2019 (No meeting January 2, 2019)

Public Comment

Robert Dashiell, Citizen – Provided his summary on groundwater to Steering Committee members.

Adjourn

Meeting adjourned at 8:41 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – December 19, 2018
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:33 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Sam Marshall, John Decker, Matt Tiernan and Asaph Glosser. Scott Anderson was absent and excused. Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were also in attendance. City Consultants John Owen (Makers Architecture and Urban Design) was present along with City Staff: Planning Director Gary Christensen, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – December 19, 2018

Motion: I move to accept the minutes as distributed.

Tiernan/Strom: Passed unanimously.

DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING

Draft goals were reviewed and revised.

NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING

The Steering Committee decided to have charettes on February 20 and 27, 2019 with a 5:00 PM start time. Mr. Tiernan was going to ask Rick Chandler from the Bainbridge Island Historical Museum if he would attend the February 6, 2019 meeting and provide a history of the Island Center area. A walking tour for the entire group was set for 3:00 PM before the February 6, 2019 meeting.

PUBLIC COMMENT

Lisa Neal, Citizen – Spoke about Policy LU 5.2 from the Comprehensive Plan.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – April 17, 2019
[Friends of the Farms](#) LOCAL FOOD SYSTEM - Heather Burger, Executive Director
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
NEXT STEPS, DISCUSS AGENDA FOR MAY 15, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Donna Harui, Mark Tiernan, John Decker, Michael Loverich, Scott Anderson, Vice-chair Micah Strom, Sarah Blossom (City Council) and Jon Quitslund (Planning Commission). Asaph Glosser, Sam Marshall and Jane Rein (Design Review Board) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – APRIL 17, 2019

Motion: I'll make a motion to approve.

Loverich/Strom: Passed Unanimously

[FRIENDS OF THE FARMS](#) LOCAL FOOD SYSTEM

Executive Director Heather Burger provided an overview of agricultural land on Bainbridge Island for the next 10 years (see attached presentation).

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Discussion of draft design alternatives with presentation by individual Steering Committee Members.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 1, 2019
PARKS IN THE GREATER ISLAND CENTER AREA
DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING: Next Meeting June 5, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:43 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Scott Anderson, Mark Tiernan, John Decker, Michael Loverich, Sam Marshall, Asaph Glosser and Sarah Blossom (City Council). Donna Harui, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board) were absent and excused. City Consultants John Owen (Makers Architecture) and Charlie Wenzlau (Wenzlau Architects) were present as well as City Staff: Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status noted.

REVIEW AND APPROVE MINUTES – May 1, 2019

Motion: I so move.

Strom/Decker: Passed Unanimously

Island Center Design Alternatives discussion was moved to before the Parks District overview.

PARKS IN THE GREATER ISLAND CENTER AREA

Bainbridge Island Metropolitan Parks and Recreation District representative Perry Barrett provided and overview of the parks in the Island Center area.

**DISCUSS ISLAND CENTER DESIGN ALTERNATIVES AND STEERING COMMITTEE MEMBER
MAPPING IDEAS**

Consultant Charlie Wenzlau facilitated the discussion.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – May 22, 2019
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS, DISCUSS AGENDA FOR JUNE 19, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice Chair Micah Strom, John Decker, Michael Loverich, Donna Harui, Sam Marshall and Jon Quitslund (Planning Commission). Asaph Glosser, Scott Anderson, Mark Tiernan, Sarah Blossom (City Council) and Jane Rein (Design Review Board) were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

There were not any conflicts disclosed.

The agenda was reviewed. Chair Maradel Gale added a new item to the agenda: Island Center Area Walks led by Michael Loverich.

REVIEW AND APPROVE Minutes – May 22, 2019

Vice-chair Micah Strom asked that it be added to the minutes that John Owen from Makers Architecture and Urban Design had stepped down from working with the Steering Committee.

Motion: I make a motion to approve the minutes as amended.

Loverich/Marshall: Passed Unanimously

Island Center Area Walking Tours

Discussion centered around touring the Island Center area without discussion about what could or should be done in particular areas. It was decided the Sundays immediately following their meetings on the first and third Wednesday of the month were the best time.

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

Consultant Charlie Wenzlau facilitated the discussion providing some background on the potential transfer of consultant duties from John Owens (Makers Architecture and Urban Design) to himself (Wenzlau Architects) and the hope for a smooth transition.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 5, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were John Decker, Sam Marshall, Micah Strom, Mark Tiernan, Michael Loverich, Scott Anderson, Donna Harui, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton, Engineering Manager Mike Michael and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – June 5, 2019

Motion: I move to approve the minutes.

Decker/Anderson: Passed Unanimously

CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY

DISCUSS ISLAND CENTER LAND USE, PUBLIC SPACE AND TRANSPORTATION OPTIONS

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Availability for July 10 and/or July 17 meetings was determined. Next Island Center area tour was set for Sunday, June 23, 2019 at 3:00 PM. Michael Loverich provided a recap of the last tour.

PUBLIC COMMENT

Jim Llewellyn, Citizen – Suggested the property owners be part of the discussion.

Dan Taylor, Citizen – Loved Island Center and did not want to see it change.

ADJOURN

Meeting was adjourned at 8:44 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019
CONSIDER CHANGES TO INNER PLANNING AREA BOUNDARY
CITY DESIGN GUIDELINES UPDATE PROJECT
SCHEDULE COMMUNITY MEETING
NEXT MEETING AGENDA – JULY 17, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:30 PM. Steering Committee Members in attendance were Michael Loverich, Scott Anderson, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Christy Carr and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich announced he had been appointed to the Design Review Board. There were not any other changes in status or conflicts noted.

REVIEW AND APPROVE Minutes – June 19, 2019 and June 23, 2019

June 19, 2019

Motion: I make a motion to accept the minutes as distributed.

Loverich/Marshall: Passed Unanimously

June 23, 2019

Motion: Motion to accept the minutes.

Tiernan/Harui: Passed Unanimously

Long Range Senior Planner Christy Carr introduced Jeff Arango from Framework Cultural Placemaking who will replace John Owen as the Island Center Subarea Planning Process consultant. Mr. Arango will work closely with Charlie Wenzlau and the Steering Committee, who have been involved in the process since the beginning.

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – July 10, 2019
Discuss Island Center Inner Boundary and Housing
Agenda for Next Meeting: August 7, 2019
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 5:04 PM. Steering Committee Members in attendance were Scott Anderson, Donna Harui, Michael Loverich, John Decker, Asaph Glosser, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Vice-chair Micah Strom was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or changes in status disclosed.

Review and Approve Minutes – July 10, 2019

The minutes were corrected to show Sarah Blossom and Mike Michael were not present. Mr. Loverich asked that “and the Steering Committee” be added to the sentence “Mr. Arango will work closely with Charlie Wenzlau.”

Motion: I approve the minutes as corrected.

Glosser/Loverich: Passed Unanimously

Discuss Island Center Inner Boundary and Housing

The inner boundary was discussed, but housing was deferred until the next meeting.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 14, 2019 Walking Tour
UPDATE ON NEW CONSULTING CONTRACT
DISCUSS ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR February 6, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Asaph Glosser, Sam Marshall, Sarah Blossom (City Council) Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Mark Tiernan was absent and excused. City Staff present were Engineering Manager Mike Michael and Long Range Senior Planner Jennifer Sutton who monitored recording. Jane Rasely prepared minutes from the recording.

The agenda was reviewed and amended to include the topic “Public Access to Fletcher Bay” on the list of issues to discuss. There were not any changes in status or conflicts disclosed. Chair Gale mentioned that City Council was discussing whether subarea planning committees would be exempt from conflict of interest rules.

REVIEW AND APPROVE MINUTES – July 14, 2019 Walking tour

Motion: Motion to approve.

Decker/Loverich: Passed Unanimously

UPDATE ON NEW CONSULTING CONTRACT

Working with Framework to develop scope of work. Contract will need to be approved by Council and was projected to be on the August 27, 2019 Council agenda. Discussion about the long-term role of the steering committee in the process post recommendation to Planning Commission/City Council.

DISCUSS ISLAND CENTER ISSUES

The following issues were discussed:

- Congestion at New Brooklyn/Miller Roads Intersection
- Consider future transportation related improvements along area arterial roads (**moved to next meeting**)

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – July 17, 2019 and July 28, 2019
DISCUSS GOALS FOR ISLAND CENTER SUBAREA PLANNING
DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Sam Marshall called the meeting to order at 6:36 PM. Steering Committee members in attendance were Donna Harui, Scott Anderson, Mark Tiernan, Michael Loverich, Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Maradel Gale, Micah Strom, Asaph Glosser and John Decker were absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – July 17 and 28, 2019

Motion: I move to approve the minutes.

Harui/Loverich: Passed Unanimously

DISCUSS THE FOLLOWING ISLAND CENTER ISSUES:

- **Future transportation related improvements**
- **Density increase and Transfer of Development rights**
- **Public access to Fletcher Bay**

Future transportation related improvements were discussed. Density increase and public access to Fletcher Bay were moved to the next meeting's agenda.

DISCUSS AGENDA FOR September 4 and 18, 2019 MEETINGS

Ms. Sutton stated the business community of Island Center had been invited to their next meeting. Next walking tour was scheduled for August 25, 2019

PUBLIC COMMENT

Lisa Neal, Citizen – Felt there was really good value in getting specific in the details given to the consultant and mentioned they had not discussed the four-way stop intersection.

ADJOURN

Meeting was adjourned at 8:29 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

DINNER
ALTERNATIVES CHARETTE
ADJOURN

DINNER

Chair Maradel Gale opened the meeting at 5:05 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Scott Anderson, Donna Harui, Sam Marshall, John Decker, Asaph Glosser, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) were present. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

ALTERNATIVES CHARETTE

John Owen and Charlie Wenzlau led the Steering Committee in an exercise to design three draft alternatives for the Island Center area.

ADJOURN

Meeting adjourned at 8:26 PM.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Asaph Glosser, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Scott Anderson was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – February 6, 2019 (2 sets) and February 27, 2019

Motion: I move to accept the minutes. (February 6, 2019 Special Meeting)
Harui/Strom: Passed Unanimously

Motion: I move to accept. (February 6, 2019 Regular Meeting)
Strom/Harui: Passed Unanimously

Motion: I move to accept the minutes.
Harui/Loverich: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Steering Committee member Michael Loverich presented the Island Center alternatives he drafted (see attached). City Consultants John Owen (Makers Architecture and Urban Design) and Charlie Wenzlau (Wenzlau Architects) presented composite alternatives from the February 27, 2019 alternatives charette.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 6, 2019
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:31 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Asaph Glosser, Sam Marshall, Mark Tiernan, Michael Loverich, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). John Decker was absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

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

REVIEW AND APPROVE Minutes – March 6, 2019

Motion: I move to accept the minutes.

Harui/Strom: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

John Owens (Makers Architecture and Urban Design) & Charlie Wenzlau (Wenzlau Architects)
Discussion Only

NEXT STEPS FOR ISLAND CENTER SUBAREA PLANNING

Consultants to provide the following for each alternative:

- Numbers of residents
- Preliminary evaluation
- Layout
- Story line

Public Comment

Lisa Neal, Citizen – Ms. Neal encouraged the committee to read the Ethics Program/Policy for themselves and stated that no committee is exempt from the Ethics Program.

ADJOURN

Meeting was adjourned at 8:30 PM.



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MARCH 27, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CHAMBER
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

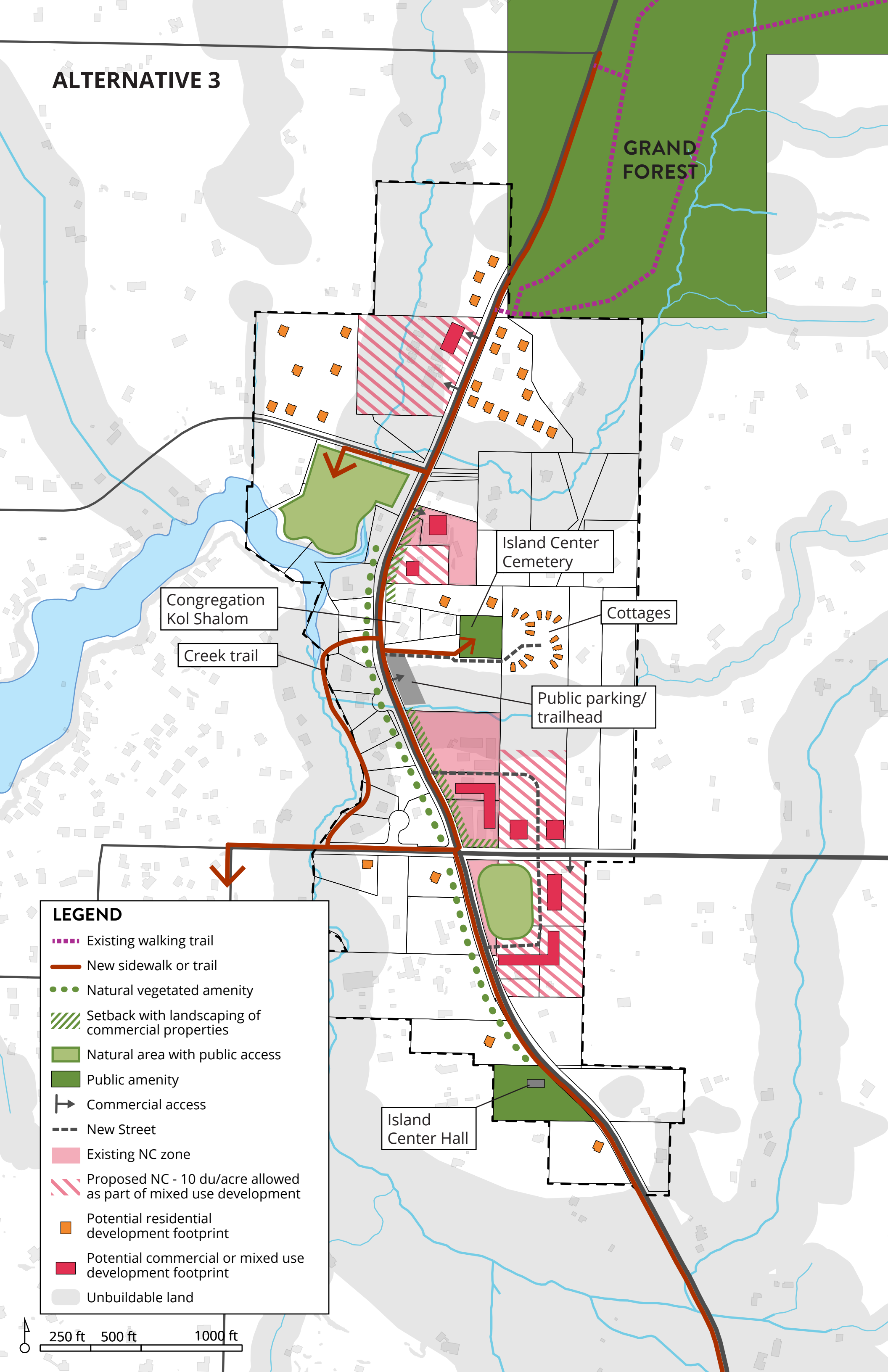
- | | |
|---------|--|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:35 PM | Review and Approve Minutes
March 6, 2019 |
| 6:40 PM | Refine DRAFT Island Center Design Alternatives |
| 8:15 PM | Next Steps for Island Center Subarea Planning: Next Meeting 4/17 |
| 8:25 PM | Public Comment |
| 8:30 PM | Adjourn |

*****TIMES ARE ESTIMATES*****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

ALTERNATIVE 3



LEGEND

- Existing walking trail
- New sidewalk or trail
- Natural vegetated amenity
- Setback with landscaping of commercial properties
- Natural area with public access
- Public amenity
- Commercial access
- New Street
- Existing NC zone
- Proposed NC - 10 du/acre allowed as part of mixed use development
- Potential residential development footprint
- Potential commercial or mixed use development footprint
- Unbuildable land



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE REGULAR MEETING
WEDNESDAY, MAY 1, 2019
6:30-8:30 PM
CITY HALL
COUNCIL CONFERENCE ROOM
280 MADISON AVENUE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure
- 6:35 PM Review and Approve Minutes
April 17, 2019
- 6:40 PM [Friends of the Farms](#) Local Food System
Heather Burger, Executive Director
- 7:00 PM Discuss Island Center Design Alternatives &
Steering Committee Member Mapping Ideas
- 8:20 PM Next Steps for Island Center Subarea Planning: Next Meeting May 15
- 8:25 PM Public Comment
- 8:30 PM Adjourn

****TIMES ARE ESTIMATES****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3758 or at jrasely@bainbridgewa.gov**

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – March 27, 2019
COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD
REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES
NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING
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, Scott Anderson, Sam Marshall, John Decker, Asaph Glosser, Michael Loverich, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Donna Harui was absent and excused. City Staff present were Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts or status changes disclosed.

REVIEW AND APPROVE Minutes – March 27, 2019

Motion: I move to approve the minutes as distributed.

Anderson/Loverich: Passed Unanimously

COUNCIL CONSIDERATION OF SPEED LIMIT REDUCTION FOR FLETCHER BAY RD

Cathy Nickum, Island Center Citizen - Spoke about City Council moving to investigate lowering the speed limit on Fletcher Bay Road between New Brooklyn and High School Roads. Michael Loverich then gave an overview of the City Council agenda bill.

Motion: I move that the committee express its support for the current proposal to reduce the speed limit in the stretch of Fletcher Bay Road between New Brooklyn and High School Road to 25 miles an hour.

Glosser/Anderson: Passed Unanimously

REFINE DRAFT ISLAND CENTER DESIGN ALTERNATIVES

Michael Loverich began the discussion of the three Island Center alternatives the Steering Committee had developed.

NEXT STEPS, DISCUSS AGENDA FOR May 1, 2019 MEETING

Each member of the Steering Committee was to prepare and present their own version of an Island Center map containing their vision for the future providing a “50,000 foot” view.

PUBLIC COMMENT

Darlene Kordonowy, Citizen – Clarified the unusual zoning of the Bainbridge Gardens property as it was discussed at the March 27, 2019 meeting. She also suggested they look at the big picture first as that would help when they look at individual parcels. She also wondered why the conversation centered around the large corner property that night.

Linda Mallin, Citizen – Was heartened by what she heard that night and asked them to free their minds and not buy into what was on the ground at that time, instead thinking about what would make a great Island Center.

ADJOURN

The meeting was adjourned at 8:30 PM.

Island Center Special Planning District

Grand Forest

Mandus Olson Rd.

Commercial

Mixed-Use

Residential-Dense

Single Family
Residential

New Public Space

Kol Shalom

Island_Center_Special_PD

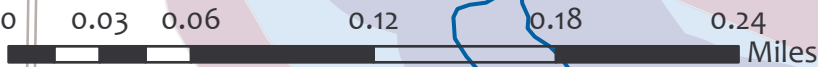
Streets

Streams July 2018

Wetlands

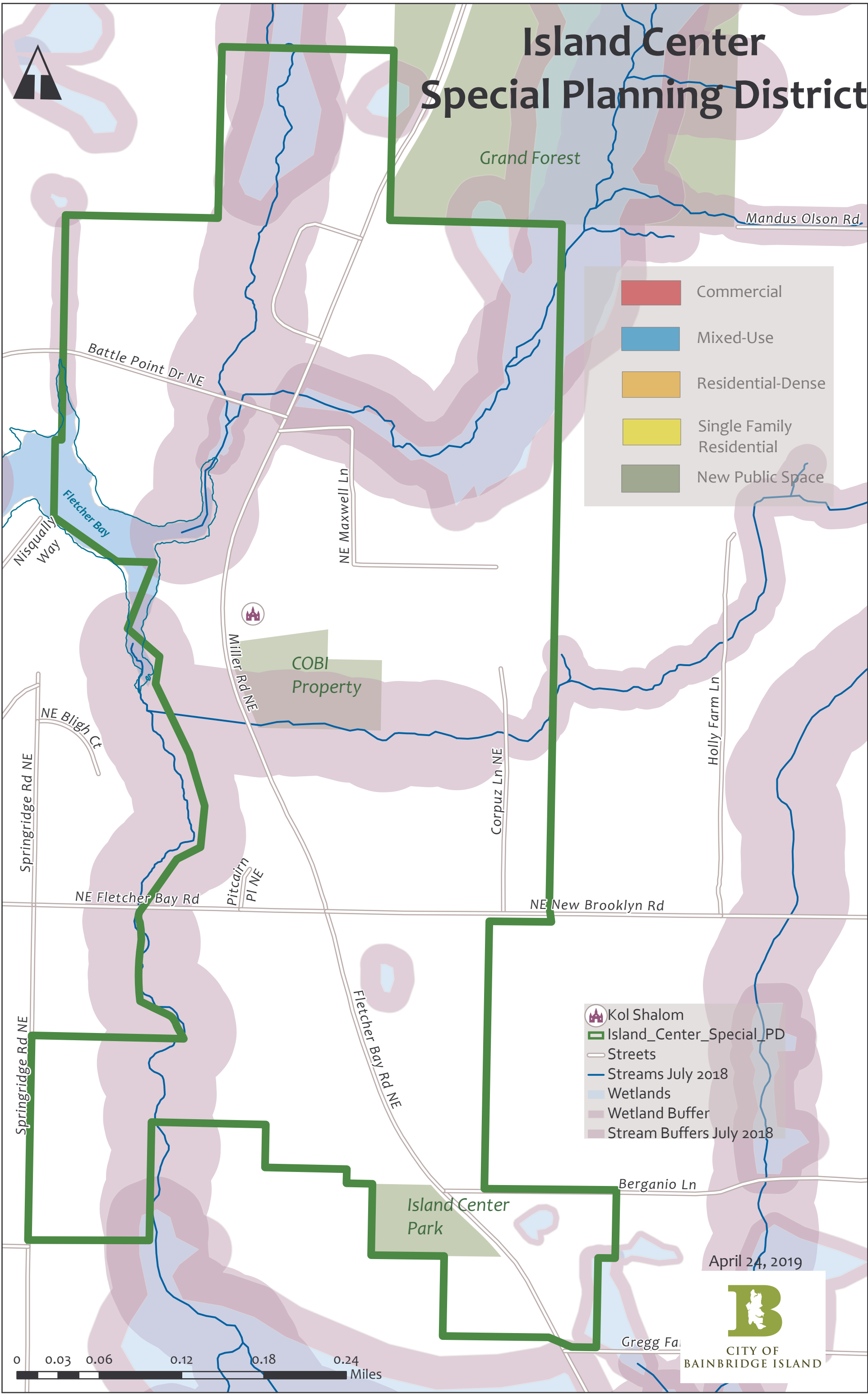
Wetland Buffer

Stream Buffers July 2018



April 24, 2019

CITY OF
BAINBRIDGE ISLAND



From: Sarah Blossom sblossom@bainbridgewa.gov
Subject: Re: Island Center / Citizen Committee - Conflict Disclosure Issue
Date: August 9, 2019 at 1:51 PM
To: Neal4law neal4law@gmail.com

SB

Chris,

I don't intend to bring a motion to consider this. This was introduced to the Council as a recommendation from the Ethics Board, along with other potential amendments to the Ethics code. I don't know why you think this is coming from me. When we discussed this on Tuesday I said that I didn't think we should say that there's no conflict because there is in fact a potential conflict and that should be disclosed.

Sarah

From: Neal4law <neal4law@gmail.com>
Sent: Thursday, August 8, 2019 10:40 PM
To: Sarah Blossom <sblossom@bainbridgewa.gov>; Joe Deets <jdeets@bainbridgewa.gov>; Kol Medina <kmedina@bainbridgewa.gov>; Rasham Nassar <rnassar@bainbridgewa.gov>; Ron Peltier <rpeltier@bainbridgewa.gov>; Leslie Schneider <LSchneider@bainbridgewa.gov>; Matthew Tirman <mtirman@bainbridgewa.gov>
Subject: Re: Island Center / Citizen Committee - Conflict Disclosure Issue

To Council:

I write regarding the Council's contemplation of Councilman Blossom's suggestion that the City relieve Citizen Advisory Committees from their obligations under the current rule requiring full/timely disclosure of their members' potential conflicts of interest. To do so would be a mistake. I understand the Council intends to take this matter up for final resolution in the near future.

My own disclosure - my name is Chris Neal, and I am the husband of Lisa Neal who the Council removed from the Island Center Citizens' Committee on motion made by Councilman Blossom, Council's liaison to that Committee (all but Peltier/Nassar voting Aye) last August 14. As a lawyer familiar with the COBI ethics rules governing all City sponsored Committees, including Citizen Advisory Committees, Lisa became increasingly concerned that the Island Center Committee failed from its first day to comply with the COBI conflict disclosure requirements for such committees. Lisa felt that the technical failure, with its concomitant lack of transparency, could result in the Committee's ultimate recommendation being set aside due to the violation of the Code requirements governing conflicts, if someone raised a challenge after the conflicts were learned. Lisa shared her concerns with Councilman Blossom and City Council several times before Councilman Blossom moved to have her removed from the Committee "for slowing things down."

Now that the Island Center process is coming to an end, it appears some on the Committee

are beginning to share Lisa's concerns about the failure to properly disclose member conflicts, and the leadership is concerned. However, rather than simply have current/future Committee members publically identify their potential conflicts of interest (as required by the Code), Councilman Blossom proposes to fix the problem historically by getting this Council to override the Code, arguing, "neighborhood committee members don't have to disclose their potential conflicts of interest." Her justification, not found in the Code, is that the Citizen Committees are necessarily comprised of "interested" persons, including business owners whose interests will potentially be positively affected by the Committee's decisions. Therefore, for reasons unarticulated, they don't *need* to identify their potential interests to the public. Such an unsupported result, if adopted and enforced by this Council, would apply retroactively to the Island Center Citizens' Committee, effectively erasing the past/current failure to timely disclose the conflicts. That outcome, of course, would be diametrically opposed to the very nature and purpose of the COBI conflict disclosure rules.

Councilman Blossom is a lawyer, and so are several other Councilmen, but you do not need to be a lawyer to see that the proffered justification is a conflation of two wholly unrelated issues. Whether interested persons *can* serve on a Committee is one thing, and whether they have to disclose conflicts is another thing. A few moments' consideration should suffice to confirm the two things are not related, and they cannot be combined to justify overriding the Code's requirements, as appears to be contemplated here. For the record, no one, including Lisa, has said interested persons cannot participate on a Committee that is charged with making decisions that potentially benefit them. Of course they can, but under the Code's requirements, they must adequately, and timely, disclose their potential conflicts of interest to the public they purport to serve.

I attended the Island Center meeting on 8/7. The members are aware Committee member Scott Anderson/family owns the NE corner of Miller/New Brooklyn, as well as the adjacent 10 acre parcel to the east. The Island Center Committee was formed only because Scott Anderson went to the Committee Chair, Maradel Gale (who was nominated for that position *by* Scott Anderson), when she was on the Planning Commission and asked for an upzone on his 10 acres (shortly thereafter, Ms. Gale left the Planning Commission for the Island Center Committee). Lisa and I agree there is nothing wrong with what Mr. Anderson is doing. He is free to speculate in real estate, and he is free to represent his own interests on the Island Center Committee. Our issue, as members of the public, is that he has not adequately disclosed his conflicts of interest.

I raise the issue of Scott Anderson because close to 70% of the 8/7 meeting's time was devoted to various Committee members dancing around the issue of Mr. Anderson's property interests to avoid hurting his feelings or appearing to pick on him when discussing anticipated "quid pro quo" solutions to him for gaining ingress/egress through his 10 acre tract, while Mr. Anderson proclaimed his only interest was the safety of the walking and biking public. It was a waste of valuable Committee time, and no, a disclosure of Mr. Anderson's conflict would not have prevented it. I raise the issue here only to illustrate how important his conflict is when it comes to shaping the decisions reached by the

Committee. If his interests are that significant that they potentially affect traffic patterns, building placement, building code modifications, zoning changes, special boundaries, prescriptive zoning considerations, etc., then they are important enough for the citizenry to know about. That's the purpose of the Code requirement. Of course, in a perfect world, Mr. Anderson would not be allowed to participate in any Committee vote that potentially benefits him, but we'll see how that turns out.

The same thing happened at a prior Committee meeting with Committee member Donna Harui, whose family owns Bainbridge Gardens. She's disclosed that interest, but not any potential conflict arising therefrom, nor her interest in, or potential conflicts with respect to, 2 separate parcels that may be included in Island Center's grand plan, from which she (or her family) may personally benefit. The other Committee members spent a lot of time trying to not be too pointed about her property interest until she finally had to say, "**pretend I'm not here,**" to keep things moving. My point is, there are people on the Committee who stand to make, or not make, a lot of money based on what the Committee recommends regarding their property - **those are substantial potential conflict of interest situations that the public should know exist because those interests are potentially going to influence the proposed changes to their neighborhood that the public will have to endure into the future.** That's why the current Code requires such disclosure from all COBI Committee members, *including* Citizen Advisory Committee members. How can anyone interested in doing good public service be *against* transparency in government? COBI's walked that line before, it's cost us some money and credibility, and it really needs to stop. Now's a good time.

Before voting, ask yourselves why you're being asked to enable a reduction in government transparency that reaches back 1.5 years and you'll hopefully come to the conclusion that it's a bad idea for a government to allow decisions to issue from behind closed doors. It looks bad, because it is bad, and when the public realizes what's happened, it will be bad, at least for a while.

No one's said interested persons can't participate on Committees, either to protect their interests, or because they only want safer biking/walking for kids - we don't care about that. What we do care about is that this City not override its own rules to allow a retroactive fix to the Island Center Committee's failure to adequately and timely disclose potential conflicts of interest as required under the current Code. Doing so would make the full Council complicit in what would look like a cover-up performed in order to move the Island Center process along. We don't want that, and neither should you.

Please vote NO when Ms. Blossom brings her motion for consideration.

Thank you.

Chris Neal
Fletcher Landing

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – August 7, 11, 21 and 25, 2019
DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY
CONITNUE DISCUSSION ON ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA - September 18, 2019
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:32 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Michael Loverich, Scott Anderson, Donna Harui, John Decker, Sam Marshall, Mark Tiernan, Sarah Blossom (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). Asaph Glosser was absent and excused. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. No conflicts or changes in status were disclosed.

REVIEW AND APPROVE Minutes – August 7, 11, 21 and 25, 2019

Motion: I'll move to approve. (August 7, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 11, 2019)

Loverich/Decker: Passed Unanimously

Motion: I'll move to approve. (August 21, 2019)

Loverich/Harui: Passed Unanimously

Motion: Move to approve. (August 25, 2019)

Marshall/Loverich: Passed Unanimously

DISCUSSION WITH ISLAND CENTER AREA BUSINESS COMMUNITY

The survey sent out to the Island Center business owners was discussed. Approaching business owners personally was suggested as a way to promote more response. Survey questions for employees of Island Center businesses were also discussed.

CONTINUE DISCUSSION ON ISLAND CENTER ISSUES

The following were discussed:

- Future transportation related improvements along area arterial roads.
- Graphics produced by Michael Loverich outlining consensus issues.
- Current contract zoning at Bainbridge Gardens.
- Future of City owned property.
- Congestion at New Brooklyn and Miller Roads intersection.
- Future transportation related improvements.

NEXT STEPS, DISCUSS AGENDA – September 18, 2019

Ms. Sutton agreed to modify the business owner's survey for employees and e-mail it to the Steering Committee.

PUBLIC COMMENT

None.

ADJOURN

The meeting adjourned at 8:22 PM.

FUTURE OF BAINBRIDGE GARDENS ZONING

CHANGE FROM ‘R-2 CONTRACT’ ZONING TO ‘ISLAND CENTER ZONING’*

COMMITTEE APPROVAL: 07/17/2019
*ISLAND CENTER ZONING TO BE DISCUSSED AS A SEPARATE TOPIC

EXISTING CONDITIONS

Size: 5.92 acres
Current zoning: R-1
Current use: Nursery/retail

ISSUES

Current zoning only allows greenhouse or temporary structures to be built on the property.

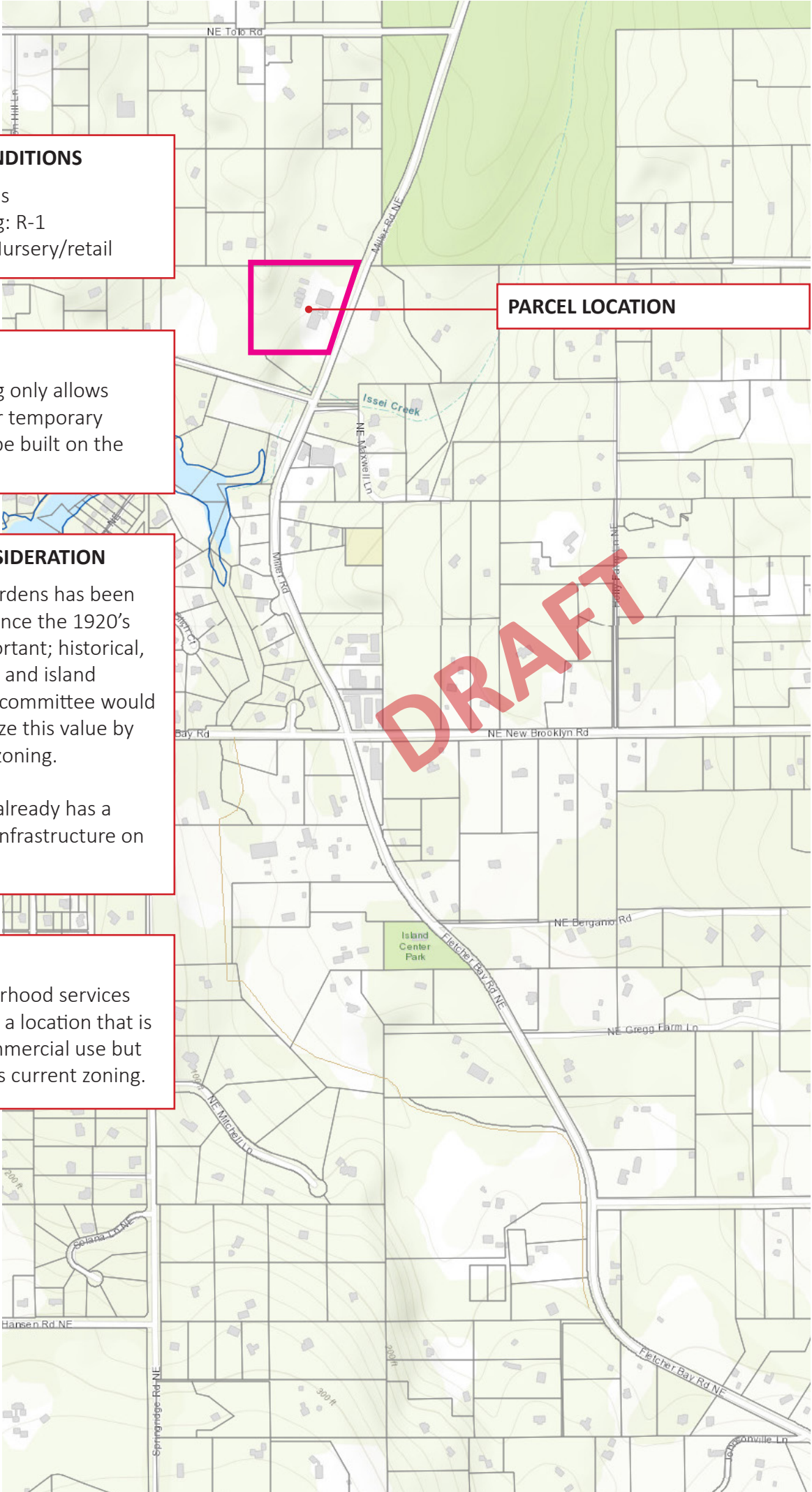
SPECIAL CONSIDERATION

Bainbridge Gardens has been in operation since the 1920’s and is an important; historical, neighborhood and island business. The committee would like to recognize this value by changing the zoning.

The property already has a business and infrastructure on site.

GOALS

More neighborhood services could occur at a location that is already in commercial use but is limited by its current zoning.



NEW BROOKLYN AND MILLER ROAD INTERSECTION

CREATING A BETTER INTERSECTION THROUGH ZONING

COMMITTEE APPROVAL: 08/07/2019

EXISTING CONDITIONS

Parcel A
Size: 1.15 acres
Current zoning: NC
Current use: Commercial/Rental/Storage

Parcel B
Size: 9.85 acres
Current zoning: R-0.4
Current use: vacant

ISSUES

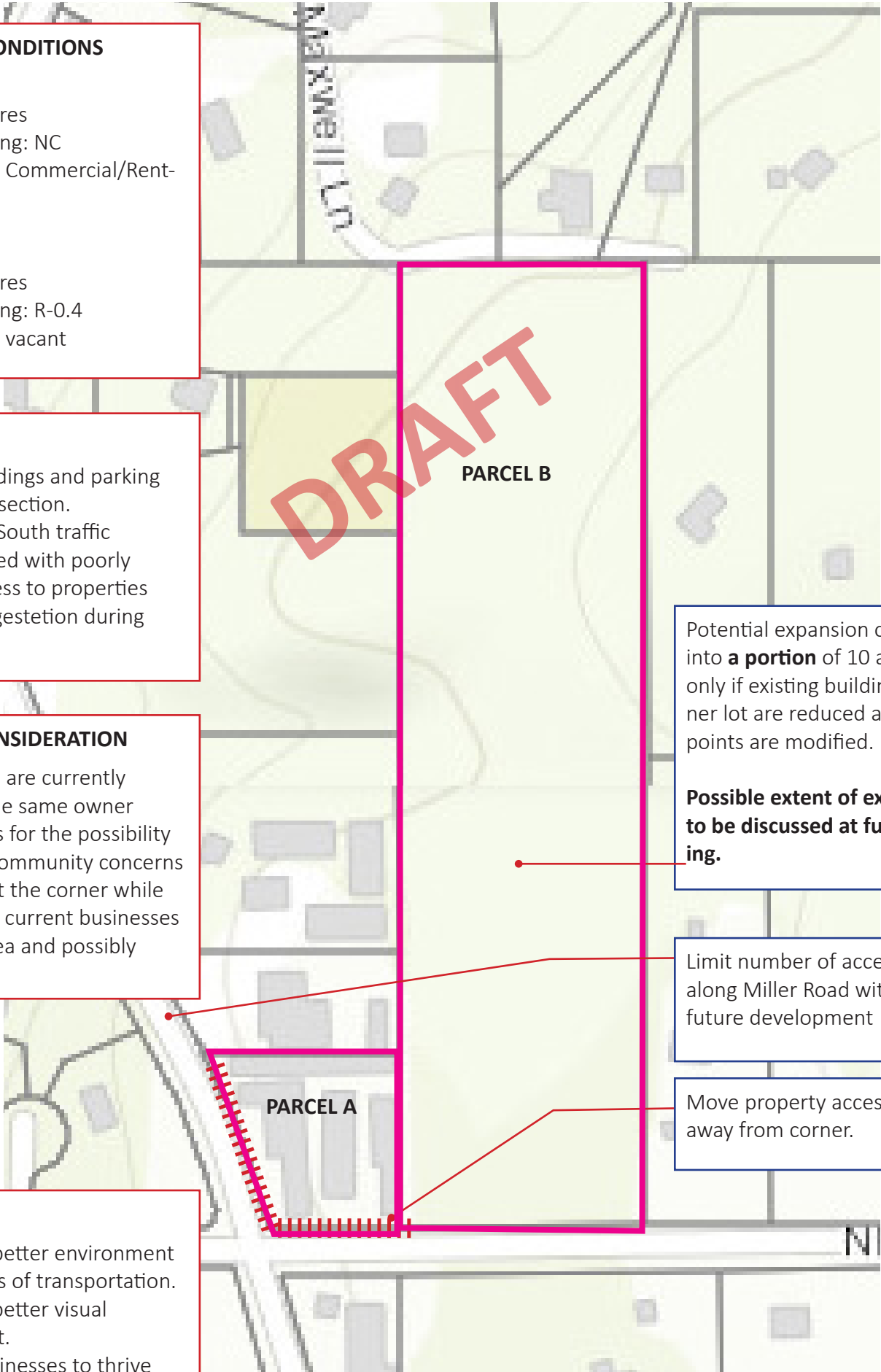
Existing buildings and parking impact intersection.
High North/South traffic volume paired with poorly defined egress to properties creates congestion during rush hours.

SPECIAL CONSIDERATION

Both parcels are currently owned by the same owner which allows for the possibility to address community concerns and issues at the corner while still allowing current businesses to stay in area and possibly expand.

GOALS

To create a better environment for all modes of transportation.
To create a better visual environment.
To allow businesses to thrive and have adequate space to operate.



Potential expansion of IC zoning into **a portion** of 10 acre parcel only if existing buildings on corner lot are reduced and access points are modified.

Possible extent of expansion to be discussed at future meeting.

Limit number of access points along Miller Road with any future development

Move property access points away from corner.

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE Minutes – September 4, 2019
BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH
CONTINUE DISCUSSION OF ISLAND CENTER ISSUES
NEXT STEPS, DISCUSS AGENDA FOR October 2, 2019 MEETING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:34 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Scott Anderson, Michael Loverich, Sam Marshall, John Decker, Asaph Glosser, (Sarah Blossom, City Council) and Jane Rein (Design Review Board). Mark Tiernan and Jon Quitslund (Planning Commission) were absent. City Staff present were Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. Michael Loverich asked to add an update on what he said at the last City Council meeting.

Conflict of interest statements were disclosed after the reading of the new conflict disclosure statement approved by City Council on September 17, 2019.

REVIEW AND APPROVE Minutes – September 4, 2019

Motion: I'll move to approve the minutes.

Loverich/Strom: Passed Unanimously

BUSINESS OWNER AND EMPLOYEE SURVEY OUTREACH

Individual committee members shared the surveys they gathered since the last meeting on September 4, 2019. A home-based business survey was discussed.

Update on Consultant Contract (added to agenda)

Michael Loverich spoke about his concerns with the consultant contracts entered into for the subarea planning process.

CONTINUE DISCUSSION OF ISLAND CENTER ISSUES

Michael Loverich began with discussion of public access to Fletcher Bay. Spots providing physical and visual access to Fletcher Bay were highlighted. Discussion of density increases and transfer of development rights were moved to the October 2, 2019 meeting agenda.

NEXT STEPS, DISCUSS AGENDA FOR OCTOBER 2, 2019 MEETING

Home-based businesses and agricultural uses were added as agenda topics.

PUBLIC COMMENT

Bob Russell, Citizen – Was concerned about traffic and was glad to see the committee engage in business surveys.

ADJOURN



CITY OF
BAINBRIDGE ISLAND

CITY COUNCIL STUDY SESSION
TUESDAY, SEPTEMBER 17, 2019

MEETING MINUTES

1) **CALL TO ORDER / ROLL CALL**

Mayor Medina called the meeting to order at 6:00 p.m. in Council Chambers.

Mayor Medina, Deputy Mayor Tirman, and Councilmembers Blossom, Deets, Nassar, Peltier and Schneider were present.

2) **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE**

Councilmember Peltier moved and Councilmember Deets seconded to approve the agenda as presented. The motion was approved by unanimous consent. There were no conflicts of interest.

3) **MAYOR'S REPORT**

Mayor Medina described the question submittal process for the Washington State Department of Transportation (WSDOT) presentation.

4) **PRESENTATIONS**

4.A WSDOT Presentation on Roundabouts and SR 305 Project - Public Works

Cover Page

SR305 City Staff Memo 090919

SR305 City Staff Memo Attachments

SR 305 Bainbridge Island 9-17-19.pdf

Ron Landon, WSDOT Project Development Engineer, introduced the agenda item. Michele Britton, WSDOT Project Engineer, provided a presentation on the State Route 305 project. Council discussed the project with the WSDOT representatives, and the WSDOT representatives addressed questions from the audience.

5) **UNFINISHED BUSINESS**

5.A Revisions to the City's Ethics Program - Executive

Cover Page

Draft Revisions to the City's Ethics Program (with Potential Discussion Points) - Track Changes

City Staff Memo - Potential Discussion Points

City Staff Memo - Clarification of Direct Official Action

Comments from Councilmembers

Jennifer Hodges from the Ethics Board joined Deputy City Attorney Sepler for the discussion.

Council discussed revisions to the program. Mayor Medina noted that all motions brought forward with suggested revisions to the program would be considered motions on the floor, with no second required.

MOTION: Councilmember Blossom requested a new subsection (d) of ARTICLE III.E.1, Request for Advisory Opinions:

I. To the extent outlined below, the following individuals or bodies may submit to the City Clerk a request for an advisory opinion from the Ethics Board:

d. A Council member may request an advisory opinion from the Ethics Board concerning the applicability of Article II of this Code to hypothetical circumstances and/or situations related to the actions, or potential actions, of a Council member or member of a City Committee or Commission.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Rasham Nassar

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: Councilmember Blossom requested a new subsection of ARTICLE II.D Conflicts of Interest – General, regarding actions by members of City Committees or Commissions:

While serving on a City Committee or Commission, and for two (2) years after leaving such position, no member of a City Committee or Commission shall obtain employment in which they will take direct or indirect advantage of matters which they, as a member of a City Committee or Commission, recommended to the City Council. This includes applying for positions or contracts with the City when the City Committee or Commission on which the member served recommended funding such position or contract.

Blossom/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Rasham Nassar, Matt Tirman, Leslie Schneider, Kol Medina

NOES: Joe Deets

ABSENT: None

ABSTAIN: Ron Peltier

MOTION: I move to direct Robbie [Sepler] to modify the Ethics Code so that if reconciliation has happened there is not the possibility for a party to then take it to the Ethics Board.

Tirman/Deets: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Councilmember Peltier proposed establishing an appeal process to the Hearing Examiner for Article I complaints.

Peltier/no second required: The motion failed 2 – 5.

AYES: Ron Peltier, Rasham Nassar

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

ABSENT: None

ABSTAIN: None

MOTION: I move to direct the Deputy City Attorney to put some language into the draft that provides a manner in which ethics complaints against members of the Ethics Board are handled.

Tirman/Nassar: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

Council reviewed Deputy City Attorney Sepler's questions in his memorandum dated September 13, 2019 and considered them by motion below.

MOTION: Members of a committee that are appointed based on the fact that they own a certain property or a certain business will have to always disclose that at the start of the meeting if there was a conflict of interest under this section, but the committee wouldn't have to vote to allow them to keep participating as long as that disclosure was made, they could participate.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be revised to clarify when the exception for members of City Committees and Commissions applies.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier

NOES: None

ABSENT: None

ABSTAIN: None

MOTION: Article II, Subsection D.3 should be amended to include an additional exception to addresses circumstances where there may be a lack of a quorum on a City Committee or Commission.

Medina/no second required: The motion carried, 5 – 1.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: Ron Peltier

ABSENT: None

ABSTAIN: Rasham Nassar

MOTION: Proposed Article II, Section J and related proposed definition of "political action committee" addresses the concerns raised by the Council on August 20, 2019.

Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

MOTION: Article III, Section F, should be revised to clarify where requests for waivers should be submitted and whether such requests, and the Ethics Board's response, should be published following legal review.
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

There was consensus to replace the current definition of "Direct Official Action" with an entirely new definition that fits the program better. Council clarified that this definition applies to committee members who make recommendations.

MOTION: Does Council approve of the proposed new definition of "fact-finding".
Medina/no second required: The motion carried unanimously, 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Rasham Nassar, Ron Peltier
NOES: None
ABSENT: None
ABSTAIN: None

Mayor Medina adjourned the meeting for a break at 8:12 p.m. and re-convened the meeting at 8:18 p.m.

5.B Discussion of Possible Inclusionary Zoning / Multifamily Tax Exemption Programs - Planning

[Cover Page](#)

[ECONorthwest Council Briefing Memo - Inclusionary Zoning and MFTE](#)

[WMP Study Area Zoning Map](#)

[PSRC Inclusionary Zoning Summary.pdf](#)

[PSRC MFTE Summary.pdf](#)

[February 2019 Transfer of Development Rights and Inclusionary Zoning Assessment \(ECONorthwest & Forterra\)](#)

[February 2019 Presentation - TDR / Incentive Zoning Analysis \(ECONorthwest & Forterra\)](#)

Senior Planner Sutton was joined by Morgan Shook, EcoNorthwest, and Interim Planning Director Wright. Senior Planner Sutton introduced the agenda item, and Mr. Shook provided a presentation on inclusionary housing. Council discussed the topic.

Staff will return with policy points for decision at a future meeting.

5.C Ordinance No. 2019-25 Relating to the Update to the City's Design Review Regulations - Planning

[Cover Page](#)

[20190917 CC Staff Memo](#)

[Ordinance 2019-25 - Public Hearing Draft 092419](#)

[Design for Bainbridge](#)

Senior Planner Sutton was joined by Jeff Arango, Senior Planner for Framework. She introduced the agenda item, and Council discussed the topic.

Public Comment

Jon Quitslund, Planning Commission, spoke in favor of the design guidelines.

5.D Consider Changes to Annual Funding and Master Lease with Friends of the Farms - Executive

[Cover Page](#)

[Staff Memo Annual Payment to FOF for 09172019 - FINAL](#)

[FOF_Budget Detail for Management_Fee_Request_for_CC_09172019](#)

[FOF Executive Director Activities for Public Farmland](#)

[FOF Program Manager Activities for Public Farmland](#)

[FOF Non-COBI Programs and Activities](#)

[FOF Sublease Rate Calculations](#)

[FOF Farmland Management Agreement Comparables](#)

Deputy City Manager Schroer and Heather Burger, Bruce Weiland, and Morgan Houk from Friends of the Farm joined the discussion. Deputy City Manager Schroer introduced the agenda item.

Heather Burger provided information on the funding request. Council discussed the proposal and scheduled further discussion at a business meeting in October.

5.E Update on the Moratorium - Planning

[Cover Page](#)

[Abbreviated Moratorium Work Program Status Report 090919](#)

[Moratorium Work Program Status Report 090919](#)

[Development Moratorium Summary Effective 20190403.pdf](#)

[Ordinance No. 2019-10 Extending the Development Moratorium Approved 032619.pdf](#)

City Attorney Levan recommended a change to the ordinance extending the moratorium to correct the expiration date. He will provide an alternative ordinance for the public hearing on September 24, 2019.

6) CITY COUNCIL DISCUSSION

6.A Next Steps for Changes to City's Transfer of Development Rights (TDR) Program

[Cover Page](#)

City Manager Smith provided information to Council on the status of the program.

7) FUTURE COUNCIL AGENDAS

7.A Future Council Agendas

Cover Page
City Council Regular Business Meeting September 24, 2019
City Council Study Session October 1, 2019
City Council Regular Business Meeting October 8, 2019
City Council Study Session October 15, 2019
City Council Regular Business Meeting October 22, 2019

Councilmember Blossom requested the addition of a “marquee” non-motorized project.

Councilmember Peltier asked to add the letter commenting on the Washington State Oil Spill Contingency Plan Rule update to the next agenda.

8) FOR THE GOOD OF THE ORDER

9) ADJOURNMENT

Mayor Medina adjourned the meeting at 10:39 p.m.

/s/
Kol Medina, Mayor

/s/
Christine Brown, CMC, City Clerk

Call to Order (Attendance, Agenda, Ethics)
Review & Approve Minutes
Update from Council Liaison
Debrief/Feedback from June 18 Community Kickoff
Survey Results
Next Meeting Agenda Items: August 1, 2018
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Maradel Gale called the meeting to order at 6:30 pm. Island Center Subarea Planning Steering Committee members in attendance were Michael Loverich, Donna Harui, Micah Strom, Scott Anderson, and Tracy Collier. Michael Killion Planning Commission, Lisa Neal, and Joe Dunstan Design Review Board were absent and excused. John Owen Makers Architect and Urban Design was in attendance. City Council member Sarah Blossom was in attendance. City staff in attendance were Michael Michael Engineering Manager, Gary Christensen Planning Director, Jennifer Sutton Senior Planner, and Administrative Specialist Carla Lundgren who recorded the meeting and prepared minutes.

Review & Approve Minutes

Motion: I move to approve the meeting minutes from June 6, 2018.

Strom/Collier: Passed Unanimously

Motion: I move to approve the meeting minutes from June 20, 2018.

Loverich/Anderson: Passed Unanimously

Update from Council Liaison: Sarah Blossom

Ms. Blossom discussed the following topics – Workplan/Timeline provided to committee, the process of agenda preparation for committee meetings, the process and authority levels of hiring a consultant and purpose/intention of committee (to develop a recommendation to present to the City Council) – Gary Christensen Planning Director shared a tentative meeting date with Council August 28 regarding the committees' progress (*Discussion Only*)

Public Comment: (Citizen) How are you keeping in touch with what the community wants?

Maradel Gale: Explains all the various methods of community outreach (ie. Mailers, City website, Listserv, signs through out the community, etc.)

Public Comment: (Chris Neal) Asked Sarah Blossom Council Liaison if she spoke with Lisa Neal about their discussion regarding conflict of interest and if Ms. Blossom was going to bring it up at the meeting.

Sarah Blossom: Ms. Blossom stated that she opted to discuss more of what her and Lisa spoke about when Lisa was present at the next meeting, so Lisa could speak to the discussion. Ms. Blossom also mentioned that any committee members that did not complete Conflict of Interest forms when joining the committee, should do so before the next meeting. - Jennifer Sutton Senior Planner agreed to ask the City's Executive Admin to send each member of the committee a Conflict of Interest form to complete.

Debrief/Feedback from June 18 Community Kickoff

John Owen Makers Architecture and Urban Design - *(See handout)*

Survey Results

John Owen Makers Architecture and Urban Design - *(See presentation material)*

Public Comment: (Aaron Levine) Mr. Levine suggested the committee to apply critical thinking to the ranking categories and look at the transportation category as most important to the majority of the survey takers. Addition comment- Addressing the committee members: Was any house of faith brought up in the branding of community and the building of the community? Would like to offer that it is and should continue to be part of the "flavor of the community."

"Next Steps" from John Owen and Jennifer Sutton-

- Continued guest speakers
- Brief City Council on progress of committee and results of survey/open house on August 28, 2018
- Hear from the committee members about "alternatives."

Discuss Agenda for Next Meeting: August 1, 2018

- Kitsap Health – High priority
- Check in with workload schedule/timeline
- Scott Anderson – committee working together cooperatively
- Developability with current zoning within Island Center
- Traffic count data
- Parks Department (Trails) & Multi-Modal – at same meeting (mtg after next)
- Affordable Housing (mtg after next)



**CONFLICT OF INTEREST STATEMENT FOR
CITIZENS SERVING ON CITY COMMITTEES,
COMMISSIONS, AND BOARDS**

I have reviewed and considered the City of Bainbridge Island's Conflict of Interest policy in the City's Ethics Program, I am committed to complying with that policy, and I am hereby completing this Conflict of Interest Statement, as required by Article II, Section H, of that policy.

I have been appointed or reappointed to a City of Bainbridge Island Committee, Commission, or Board. In accordance with the Conflict of Interest provisions set forth in Article II of the City's Ethics Program, I hereby attest, to the best of my knowledge and belief, except as disclosed herein and allowed by state law and the exceptions and waivers in the Conflict of Interest provisions of the City's Ethics Program, the following:

- (1) Except as provided by the below described exception, I shall not directly, or indirectly through a subordinate or fellow officer, official, or employee, take any direct official action on a matter on behalf of the City if I, or a member of my immediate family:
 - a. Has any substantial direct or indirect contractual employment related to the matter;
 - b. Has some other financial or private interest in that matter, including by serving on a Board of Directors for any organization related to that matter; or
 - c. Is a party to a contract or the owner of an interest in real or personal property that would be significantly affected by the action.
- (2) Exception: The requirement in Section (1) above shall not apply if, as a member of a City Committee, Commission, or Board, I fully disclose the financial interest at issue on the public record of the City Committee, Commission, or Board, and the Committee, Commission, or Board votes to allow me to participate in the discussion or vote.

I hereby attest that the foregoing is true and correct:

☐ Without exception

☒ Except as described herein (e.g., list applicable organizations for which you serve on the Board of Directors):

- MINORITY SHAREHOLDER IN LLC THAT OWNS 10 ACRE PARCEL
- FAMILY MEMBER OWN REMAINING UNITS
- PARENTS OWN ISLAND CENTER SELF-STORAGE
- PARENTS OWN 1.7 ACRE PARCEL WITH COMMERCIAL BUILDINGS. WITH BAINBRIDGE RENTAL AS TENANT

Committee Name: Island Center

Print Name: Charles S. Anderson

Signature: Charles Anderson

Date: 9/17/19



ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE SPECIAL MEETING
WEDNESDAY, MAY 5, 2021
6:30-9:00 PM
REMOTE ONLINE MEETING

The Island Center Subarea Planning Steering Committee will hold this meeting using a virtual Zoom online platform.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/93879145483>

Or iPhone one-tap :

US: +12532158782,,93036679638# or +13462487799,,93036679638#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or
+1 312 626 6799 or +1 646 558 8656

Webinar ID: 930 3667 9638

International numbers available: <https://bainbridgewa.zoom.us/j/93879145483>

AGENDA

- | | |
|---------|---|
| 6:30 PM | Call to Order, Agenda Review, Conflict Disclosure |
| 6:40 PM | Review and Approve Minutes
March 31, 2021 |
| 6:45 PM | Public Comment |
| 6:55 PM | Discuss Submitted Committee Questions/Suggestions/Comments &
Confirm Any Changes to DRAFT Subarea Plan |
| 8:15 PM | Complete Steering Committee Recommendation on DRAFT Island Center
Subarea Plan |
| 8:40 PM | Next Steps for Island Center Subarea Plan: Post Steering Committee |
| 8:50 PM | Public Comment |
| 9:00 PM | Adjourn |

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Steering Committee deliberation. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – March 3, 2021
Public Comment
Review DRAFT Island Center Subarea Plan Chapters
Next Steps
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Vice-chair Micah Strom called the meeting to order at 7:32 PM due to technical difficulties. Steering Committee Members present were Donna Harui, Michael Loverich, Scott Anderson, Sam Marshall, Asaph Glosser, John Decker, and Shawn Parks (Design Review Board). Chair Maradel Gale was absent and excused. Mark Tiernan was absent. City Staff present were Interim Engineering Manager Peter Corelis, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Jeff Arango (Framework) was also present.

The agenda was reviewed, the conflict disclosure statement read, and Steering Committee Members provided their current interest in the Island Center area.

Review and Approve Minutes – March 3, 2021

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

Loverich/Decker: Passed Unanimously

Public Comment

None.

Review DRAFT Island Center Subarea Plan Chapters

City Consultant Jeff Arango walked the Committee through the changes made to the draft plan.

Next Steps

All Committee Members were asked to send their questions in to be answered at the next meeting.

DRAFT



ISLAND CENTER

SUBAREA PLAN

APRIL, 2021

BAINBRIDGE ISLAND

ISLAND CENTER PLAN



FIGURE 9. ISLAND CENTER AERIAL VIEW
Framework, 2021

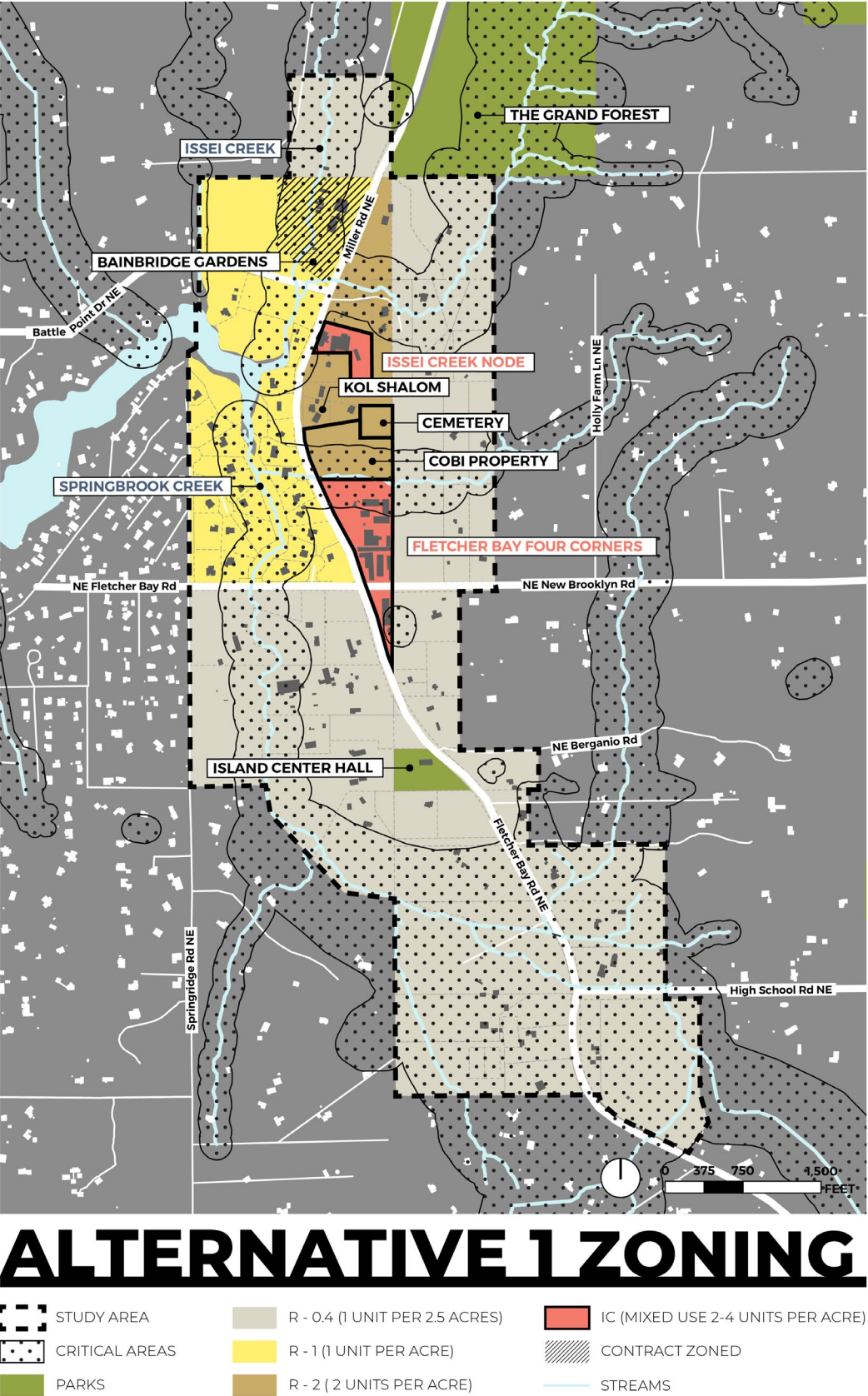
LAND USE & ZONING

ISLAND CENTER ZONE

The Island Center Plan focuses on three nodes of neighborhood center zoning within the study area. The residential zoning for all areas outside of the three nodes will remain the same and no changes are proposed. A new zoning district called the Island Center Zone is an Island Center specific neighborhood commercial zone that modifies the standards of the existing Neighborhood Center Zone. The neighborhood center zoning is proposed to be expanded in all three nodes.

The following three maps show the land use alternatives considered by the Steering Committee. Alternative 1 maintains the existing zoning map designations but replaces the Neighborhood Commercial (NC) zoning with new Island Center (IC) specific zoning that is described in more detail in Figure 15. Alternative 2 expands the Island Center specific zoning in Alternative 1 to the Bainbridge Gardens property and Alternative 3 expands the IC zoning further to include property in the Issei Creek and Four Corners nodes.

FIGURE 10. ALTERNATIVE 1 PROPOSED ISLAND CENTER ZONING

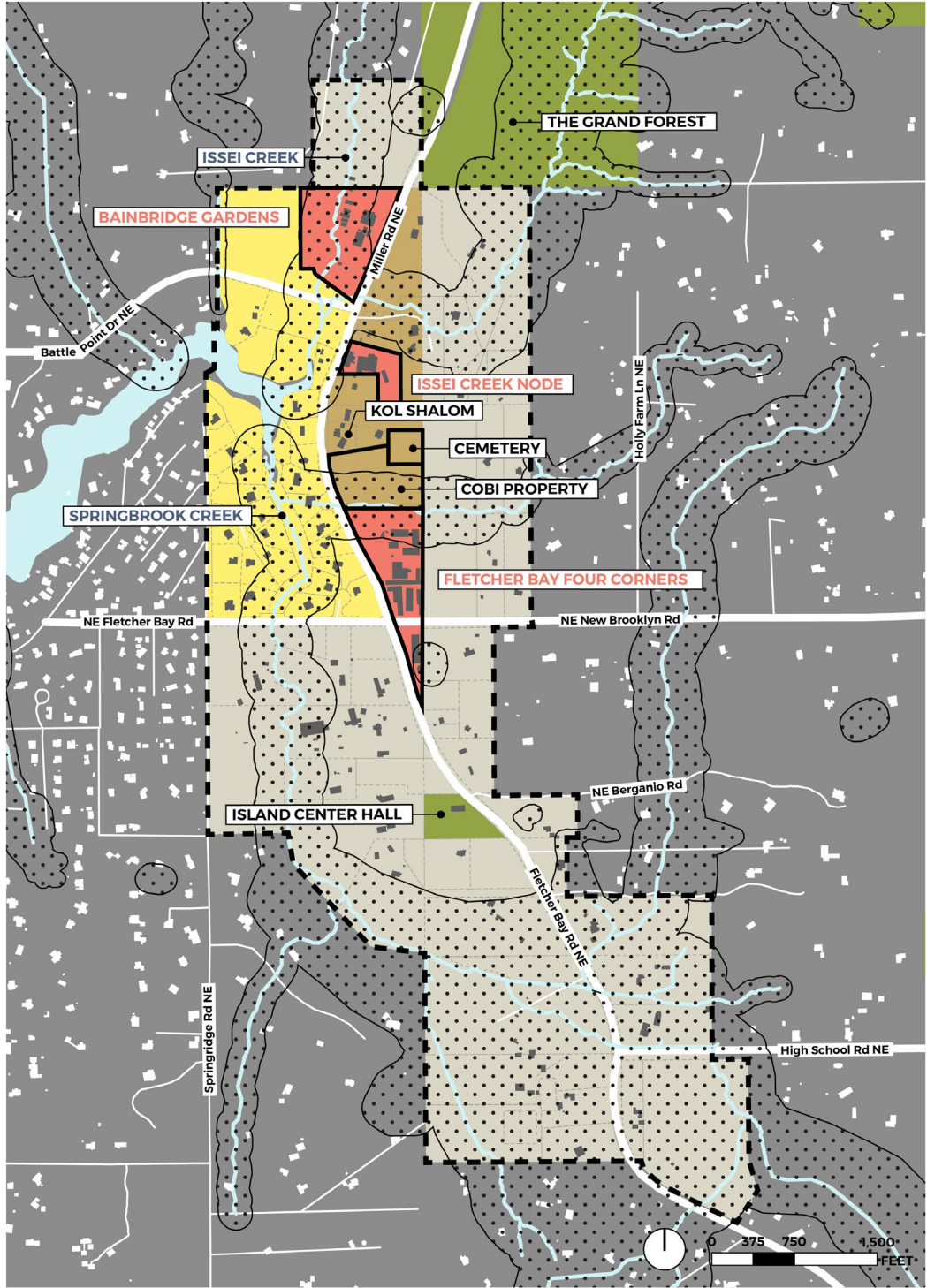


ALTERNATIVE 1 ZONING

- | | | |
|----------------|--------------------------------|-----------------------------------|
| STUDY AREA | R - 0.4 (1 UNIT PER 2.5 ACRES) | IC (MIXED USE 2-4 UNITS PER ACRE) |
| CRITICAL AREAS | R - 1 (1 UNIT PER ACRE) | CONTRACT ZONED |
| PARKS | R - 2 (2 UNITS PER ACRE) | STREAMS |

Framework, 2021

FIGURE 11. ALTERNATIVE 2 PROPOSED ISLAND CENTER ZONING

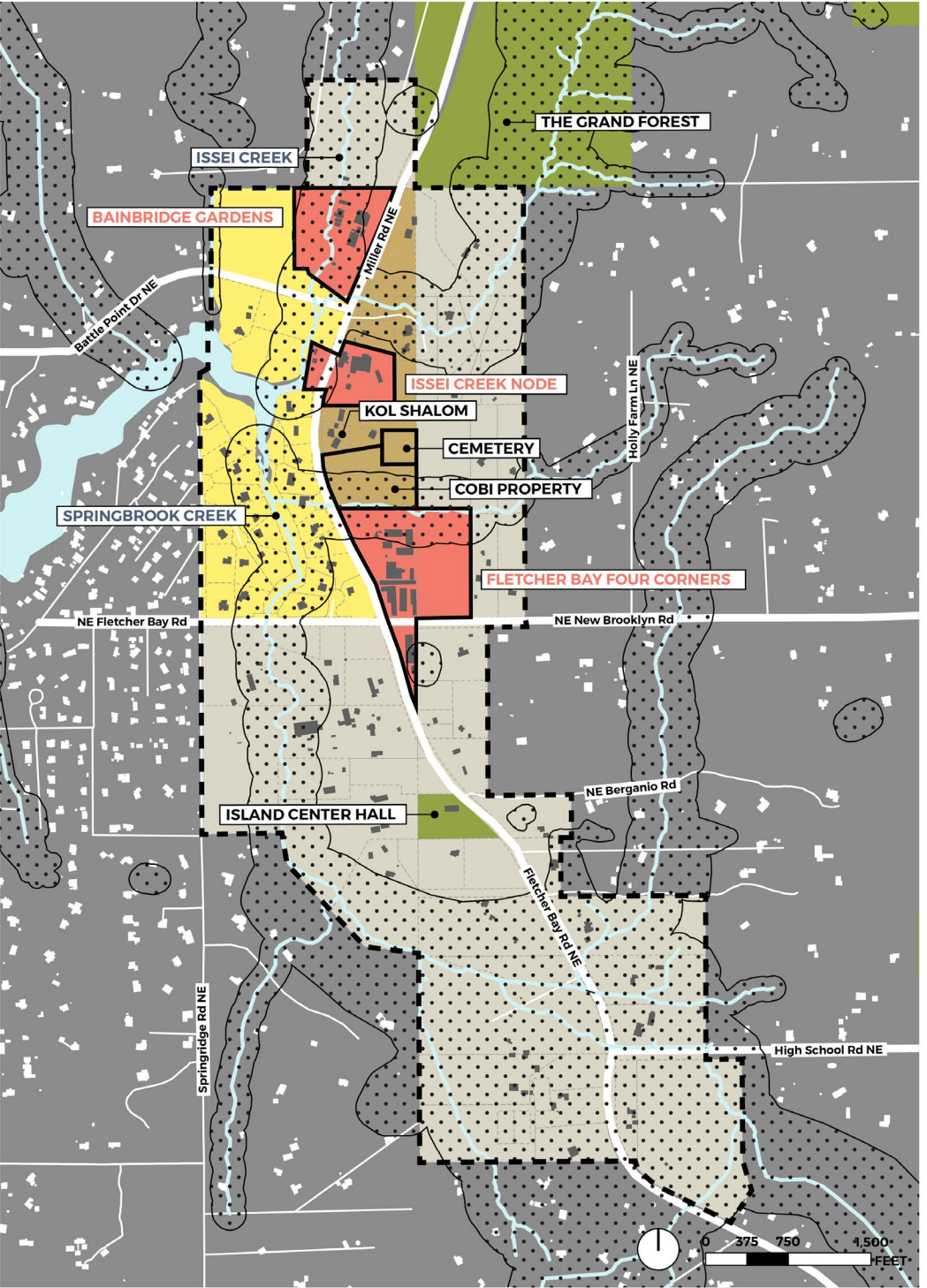


ALTERNATIVE 2 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 12. ALTERNATIVE 3 PROPOSED ISLAND CENTER ZONING

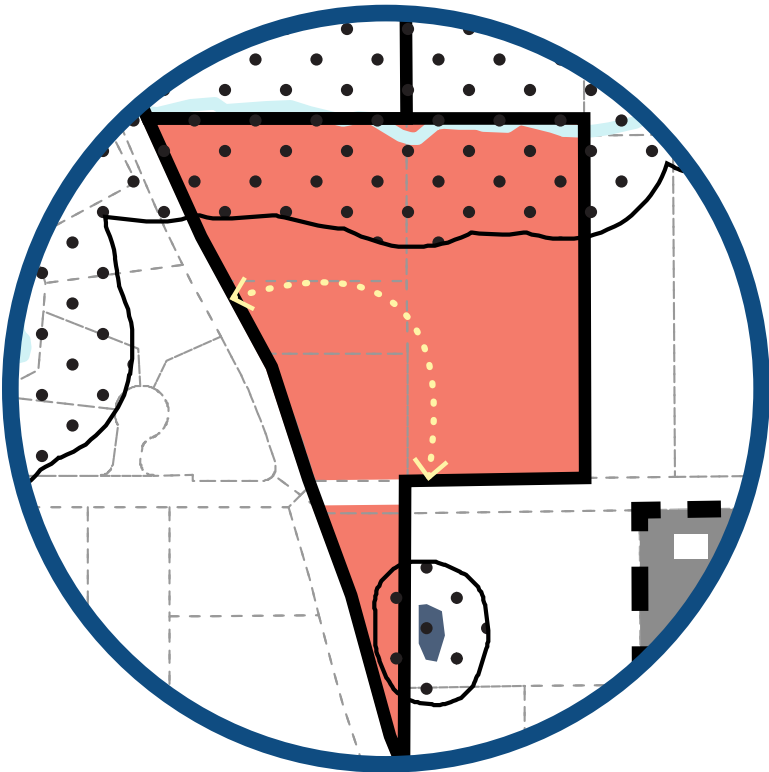


ALTERNATIVE 3 ZONING

- STUDY AREA
- CRITICAL AREAS
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- R - 2 (2 UNITS PER ACRE)
- IC (MIXED USE 2-4 UNITS PER ACRE)
- STREAMS

Framework, 2021

FIGURE 13. FOUR CORNERS NODE ZONING

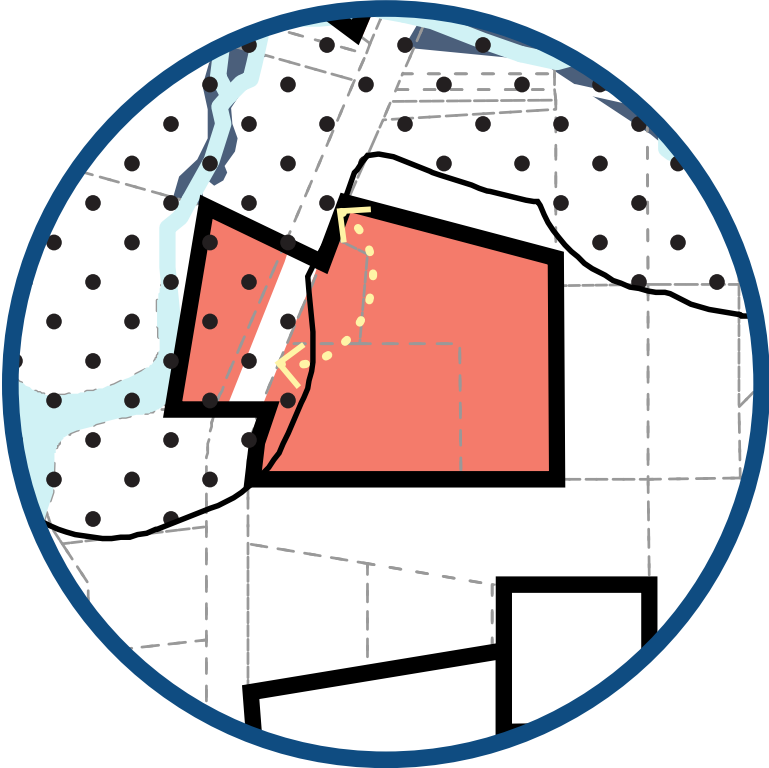


Framework, 2021

Four Corners Node

The Four Corners node expands neighborhood commercial zoning to the east to include the approximately 5 acres north of NE New Brooklyn Rd. These 5 acres have common ownership with the property at the NE corner of Miller and New Brooklyn Road. Like other Island Center Neighborhood Center properties, this property has long been developed with commercial uses, including self-service storage and currently, Bainbridge Rental (equipment rental). Improving safety for accessing commercial properties has been identified as a goal for this Plan. Adding to the Island Center zone to the east of this area allows room for redevelopment or reorganizing of the layout of commercial properties (that front on Miller Road) over time. Any major changes to these properties will require improvements to the ingress/egress. With current and future Island Center zone properties already developed with thriving commercial businesses, the additional 5 acres of Island Center zoning is perhaps the only proposed change in this Island Center plan that may add residential development in the near term. The properties shown in red in Figure 13 through Figure 15 are proposed for inclusion in the Island Center Zone within each node.

FIGURE 14. ISSEI CREEK NODE ZONING

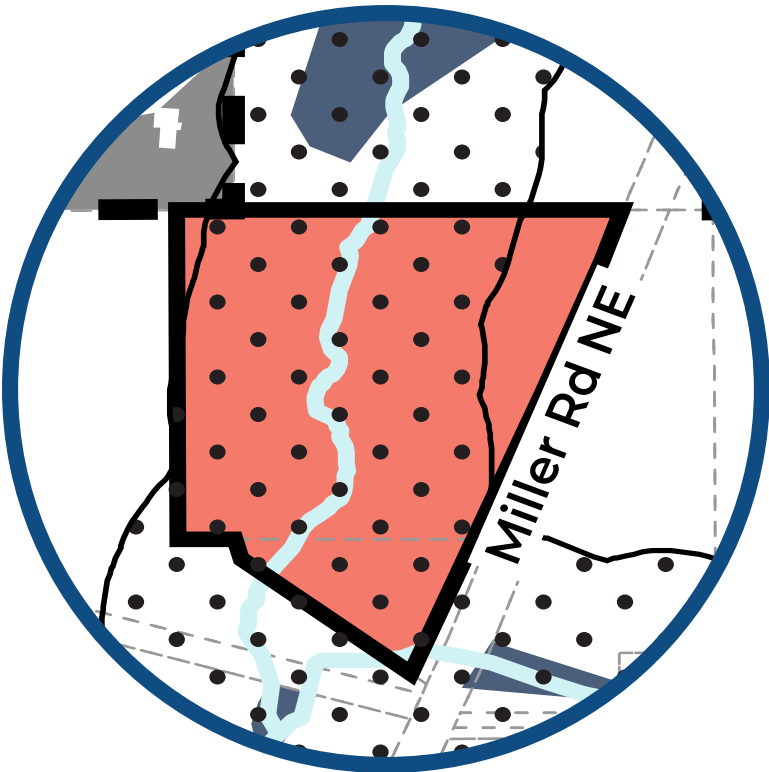


Framework, 2021

Issei Creek node

In the Issei Creek node neighborhood commercial zoning is proposed to be expanded to the west of Miller Bay Rd NE and south of the existing neighborhood commercial on the east side of Miller Bay Rd NE. The properties shown in red in Figure 14 are proposed for inclusion in the Island Center Zone.

FIGURE 15. BAINBRIDGE GARDENS NODE ZONING



Framework, 2021

Bainbridge garden node

The Bainbridge Gardens Node is proposed for inclusion in the Island Center Zone to reflect the existing commercial use.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:00:01](#)):

Call the last meeting of the Island Center Subarea Planning team to order. Yay. How many years? Um, for the agenda, we will have a review and approval of the March minutes and an opportunity for public comment. And then we will look at the, something happened to my screen. We will look at the committee questions, comments, suggestions, and then make a final recommendation and have public comment and adjourn. So there you go. Any additions to that agenda? Okay. I will go through our conflict, our financial interest disclosure. It's not really a conflict. The Island center sub area planning process steering committee is unique because the code actually requires that members of the committee include residents living within Island center, owners of property or businesses located within Island Center, as well as residents and owners of property located adjacent to Island center. I was just thinking today, how interesting would be if we had said due to potential conflict of interests, no one who lives within, has business within, or works within Island center or near Island center can have a role on a committee like this. So you would have people from Rodale Reserve neighborhood or from Lynwood or from Winslow or from rolling Bay, doing all of this work ideas.

Asaph Glosser ([00:02:11](#)):

Maradel - Maradel - Is there any way you can call in from your phone or something? It's very hard to like, even follow what you're saying with the like woodpecker sound.

Maradel Gale ([00:02:23](#)):

I don't know. I wouldn't know how to do that. I'll let somebody else finish this process while I try to figure that out.

Jennifer Sutton ([00:02:33](#)):

Jane, do you have the disclosure that you could put on the screen? (Jane - I do.) Jane? Would it work if Maradel had her video on, but then called in and was listening and speaking via the phone? (Jane - Yes. And the number is right on the front of the agenda here. So would you use two five, three, two one five eight, seven eight two)

Jennifer Sutton ([00:03:25](#)):

Should we ask Micah to take over reading the disclosure if he doesn't mind? Um, but maybe you can make it bigger, Jane on the screen.

Micah Strom ([00:03:40](#)):

All right. Let's see. Uh, trying to think where we left off in the interest of full disclosure and transparency and based on the city council's direction, we will begin this meeting by having each committee member disclose the following information, whether they are a resident of the designated center or the surrounding area, whether they own, or an owner of property in the designated center or the surrounding area, whether they are an owner of a business in the designated center or the surrounding area. And if so, the name and type of the business, whether they have some financial interest that is relevant to the work of the committee that should be disclosed. In making these disclosures is understood that committee members are allowed to participate, including voting in committee business. With that let's proceed with our disclosures and I can start. I'm - Micah Strom, I own a property in the, uh, Island Center area, uh, also in a business and the property on it, Modern Collision Rebuild. See, who else is there? Um, Michael,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:04:50](#)):

uh, Michael Loverich, um, I live in Island center, um, do not own land, but my family and extended family own, um, five parcels, total of 13 acres within the Island Center, um, area. And I, I guess I am, could be, could inherit some of that.

Micah Strom ([00:05:17](#)):

Scott?

Scott Anderson ([00:05:21](#)):

I'm, Scott Anderson. Um, I am an owner, a minority owner, in a partnership that owns 10 acre parcel on New Brooklyn next to Island Center, self storage its a 10 yeah, 10 acres. Um, my mom and dad own 1.2 acres on the corner of Miller and New Brooklyn that, um, also they also own the mini storage Island center, self storage. Uh, they own the building and lease to Bainbridge Rental. Uh, I own a house, uh, nearby the study area.

Micah Strom ([00:05:59](#)):

Thank you - Sam?

Sam Marshall ([00:05:59](#)):

Good evening all, Sam Marshall. I own and live in a single family home on a single parcel within the broader study area.

Micah Strom ([00:06:08](#)):

John, but you're on mute.

John Decker ([00:06:19](#)):

John Decker here. Um, I live in a single family home in the broader study area as well, and I have a vacant lot adjacent to my property. Uh, that's it.

Micah Strom ([00:06:34](#)):

Asaph -

Asaph Glosser ([00:06:34](#)):

No changes since last time.

Micah Strom ([00:06:35](#)):

Donna -

Donna Harui ([00:06:39](#)):

I'm Donna Harui, my family owns 16 plus acres, um, of which Bainbridge Gardens is located on six acres. I do not live in the Island Center area.

Micah Strom ([00:06:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Thank you. And Maradel, I don't know if you're able to talk without the woodpecker -

John Decker ([00:07:01](#)):
who's on mute.

Jennifer Sutton ([00:07:02](#)):
Jane, can you unmute the phone - the phone call. (Jane - I did allow her to speak.).

Maradel Gale ([00:07:15](#)):
Okay. Can you hear me now? I don't think I can do this because I'm hearing myself twice or three times. It's just - I'm going to have to quit.

Jane Rasely ([00:07:35](#)):
Maradel I was going to say, if you turn off your sound on your computer and just listen to the phone, you would be.

Maradel Gale' ([00:07:41](#)):
- I was trying to figure out how to do that, but I couldn't see anything that let me do that. So you're just going to have to deal with the ticks. (Micah - sure) .For my disclosure, I have. I live in Winslow. I have no property interests or other interests anywhere else on the Island.

Micah Strom ([00:08:05](#)):
So Maradel, do you want to take over again?

Maradel Gale ([00:08:09](#)):
I will try. Okay. So at this point we have the minutes from March 31st. I'd like a motion to approve the minutes as distributed.

Asaph Glosser ([00:08:19](#)):
So moved.

John Decker ([00:08:20](#)):
Second.

Maradel Gale ([00:08:24](#)):
It's been moved and seconded. Is there any discussion of the minutes, March 31st hearing none. Those in favor, please say aye. Aye. Are there any opposed? Any abstentions? Okay. Thank you.

Speaker 5 ([00:08:46](#)):
Hmm.

Maradel Gale ([00:09:00](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

We have four attendees. Um, this is an opportunity for public comment is any way if anyone would like to make public comment, could you please raise your hand on your little machine? Okay. Lisa.

Lisa Neal ([00:09:20](#)):

Good evening. Everybody. It's Lisa Neal. I live West of Island Center. Um, I'd like to ask you to tonight - it sounds like this is your final meeting. And so I'd like you to take a formal vote on any open issues as you work through the draft plan tonight. I see alternative threes on the plan as one of the alternatives with one and two of course. Um, but what's happening to the back five acres of the Anderson property's not discussed. There aren't any specifications about community benefits for the alternative three upzones. And so I would suggest that if you have a reasons why you're doing that, that you vote on any parameters or if you're voting to essentially up zone for free, that you just make that clear on the record too. Um, I see two parking options in the draft plan. Um, but the committee hasn't yet voted on on street parking. Um, these are the two and figure C 24 and 26. And I agree from my recollection with Micah's comment that he thought that the Fletcher Bay, um, parking was not accepted by the committee, but my suggestion is at this point, just go ahead and take a vote. You can have a motion to direct the consultant to redraw the figure 24 to remove on street parking, or you can move to adopt figure 24 with the on street parking. My point is trying to make it really clear because if this is your last meeting, the consultant needs to know exactly what he's going to change. And then that's going to be the final plan. You're not going to come back again and look at it, it sounds like, um, please vote on whether the committee is going to require all new density to be affordable as is allowed by state law or whether the committee is going to take Senior Planner Sutton's advice to forego some of the potential affordable housing. Um, and just again, just make it clear on the record. And finally, I'd like to draw your attention to one S one factual error. Um, about the 2018 meeting on page 13, the public never said that affordable housing was a key theme and the community rejected new density. And the former consultant, he gave a report in July of 2018 where he said things like the community answered the survey and said almost everything's important except new housing. He reported several times in that meeting um, the fact that the community is very concerned about density increases impacting their current lifestyle and living conditions. So I think that that making its way into the report is, um, just an error that can be removed the rest of the surveys reported accurately, as far as I could tell, you know, it looked what I would expect from the survey and it's on different pages, but I think it's important to have these representations of what the community said, be completely accurate and that's on page 13, so that those are all my points. Thank you very much. And thanks for your work you guys.

Maradel Gale ([00:12:20](#)):

Thank you, Lisa. Anybody else from the attendees who wants to comment seeing no hands up, we will dispense with the public comment at that point, Michael?

Michael Pollock ([00:12:35](#)):

Um, hi all. Um, thanks for being here. Um, I, I appreciate that you guys are, are possibly going to finish up tonight. Um, I just wanted to, um, just point out a couple of things, um, but that there are some decisions that you're going to make and from the council's perspective, we're looking for recommendations. If you look at the process, we're looking for recommendations, you guys, aren't making a final decision. Um, and so what we want, what's going to be helpful to the council is to have, um, an understanding of why whoever makes - has an opinion, um, but the basis for that opinion, um, and the, and the majority opinion, isn't the only important one. So, um, I think the council would welcome clarity for those of you that maybe don't prevail on a recommendation, um, to understand the

Island Center Subarea Planning Process
May 5, 2021 Meeting

basis for not necessarily agreeing because we're going to take all of this. It's not just simply that we are going to take this and, and go with it, but we're going to look at all the opinions and we're going to try to make, um, a decision, ideally that's in the best interest of the community. So, um, there are, this is a recorded meeting and I will certainly be looking back and trying to summarize as best I can when I report out to, to, um, the, the full council sort of where you guys landed to, to summarize those, those opinions and to make ah - clear where that was pretty much unanimity or, or close to, you know, never the end part of that were maybe areas where there were strong, um, uh, divergences in opinion. So, um, I just wanted to let you know that it's not, it's not as if, if you don't prevail tonight, um, or if you do prevail tonight, that doesn't necessarily mean that that's what is going to ultimately happen with this, with this, um, product. So, uh, I just encourage you to keep that, that, that, that we're looking for, um, an advisory opinions, and that's essentially what you are, you, are an advisory body and we are seeking their advice. And that means advice from all of you, not the majority are not just one or two strong voices. So, um, I encourage you to be articulate and to make your case and I assure you that many on the council will listen.

Maradel Gale ([00:15:05](#)):

Thank you, Michael. Okay. Um, I just want to put something out there that, that I think is of, of importance tonight, and that is that we come up with a plan, one plan, not three alternatives. I can pretty much guarantee that if we pass forward three alternatives, it's kind of the death knell for this plan. So I would really suggest that we try to find one, one of the three so-called alternatives that we can agree upon to put forward that can always be modified, which is the point that Michael's making. But it's really important that we have, if, if we can reach agreement on one of the three that meets most of what we want, that we put that forward and not go off with three, what happened before was that they went off with three, whatever it was 15 or 20 years ago, and nothing ever happened. So that is a really good, um, that's not a good approach. So I think if we can come up with one and then let that be the thing that's tweaked, it will help a lot. Okay. Um, so Jennifer, do you want to go through some of the comments that were made and indicate where they are dealt within the proposed document?

Jennifer Sutton ([00:16:22](#)):

Sure. Thank you. Thank you to those of you who, um, sent in suggestions, questions or comments. I come through my email inbox and all my folders backwards and forwards. So hope - hopefully I didn't miss anyone. Um, I do get a lot of emails, but I searched my email inbox, like twice for all of your names. So hopefully I got everything you sent in. Um, I've organized the table kind of sequentially based on where I thought either your concern or question or suggestion fell within the plan, so that in talking about them, we would kind of be moving through the plan front to back. Um, so that's how I organized it. And then I included, um, the original emails and attachments in your packet too. Um, I tried to, let's see with, with, um, maybe I should put this on the screen. Let me, let me open up my, try to share my screen and I've closed a lot of tabs so that hopefully I only share the right things. Um, and let's make this a little bigger. So, and Asaph, uh, as I get to your comment, please. Um, anyone, you know, add, speak up, um, uh, Asaph had mentioned, suggested adding these three paragraphs. I just pasted them straight from his email, um, to recognize that the, that this effort is part of a bigger picture related to housing. And, um, it's, it seemed like it could fit in, in a few different places within the draft plan. Um, either at the very beginning, kind of in the comprehensive plan section or, uh, in the section where we start describing our plan on page on page 18. And then I would, um, in reading the last paragraph closely, it seemed like that, uh, made the most sense if, if the committee was going to move forward with alternative two or three. And Asaph, did you want to say anything else?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:18:50](#)):

Hopefully folks have a chance to read this, happy to answer any questions people have about the sentiment being expressed. I'd also encourage people to take a look at an email. It looks like we got this afternoon from the, um, Phaedra Phaedra Elliott, um, at housing resources, um, which expresses both the sentiments and even more, I think, complied suggestions in that thing. So if you haven't seen that, it looks like she sent this to all the folks, Jane, I don't see your name here, but it looks like Jennifer you're on it.

Jennifer Sutton ([00:19:29](#)):

Thank you. I sent it to PCD to make sure we get it in the record. So, um, would we want to add, uh, this what Asaph has suggested and, um, where do you think it and if so, where would it work best? And, um, we could take, like, these are the kinds of things where we could, as we go through, if it's not clear that there's consensus, we could take a motion and vote on each change to the plan, the draft plan.

Michael Loverich ([00:20:09](#)):

I think there's a lot of good things in here. I think I have a little bit of an issue with the last paragraph, because I think there's also, there's so many issues that are, um, going on that, um, this addresses specific ones, but it doesn't also address, like, I think ones that are even, or equally important. I mean, Bainbridge Island, people are investing on the Island and they're actively living on the Island. There's Airbnb, there's all of these other things that are also going on. Um, there's also been a ton of development on the Island and it's becoming less and less affordable as more houses are built. So, um, I don't know. The last paragraph I think is if it had major modifications, I wouldn't mind it going in, but there it's, I guess I would say it would have more information. Um, I think, yeah.

Maradel Gale ([00:21:09](#)):

Well, we do have, we do have a housing study that has been done that is applicable to the entire Island. So I think that the intent of the Asaph having this in is to let people know as they're reviewing the plan that it was discussed and is of concern to this group.

Michael Loverich ([00:21:24](#)):

Yeah. It's just the last paragraph I have, I think could be rewritten, um, still with some of the same content, but with some additional content and, uh, the first two paragraphs, they don't have it do it.

Asaph Glosser ([00:21:47](#)):

Yeah. I feel pretty strongly that, while, not the only cause of housing affordability, supply and demand is certainly part of it. And I do think certainly the last two sentences for me are very important. (Loverich - I'm sorry the first two or the last two sentences?) I mean, I think they're all important, but, um, since I wrote 'em, but I think sort of being clear about what our approach means to do recognizing it's part of a much bigger thing and that we're not just willing to abdicate responsibility.

Michael Loverich ([00:22:25](#)):

Yeah. I mean, I think like that there is a healthy debate regarding the many root causes of housing affordability. It, yeah. And then, I mean, our approach or proposed approach seeks to, in a modestly increased overall housing stock and specifically target. Yeah. I guess, I guess it's those middle sentences that, um -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([00:22:47](#)):

I mean, I don't know how much copy editing we want to do, but I think it is clear that there's an inventory for homes that's at historic lows and that demand has eclipsed supply. Like, like those are true and that does increase prices. (Loverich - yeah.) And that does then make things out of reach for low and middle income workers. (Loverich - Yeah.) Right. Like that there's sort of an empirical basis for everything in that sentence.

Speaker 10 ([00:23:23](#)):

Are there other other comments, if not, I'm going to ask for a vote on this.

Sam Marshall ([00:23:28](#)):

I'd just like to add one, one item that I think maybe the, the issue that's at the crux of the debate over the, the third paragraph here is that a, you know, it's been demonstrated that on the Island, a small increase in supply does not necessarily address affordability issues. We've seen development of houses coming on in the 900 thousands. And so I think being prescriptive about what types of development are increasing supply is, is key if we're going to recommend doing so.

John Decker ([00:24:06](#)):

Yeah. I guess I would add to that. It seems to me, part of the discussion we've been having is centered around the recognition that we need affordable housing on the Island. And there's been a lot of discussion about that, but I think also there's some recognition that the current status quo way of building that is not going to solve the problem. Um, and so in my mind they're a recommendation would be to promote the idea of finding another way, as opposed to just saying, you know, that using the old model of 10% are affordable, it doesn't seem to be really resolving the issue. So I don't know if maybe that middle sentence could be rephrased. I think we're really close to saying the same thing Asaph I'm not, uh, I guess I'd ask for clarification on what, what your intent by saying that, um, Bainbridge, uh, is simply not realistic.

Asaph Glosser ([00:25:19](#)):

Wait, so where are you? I'm sorry.

John Decker ([00:25:22](#)):

You're the, the statement thing that while HRB would love to have the capacity to create all the affordable housing that Bainbridge needs for someone like them, this is simply not realistic. Um, I don't know if I agree with that, um, see

Maradel Gale ([00:25:37](#)):

I don't see where you're seeing that.

Asaph Glosser ([00:25:38](#)):

You're conflating, John -

Speaker 11 ([00:25:43](#)):

I'm reading the wrong thing. I apologize. I'm gonna shut up now. Sorry.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:25:49](#)):

He was reading Phaedra's public comment.

Maradel Gale ([00:25:53](#)):

What we're talking about is what Asaph brought to us and which is on the screen in front of us.

John Decker ([00:26:01](#)):

I'm there now. Sorry, my bad.

Maradel Gale ([00:26:04](#)):

You're forgiven John. You're looking at two different screens, I think at the same time. So are there other comments on this, or can we take a vote on this, this inclusion in the text? Those in favor, please say aye.

Speaker 11 ([00:26:23](#)):

Aye. Aye. Aye.

Jane Rasely ([00:26:30](#)):

Excuse me. Maradel (Yes?) there wasn't actually a motion. We need to have a motion.

Maradel Gale ([00:26:36](#)):

Thank you, Jane. Is there a motion - Asaph would you like to make a motion to include this?

Asaph Glosser ([00:26:44](#)):

I move that the language included in the comments in the agenda on page 57 of the PDFs that I proposed being included in the, um, plan.

Maradel Gale ([00:27:01](#)):

Is there a second? (John - Second that motion). Thank you, John. Here. Your redeeming yourself, right? Okay. Those in favor, please say aye. Raise your hand so we can see you. Okay. Those opposed? Okay. The motion carries. Are there any abstentions, I guess I'll ask for that. The motion carries. Jennifer you're next up again.

Jennifer Sutton ([00:27:34](#)):

Well, um, the next comment was from, um, Michael leverage and he included, um, several great photos with, uh, materials and, um, suggested Michael, you had some ideas for how to change the history section. Um, but I, I couldn't really, I just wanted to have you talk about them. So, um, cause I wasn't sure how to distill it.

Michael Loverich ([00:28:07](#)):

Yeah. Um, well I think I only provided one image, um, and that was, uh, Island cemetery. And then I thought that, um, if Donna had a suggestion for an image to include a Bainbridge Gardens, that would be nice for the history section. Um, because, and then, um, also the replacement, one of the images in the history section is not of Island Center center. So swapping that one out and then

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([00:28:38](#)):

Was that the one that had the big, the big yellow X across it.

Michael Loverich ([00:28:40](#)):

Right, Yeah. Yeah. Um, and I think the last image in the packet was the cemetery and if someone has a better image sure. Go ahead and use it. That was the best that I had at the time. Um,

Jennifer Sutton ([00:28:56](#)):

So swap, so swap in the cemetery photo for the, not in Island center is your proposal.

Michael Loverich ([00:29:05](#)):

Sorry. Um,

Jennifer Sutton ([00:29:07](#)):

You can bring that up too.

Michael Loverich ([00:29:12](#)):

Well, I'm just wondering if the new report that was sent out today had the image that I was planning on, swapping out. I'm going back to look. Sorry.

Maradel Gale ([00:29:22](#)):

While you do that, Donna, do you have a good picture of, of Bainbridge Gardens from the past? Sure. I have, I have, I have several pictures. Um, was there one Michael that you were thinking of that

Michael Loverich ([00:29:38](#)):

No, there seems to be so many. There are many I couldn't decide. And I thought that you might have one that you like.

Speaker 8 ([00:29:46](#)):

Thank you. Thank you. That's um, I'd be happy to do that. So, um, I guess, uh, so it's up to me to decide because there are, there are several, what are, what do you, what do you, how do you feel it should be represented? So the, the exterior, the grounds or something that's more personal because I think it should fit with the other photos that you chose.

Michael Loverich ([00:30:11](#)):

Yeah. No, it makes sense. Um, seemed like there were some street views or maybe one of the interior views of the store. Yeah. Cause they're all, I guess they're all building focused.

Donna Harui ([00:30:29](#)):

There are, yeah, they are building focus. So, um, so we could do the, there could be the exterior of the general store with the gas station or something like that.

Michael Loverich ([00:30:39](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. And I think the greenhouses appear in that. Yeah.

Donna Harui ([00:30:46](#)):

Um, okay. So how do I go about doing that?

Jennifer Sutton ([00:30:53](#)):

Um, well you could either scan the photo and email it to Jane and I, and we can coordinate with Jeff to substitute it into this. Um, so you're talking about, uh, we'd take out the photo that's in the center, right. And sub Oh, and substitute the photo from Donna, correct? Yeah. So if you, if you can scan it and email, it that'd be great. Or, um, if you can't, um, what one of us could pick Jane or I could pick it up.

Donna Harui ([00:31:25](#)):

it's - most of the photos, um, are in a, um, uh, most of the photos are in power, in a PowerPoint format, so I can, so yeah, so I can create a, uh, uh, a JPEG or something like that and email it to you.

John Decker ([00:31:43](#)):

There's one really nice one that looks like it's looking back at Miller with the Bainbridge garden store on the left with two cars in front black and white, and there's a kid on a bike, that's pretty good context anyway.

Donna Harui ([00:32:01](#)):

Okay. I'm trying to remember it. Um,

Speaker 5 ([00:32:05](#)):

Bye.

Maradel Gale ([00:32:09](#)):

Uh, well Donna, why don't you choose one that you think fits with this in this context? And since, since it's your, your yours, you can, you can choose that's your choice at this point, I think. (Donna - Okay. Thank you.) Thank you.

Jennifer Sutton ([00:32:28](#)):

Um, and then Michael, related to the text of the history section, um, you had some ideas for maybe what should be removed or other topics omitted. Do you want to discuss, do you want to bring those up?

Michael Loverich ([00:32:45](#)):

Um, yeah, it might be a little bit challenging, but like, I don't know if we should save this one for that end or do it now because, um, I guess, cause I don't know how to, since I didn't provide a statement we're working through it right now is going to be challenging.

Jennifer Sutton ([00:33:07](#)):

Do you want to kind of describe to the committee if they haven't had a chance to read your email? Like what your ideas and suggestions were?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([00:33:15](#)):

Oh, um, yeah, I think there's a few more, um, tidbits of information about the Squamish and Fletcher Bay and kind of how they use the Bay, uh, and what they called the Bay, um, before, um, it was settled by Caucasians and then there is, um, additional items about, um, kind of the establishment of the school, kind of what are the of summit of Island center, which I don't have the date in front of me, but I think it was like 18, um, 85 or something like that when it was actually kind of, um, labeled, um, as Island center. And then the school went in quite early and it was donated, it was built on land donated by Samuel Setter. And it was built by the community. They all got together and they raised like five bucks each to build the school. Um, and then additional buildings were built. Um, and one of them eventually I think this is right about kind of Gazzam selling it or by Gazzam came in and he bought everyone all the loggers' land. So he kind of came in after, um, and kind of when they logged the land and he kinda took advantage of the situation. Um, so he just bought a lot of land and then ended up carving it up slowly. Um, so I guess I didn't think that. Gazzam deserved to be mentioned in here. Um, and then, uh, what was the other thing? Oh, the family names, um, should be verified. Um, it's nearby the Kodama family and Lily does live there currently, but, uh, she's a descendant of the Kidimotos and then the Initiayakas I think if I have, my memory is working properly, so I think that element just needs to be addressed.

Maradel Gale ([00:35:37](#)):

Okay. So what I'm hearing is to add a little bit more about the, the, the original, the indigenous people's use of this area and their names for it to, um, perhaps to indicate the timing of when Island center was originally established and to, um, take out Gazzam and to, um, I'm still working on take out Gazzam because he doesn't deserve that much recognition in this context, according to Michael, and then check this check, the actual names of the, um, Japanese American families who lived there. Is that correct? Is there any, any, are there any other concerns about this or, or want to know about any, anything that anybody else wants to add to this? Or can we get a motion on it?

Asaph Glosser ([00:36:40](#)):

Do we need one? Like, we haven't voted on line by line up to this point. I know we've been implored to, by some attendees here, but if we have consensus, that seems sufficient. I think it's probably sufficient given that we don't see it in actual printing here, but if we know what the intent is, are you, are people comfortable indicating with a hand up that they agree with this? Yes. Comfortable hand up. Okay. Thank you. Thank you, Michael. That's great.

Jennifer Sutton ([00:37:16](#)):

Michael, would you just, um, email me your, your suggested changes? (Loverich - Yeah, I'll do that.) Thanks. Okay. Um, let's see, the next, the next comment moving through the text, um, was also from Michael, um, wanting to make sure that the draft, um, address ways of preserving and encouraging agriculture enough. And, um, this is a good opportunity to show one. Not very much has changed between the last draft you saw and this one, but, um, one, one thing that was added, and this is such a, I'm going to like shrink it, and then I can zoom faster. Um, Jeff added, uh, to draft policies in the land use section, um, and one of them kind of addresses TDRs. So I wanted to bring it to your attention, the other, so on page 24 of the draft plan, um, uh, there's there were two new, um, policies added to this area, one related to, um, transfer of development rights. And one related to, um, non-conforming uses such as the self storage issue we discussed as far as rebuilding, uh, self storage and possibly wanting to shift self storage. Um, now that we're dealing with the new prohibition, so those two ideas were added to this area. Um, but Michael, um, is there any other kind of sentiments that you would want to see

Island Center Subarea Planning Process
May 5, 2021 Meeting

expressed more clearly and, and how, and probably we would put them, um, either in this land use policy area, um, and then we're in the strategies or in the action matrix and then, um, just kind of an umbrella over all of this is that we, um, updating, as you've heard me say before updating the city's TDR program, um, it has been talked about and worked on to a certain extent. Um, and I think there's a good chance that the council will put it on the work plan, um, when they talk about the work plan next in, uh, two weeks. So the overall citywide TDR program I think will be improved in the next year.

Speaker 3 ([00:40:06](#)):

Yeah.

Michael Loverich ([00:40:13](#)):

Um, so there is in the policy section a portion on encourage agriculture and supporting and uses an Island center. So if something is in the policy language here, what does that mean in the future? Um,

Jennifer Sutton ([00:40:35](#)):

Yeah, well, um, I think that, um, one there's there's the neighborhood center properties, and then there's the property like most of the ag current agriculture or potential agriculture is on the residential zone properties that are just outside of our neighborhood center area. So, um, all of the agriculture related uses are, um, allowed in those outside zones already. But, um, if we would want to revisit the use table that you've, the committee has drafted for this effort to see if there's, um, any other uses that we would want to, uh, specifically allow in the Island center neighborhood center properties, we could do that. Um, cause like right now, I don't think for instance, agriculture processing is, uh, we haven't said that that's a permitted use in the neighborhood center zone, but it's a conditional use in the area outside of Island center, for instance.

Michael Loverich ([00:41:50](#)):

Yeah. Well, I don't know if we have to revisit that, I guess there was just strong sentiment from the community about somehow figuring out a way to preserve and, um, um, agriculture or to encourage it. And I think if there was in the future, the availability of something that actually helps those people do the things that they want to do, that would be great. And so in some ways like this is again, I want that I would like there to be a strong statement in the same way that we're doing it for affordable housing. That agriculture is also equally important. And I want that to somehow get conveyed so that in the future, if there is planning that occurs around agriculture, they do, they are aware that the periphery of Island center, there are people that are very interested in it and that would like, uh, you know, partake in it. And this could be an area that, um, those ideas could be applied. Um, because I think agriculture is very hard to maintain as well. Like affordable housing can occur anywhere. Like if you have a vacant lot, you could build a cheap house, um, and agriculture can't occur everywhere. Um, but it's really the market kind of pushes against both, both of those things. Right. And so I think having something that's states very clearly that it's important in the periphery. So I don't know where it goes and maybe where you have it is good. I just want to make sure that it's strong wherever it is.

Jennifer Sutton ([00:43:37](#)):

Yeah, well maybe, um, so right now kind of the surrounding agriculture uses is mentioned in this Island center today paragraph, but, um, perhaps you would think it would need to be enhanced. Um, so that kind of goes hand in hand with the map that's on the following page that identifies, um, existing and potential

Island Center Subarea Planning Process
May 5, 2021 Meeting

John Decker ([00:44:10](#)):

On page four and five there's these policy 5.1 and 5.8. Um, it's broken down into land use elements, neighborhood centers, economic element. Is there any source of that? Does that have any reference to preservation of agricultural land that we could plug in at the beginning of this on page four and five on both land use element and or the economic element?

Jennifer Sutton ([00:44:35](#)):

Yeah, there, there are additional, um, comprehensive plan, um, agriculture there's there's other comprehensive plan policies that aren't in the draft currently, but could be brought in that, uh, propose to preserve and support ongoing agriculture, um, both in the land use element and in the environment and economic element. So that's, that's another change that we can make is to add those to that comprehensive plan section,

Michael Loverich ([00:45:10](#)):

I guess there is EC 14.1 is an economic element that talks about agriculture, but yeah, there might be another one that, (Decker Oh, that's right.)

Maradel Gale ([00:45:25](#)):

So would that, would that help, um, center the focus more on agriculture to your liking, Michael, to add that the language from EDC, whatever it is, 14.1?

Speaker 13 ([00:45:39](#)):

Um, yeah,

Maradel Gale ([00:45:43](#)):

I would just remind us that we're not within the Island center and NC zone or Island center zone. That's not an agricultural area. So what we're really talking about is, is encouraging the surrounding area to continue to be agricultural to the degree that, that it can be. Um, and that's what the, I think the EC 14.1 would do. Right. Do we have a consensus on this issue hands? Okay.

Sam Marshall ([00:46:26](#)):

What is the issue? I'm sorry, is it that we want a little bit stronger language around, uh, supporting agriculture in the broader study?

Maradel Gale ([00:46:35](#)):

Yeah, in the broader study area, not in the MC zoning. And that would be by including in the land use section the language from the comprehensive plan that focuses on that.

Sam Marshall ([00:46:46](#)):

Thanks for clarifying in, in support.

Maradel Gale ([00:46:52](#)):

I'm not seeing anybody who is, I'm sorry. I have to keep remembering to turn on my speaker. I'm not seeing anybody who's saying hands down, thumbs down, so we'll go with that. Okay. Next Jennifer.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([00:47:03](#)):

Okay. Uh, Michael's next comment, um, was related to the Northern half of the 10 acre property that fronts on new Brooklyn related to the four corners node. I'll just share my screen again, um, and clarifying whether, so here, I'll just, I'll just go up to, um, so the proposal is to, um, zone the Southern five acres of a long, deep 10 acre piece, uh, changed from our 0.4 to Island center, neighborhood center zoning. And there's kind of a stream and small ravine that kind of bifurcates the property East West anyway. Um, and so that leaves five acres up here in the, our 0.4 zone, um, which in theory would support, um, uh, two houses, which, and so, um, we talked about whether or not the existing TDR rules would allow, um, any density from the North half of the property to be transferred to different parts of the properties. And so, um, Jeff drafted this new policy, um, to add to the land use section, to, uh, refer to split zone parcels, um, specifically, um, to respond to that issue.

Maradel Gale ([00:48:45](#)):

And if we're not seeing your shared screen at this point, so if you can just put that on,

Jennifer Sutton ([00:48:51](#)):

I'm sorry. I'm like moving my, um, I'm sorry. I, I unshared so that you could vote. Let me, sorry. Sorry about that. Um, yeah, so this is on page - draft plan, page 24, the land use policies and strategies. This is a, this is a land use strategy right here. That was Jeff added. And so, um, um, if this moved forward, then, you know, we would, uh, as we revised the other parts of our municipal code to implement the Island center plan, like the development standards changes and use changes, um, we would, you know, be going through the policies and strategies to make sure that any code changes that needed to be done to enact those policies and strategies, um, went through as well.

Scott Anderson ([00:49:54](#)):

I have a question and this may have been covered in the - when we went over this last time, but if you were to transfer those rights to the front five acres, so to speak, does that leave? What is, how does that leave to the back five acres in terms of it's just dead? Um, I don't mean dead, but I mean, just completely not usable in any format.

Jennifer Sutton ([00:50:22](#)):

Well, in like generally, like, um, you know, generally, uh, when a development, a transfer of development rights, um, happens, there's, you know, stuff recorded and depending on the situation, um, even if development rights are severed from an area, um, there's often like a uses that are spelled out that can continue whether that's, you know, gardening farming or a, hiking or walking generally, enjoying that's usually done on like a case by case basis, depending on the situation. But, um, yeah, th the TDR itself would just be about the being able to build, um, dwellings and taking that, severing that from a property and putting that some at a different part of a property or an a on a different property. So, um, yeah, I've seen different. I mean, we - as you've heard RTD our program, hasn't worked that well, but, um, you know, the, the land trust has plenty of different kinds of conservation easements, for instance, that they've worked on over the years. And some, you know, some, a lot are in forested areas and allow people to continue to harvest firewood and camp on the weekends, or, you know, some might be for wetlands or areas that are more agriculture or gardening. So, um, generally a TDR or conservation easement can kind of be tailored based on the circumstances of the property and kind of the nature of the property, no pun intended.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Charlie Wenzlau ([00:52:17](#)):

So I have a question it's Charlie Wenzlau. TDRs are typically done between different legal parcels in this case, it's within the same property. Uh, might it be cleaner to just simply say on a split zone parcel, uh, the units may be aggregated into the IC zone with, and not require a TDR. I mean, why, why go to all that trouble?

Jennifer Sutton ([00:52:45](#)):

Yeah. That units could be concentrated in one part of the, in the IC zone part of the property. No, that's a good point

Michael Loverich ([00:52:55](#)):

Are encouraged to be?

John Decker ([00:52:58](#)):

Well encouraged or required. That's my question.

Charlie Wenzlau ([00:53:02](#)):

So why, why required? I mean, that's forcing, I mean, in philanthropy,

John Decker ([00:53:08](#)):

Because we're upzoning - in exchange, we're upzoning the front portion of that property, we're requiring them to leave the back part as is that's why.

Sam Marshall ([00:53:16](#)):

If I remember correctly, I think the main objective of, of if we were to suggest that up zone was twofold, one was to provide public access to a trail system that potentially connects to the cemetery and, um, and city owned land, uh, as well as find some way to guarantee a movement of the structures from the property to the West to clear up that, uh, that corner. And that, that was the public benefit that we were getting from the up zone of the front five acres.

Jennifer Sutton ([00:53:58](#)):

Yeah. To facilitate, to facilitate reorganization of the properties that front on Miller road.

Sam Marshall ([00:54:09](#)):

And so it sounds like any language around here needs to be a require rather than may or encourage.

John Decker ([00:54:20](#)):

I agree with that. (Another - I agree.).

Charlie Wenzlau ([00:54:23](#)):

Yeah. And I'll just reiterate my point. It, it may be that the TDR isn't necessary.

Asaph Glosser ([00:54:27](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

You could call it cluster development, um, there's a bunch of different ways to get there, but.

Jeff Arango (00:54:36):

Yeah, I believe that it would essentially function with like, what's called fixed areas zoning. So you're basically fixing an area within a parcel where development can occur in this case, it's the front, you know, the front five acres. So Charlie's, Charlie's right. Um, you know, filing a official transfer of density. TDR may not be required because it's on the same parcel. Um, however, um, that would open the door, I guess, potentially to future zoning changes that could essentially change what could be developed on those parcels.

Sam Marshall (00:55:17):

Jeff is part of that, uh, cluster agreement. Would it be possible to say that, uh, for example, public access may, must also be provided to the back five acres? Cause I, you know, I could foresee it, not really feeling like an accessible spot and not functioning as, as a public benefit.

Jeff Arango (00:55:37):

Um,

Jennifer Sutton (00:55:38):

I think that, um,

Jeff Arango (00:55:40):

Isn't sorta two, two separate issues, right? I mean, if you do a TDR program, like a traditional TDR program where a rural parcel is sending it to the, to the, um, receiving area that does not come with any form of public access, it just simply takes away some of the, some of the development rights and use rights. But as Jennifer said earlier, maybe not all of them, uh, so public access would be, uh, something that would be negotiated. I think as part of the development approval. Now, if that property isn't developable, then you know, there's probably a better chance for that happening, but to write something so specific, uh, might be challenging. Um, but probably something the city would want to speak with the attorney city attorney about.

Jennifer Sutton (00:56:31):

Um, so I think that if is this the right map, sorry, I've, I've zoomed on you. I was going to say if, um, generally if, if trails or other non-motorized, uh, facilities are desired in particular locations, we want to make sure and Peter, you can weigh in on this. We want to make sure that they appear on a map that then, or in some other plan or document that then gets, um, approved by the council because then we can consider it in our capital planning and other, um, efforts. So, um, I zoomed down to this page, uh, figure 20. And, um, I think the, so - so improvements additions to the trail system is currently shown, um, in, in this area. So, so, um, what that means is that if, if we adopt this map and it makes it into our transportation plan, um, then just like with, you know, a shoulder improvement or, um, other road improvements or traffic calming, we can point to it and say, okay, you know, this plan identifies a proposed trail on your property, so we need to plan for that with your development.

Sam Marshall (00:58:09):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So would it be possible for us to make a statement in this plan that says, for example, and I don't mean to speak for others here, but just as an example, um, we, recommend the following up zone if, and only if these public benefits are,

Jeff Arango ([00:58:32](#)):

I, I think you could write something that approaches that in the policy piece. Um, but you can't really exact a trail through zoning. So I think, I think you can certainly have it on the map, right? And you can say that's an identified public facility. And so it has to be accommodated in terms of the development, but then there's, what's called a proportionality kind of test, you know, is the development is requiring a whole trail. And particularly if those improvements are paid for, by the property owner and the developer, um, you kind of have to figure that out. And so there could be, say a partnership between the city, um, where the landowner provides the easement and the city pays for some of the improvements. There are some nuances to that happened in the development review process that you can't really front load, uh, as specifically in zoning. But I think again, we can be from the policy language and we could talk about the intent of it. Um, just some of the details I think get worked out. And part of that would be the scale of the development, right? If they propose just a small piece of a development, you know, to require a whole trail improvement might not fly, but if there was a complete redevelopment of the, or development of the five acres and that might justify it more. So I think there's, there's some steps we can take to that, but I, unfortunately, I think it's difficult because you have to enact the zoning before you can actually get the trail and you can only really get the trail if they propose a development, right. I mean, 20 years from now, if, if the property owner doesn't propose a development, the only way the city can get the trail is to, you know, be proactive about it and try to secure those rights.

Sam Marshall ([01:00:12](#)):

And so I'd imagine the same thing would be true for a stipulation around moving structures off the corner property. There would be no way to guarantee that that's going to happen.

Jeff Arango ([01:00:21](#)):

It's a tough one to guarantee because it requires, again, an action, you know, it requires a development proposal to even sort of kick in those requirements. But again, I think you can, because right now the challenge is, uh, one of the challenges is there's been some changes to how, um, you know, mini storage's is dealt with on the Island. So we have some policy language to help, um, kind of clarify what the committee's intent is relative to that issue in Island center. Um, but requiring it to be moved would, would be, I think, uh, legally challenging. Um, but, but certainly you can pave the way for that to happen.

New Speaker ([01:00:56](#)):

That's [inaudible] thanks.

Maradel Gale ([01:00:58](#)):

If, if you don't have the language in there, then when a developer comes in with the proposal, there's nothing for the planners to look at to see what you want and what the, what the community wants. And so that's why it's important to have the language in there, but you can't, you can't demand it until such time as there's actually a proposal. And then that the document becomes a basis on which the review is made.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([01:01:23](#)):

Oh, no, I, I completely support the, you know, the, and, and understand the benefit of having language in this plan. It just, unfortunately it sounds like there were that the upzone would guarantee the private benefit, but not necessarily put forth the public benefit.

Jeff Arango ([01:01:41](#)):

Well, yes and no. I mean, I think it, it, it guarantees that the public benefits are going to be a key part of the review of any proposal, but you can't guarantee that someone's even going to put forth a proposal. Right. So if property owners decide we're just going to not develop it, then there's, again, there's no trigger through zoning to get those public benefits. Um, yeah,

Jennifer Sutton ([01:02:03](#)):

I think what we're, you know, with this plan is trying to create the conditions that might help facilitate redevelopment and reorganization, um, in that, in that area, right. To help create

Speaker 8 ([01:02:20](#)):

The conditions where maybe that can take place. And then, um, yeah, so I don't know what, I don't know if it'd be helpful to zoom back up to the alternative three close up, um, based on where our conversation is. Um, um, but, um, related to the, the public benefit versus the private benefit, I would just, um, remind the committee that, like, you know, one of the reasons that, I mean, you're considering changing the land, the zoning on three properties, um, through this plan. And the reason that you're even entertaining that idea to begin with is because you've thought, okay, well, what given these properties and their location and how they fit into Island center, what do we want to be there in the future? Right. So if so, right now, Bainbridge gardens is zoned R-1 underlying zoning. If, if having forbid Bainbridge gardens went away, would we want it just replaced with a big fancy home? Or would we want it replaced with, um, additional commercial or maybe even mixed use development, right? Like that's why I think you're making the re you're considering. That's why you're considering changing the zoning for these different properties is because you see what changing the zoning in these areas could facilitate for the future, like outcomes that the comm-, that are good for the community, right. That's why you're, you're considering this.

Maradel Gale ([01:04:05](#)):

Meaning also that whatever is there now isn't going to always be there. And so how do we want this to look and feel in the future? And that's why changing the zoning will give more, more direction to what can be there in the future, as opposed to large scale homes, for example.

Jennifer Sutton ([01:04:26](#)):

Peter Coralis. Do you have anything that we, um, that you would want to add to the whole trail planning conversation and, um, getting trails or, or bike lanes built through the development?

Peter Coralis ([01:04:41](#)):

Yeah, I mean, I could say that, um, to Jeff's point about proportionality, um, if we do get it and try and in a plan and a proposal comes forth, um, by a property owner, um, you know, we wouldn't require them to build the entire trail, um, through and through, but we would, you know, lay the responsibility for the portion of the trail that he's mapped out on their property. Um, and so in that sense, it's a long game

Island Center Subarea Planning Process
May 5, 2021 Meeting

process, um, and hope that as all the properties develop, the trail will come together or there's kind of an outside partnership to do it all at once. That's the other Avenue for it, but, um, yeah, getting it on the plan. Um, it's definitely something that the city can oppose during, um, the development review process.

Maradel Gale ([01:05:39](#)):

Is there some specific thing that we need to kind of get closure on with this particular item?

Jennifer Sutton ([01:05:47](#)):

So I think we, I think we heard from the community that, or I think we heard from the group that we could rephrase that land use policy related to concentrating any density from a split zone property, into an Island center zone portion of the property. Did we, did I hear that correctly to, to allow that to happen? Okay. So we can make that we can make that clarification. All right. Um, Michael's next, um, suggestion for an addition was to have all future electrical power lines to be buried under ground. And, um, I wanted Peter's thoughts on, on this idea. I think probably island-wide, this would be great. Um, I was thinking that we would add it as a policy in the land use section on page 24, but, um, I don't know if you think it belongs more in the kind of public use public space transportation area or what your thoughts are about how we, how do we get this to happen?

Maradel Gale ([01:07:07](#)):

By having our own utility - I can tell you having being serving right now on the stakeholders group with PSE, for the relocation of a line that, that does the connection between whatever the Winslow substation and somebody else there is absolutely no way they're going to put that line under ground, even though it's running right through town. I mean, it just isn't going to happen because of the incredible expense. So this is called wishful thinking, and there's nothing wrong with saying it would be nice. I can just tell you that it isn't going to happen very quickly.

Peter Coralie ([01:07:43](#)):

Yeah. It is a very costly process to underground power lines. Um, you know, you can certainly, uh, make it a design standard for the corridor and, um, you know, have it imposed as, as development occurs, um, and you know, maybe there could be a partnership with PSE, but it's, uh, it's a difficult task.

Jeff Arango ([01:08:07](#)):

So can some of it be addressed in the franchise agreements? I mean, it's, you know, you never know exactly when those are going to come up, but we - don't think we used it to underground, but we did at least use it to have them move a pole and, or a series of poles and upgrade the poles. Uh, they would have, I think put an equal portion towards undergrounding through a cost sharing agreement, but we're, we were initially told no for a streetscape project out on, uh, would be, um, you know, and eventually because of the franchise agreement, we were at least able to get them to move it. Um, and given the proximity of some of those utility poles, even moving them might be something that has to be considered. So, um, the franchise agreement was, uh, was the mechanism where you're able to do that with.

Peter Coralie ([01:08:55](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I think the current franchise agreement, um, with PSC is that, you know, under city projects, we can get them to move, uh, poles. Uh, but I don't, I don't believe, and I'd have to check, um, that there's a good mechanism there to require the underground, but that would, it's something that we'd have to pursue further with a franchise agreement.

Maradel Gale ([01:09:17](#)):

Michael Pollock, isn't the city about with it's time to deal with the franchise agreement with PFC right now, or is that something else?

Michael Pollock ([01:09:25](#)):

Um, yeah, they're, they're in the process of doing that. Um, it's a somewhat lengthy process, but, uh, and we're not sure what the outcome will be, but, um, we'll see how that goes.

Asaph Glosser ([01:09:42](#)):

Given the volume of discussion that we have left in this plan, maybe if we're willing to agree to sort of some language that acknowledges the realism of this and the aspiration, and we can leave it at that. I don't know if others feel more strongly though.

Michael Pollock ([01:09:57](#)):

Yeah, I'm sorry. I'm interjecting. But, um, I thought that, um, uh, Maradel's points where we're unfortunately, um, spot on because POC does have a lot of, um, influence, um, and they can't entirely dictate terms, but there are some things that we're not going to have control over. Some of the things that Maradel pointed out are, are, are in that category. Unfortunately. So thinking about aspirational goals, I think is good. Um, conditions do change over time and, um, technologies emerge and such. So I think it's, I think it would be helpful to know what the community thinks about that. Um, but, um, as Maradel pointed out, don't get your hopes up.

Jennifer Sutton ([01:10:49](#)):

Peter can Peter and I brainstorm about where the best place to put that concept and that recommendation into the plan would be whether it's in a land use policy or in the infrastructure section on page 30 or even an overarching goal is, is the committee okay with us figuring out where the best place to fit it in? (Multiple - Yeah, that sounds good.) . Okay, great. Um, okay, I'm going to share again. Um, so Micah, Micah, um, sent in a comment wanting to make sure that the fourth - the alternative three includes public benefit and reassurance about, um, to the property owner about re being able to rebuild or move around the self storage facilities. So, um, as we talked about this before, but, um, we added this bullet to the policies related to non-conforming uses to relocate when it makes, you know, when there's a benefit, which is really like when it makes sense for the layout of a property. And so if this remained in the plan, then, um, then we would add specific language to accomplish this into, um, the non-conforming section of the code and maybe even, um, use specific standards for self-service storage.

Charlie Wenzlau ([01:12:31](#)):

So this is Charlie - is the intent to relocate within the same parcel or to relocate from one part of the Island into Island center.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:12:45](#)):

Charlie, the concern is that the, the way are non-conforming buildings or non-conforming use regulations are currently written is that it really locks, um, a building into the existing footprint. And what we've heard is like, uh, to, to maybe reorganize the, the corner property for safety, maybe it makes sense to shift some of it would make sense if it was being rebuilt to maybe shift around some of the existing self-service storage.

Charlie Wenzlau ([01:13:21](#)):

Okay. So I would, I, what I'm suggesting is that's what I thought is, I think it'd be clear to say, to relocate within the same parcel, if that's the intent, it's just not very descriptive.

Micah Strom ([01:13:32](#)):

It would be to an adjacent property, I would think because it's in the corner to the other, the next one to the, to the East.

Scott Anderson ([01:13:39](#)):

Yeah. Within, within the Island center zone, I think would be the right language. And I agree that makes, makes it more - more clear.

Donna Harui ([01:13:54](#)):

If I could interrupt while we're looking at, um, figure 16 on page 24. Um, the, the maximum building footprint for the Bainbridge gardens node is 4,000 square feet, which is the existing square footage of the main building now not counting the greenhouse. So are we saying, does that indicate, or is that referring to any further development or is that existing development? So would the buildings that already exist there could they continue to be there or is that too limiting? How does that, I don't understand how that works.

Jennifer Sutton ([01:14:29](#)):

Um, the development standards would be just prospective to apply to new development.

Donna Harui ([01:14:37](#)):

Thank you.

New Speaker ([01:14:38](#)):

But, Donna could rebuild a couple, 4,000 square foot structures on her property. She's not limited to the one 4,000 square foot building.

Jennifer Sutton ([01:14:50](#)):

Right? Right. Yeah. So this is, if there's more than one building, you know, if the, uh, property right.

Donna Harui ([01:14:58](#)):

If we reconstruct a new greenhouse, it it would be limited to being 4,000 square feet. That's the way it's currently this draft would say yes. Right, right. And the first thing, but you could have more than one of

Island Center Subarea Planning Process
May 5, 2021 Meeting

those. Um, but then we have our lot coverage that is the upper limit of total building footprints on a property. Yep.

Micah Strom ([01:15:23](#)):

Just a quick question. We have, I think it's close to 10,000 feet square feet on our building between the whole area. So if it were to burn down, are we limited to 4,000 square feet per building? We'd have to have a bunch of separate buildings.

Jennifer Sutton ([01:15:43](#)):

Um, then yeah. So the, so yes, in theory, if the way this is written that your existing 10,000 square foot building, um, would become kind of a non-conforming building to size, um, our nonconforming section does have provisions, um, in case of an emergency, like fire that you could reconstruct to the existing, um, you know, layout. (Strom - Okay.) So when it comes to an emergency like that, sorry, people check on that often, or insurance companies call to check on that often. Um, can we rebuild something? Okay. Um, so is, so we discussed, uh, we're gonna make a slight change to this new bullet to say, uh, um, within the IC zone. Okay. So

Micah Strom ([01:16:47](#)):

Is it just one question, is that, that specific IC zone, or can one move from one IC zone to another?

Jeff Arango ([01:16:55](#)):

It's all one really. So theoretically anywhere within the IC zone. Yeah. Even like within, you can transfer between the nodes, I guess the way it's written now. Yeah.

John Decker ([01:17:06](#)):

Do we want to get more specific and say it has to be an adjacent property? I'd

Micah Strom ([01:17:13](#)):

I'd say adjacent.

Jennifer Sutton ([01:17:13](#)):

So to say within the, within the same property or adjacent properties on property or adjacent properties,

Sam Marshall ([01:17:24](#)):

So wondering, do we want to address the footprint of the use so that if that use were to transfer from one person to another, that the footprint of that use couldn't double for example.

Jeff Arango ([01:17:35](#)):

Yeah. It would be limited to the same square footage under the non-conforming provisions. Yeah. Good point. We can, we can make that clear.

Jennifer Sutton ([01:17:47](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Okay. So let's see. Um, I'm gonna, I'm going to toggle back to the comment for the next comments. I'm going to share the, Oh, I didn't. I,

Charlie Wenzlau (01:18:08):

Jeff, it's Charlie. I just have a quick question. So let's just to finish up on that last comment, let's say it did want to relocate to an adjacent parcel and it wasn't through a fire or some emergency damage. Wouldn't it then be required to be rebuilt to the 4,000 square foot footprint?

Jeff Arango (01:18:30):

No, because we're giving special provisions for it because in exchange for allowing them to move it at the same size we would, um, I mean, maybe we need to add to that also a nonconforming structure so that we cover both. But I think the idea is that you would essentially literally move the buildings and therefore you had, you would get some allowances in exchange for those public benefits, which would be, you know, the policy language would be honed into the zoning to describe a little bit more about how that would be.

Charlie Wenzlau (01:19:02):

Okay. I, yeah, that, to me, isn't clear the way it's written. I conservatively I would interpret that if you, through an action of your own, decide to rebuild your subject to the 4,000 square foot, unless you clarify that. Yeah.

Jeff Arango (01:19:17):

Oh, that makes sense. In every other instance, that would be the case. Yep.

Jennifer Sutton (01:19:20):

Yeah. Yeah. And, and to have the special provision would be consistent with the council's approach to help maintain, um, existing self service storage. When they made the decision to prohibit new, they made clear that, uh, existing self-service storage could retain and maintain, you know, the amount of space that they have. So that would be consistent. Okay. Um, Micah, anything else about this comment of yours? (Strom - No, that was it.) Okay, great. I'm gonna, I'm pulled this up. I'm going to zoom in, um, cause Michael had kind of a multi-part suggestion for, um, the, the zoning, um, for, uh, for few, for properties that would be new, um, neighborhood center zoning. So, Michael, do you want to describe it because, or do you want me to try to describe your idea?

Michael Loverich (01:20:30):

Um, you might do a better job.

Jennifer Sutton (01:20:32):

Okay. So, so in this plan, um, you're considering changing the zoning for, for three different areas, um, from residential zoning to neighborhood center zoning, um, the Bainbridge gardens property is zoned has underlying zoning of R-1. Um, the small property that is across Miller road from Modern Collision also has, uh, uh, density of R-1. And then, and that shows up in the Issei Creek node of alternative three, and then the New Brooklyn, the Southern five acres of the new Brooklyn property that's just East of, um, the corner has an R 0.4, which is one unit per two and a half acre current zone. Um, and so the IC zoning that is currently proposed in the draft is a base density of two units, an acre with an available bonus

Island Center Subarea Planning Process
May 5, 2021 Meeting

density of an additional two units in acre, if those two bonus units are designated as affordable housing. So I think what Michael you're proposing is that, um, like, so to take the Bainbridge Gardens, um, property is an example, is that, um, the property, we would, uh, say it's IC Center zone, but instead of having the neighborhood center density of R-2, we would keep it at the R-1, um, density and let it go to R-4, but, um, four, uh, the sorry, three of the additional units per acre would have to be affordable. So that there would be, so you're proposing no change in base density for any of the properties, um, for any of the properties that would move from residential zoning or that you're considering moving from residential zoning to neighborhood center zoning.

Michael Loverich ([01:22:41](#)):

Right. And the idea was to try and get more affordable, more opportunity for affordable housing. Um, because for one, if everyone's on septic, then, um, it would be easier to get an affordable unit in there. Um, whereas if you build up to R-2, we might be maxing out things anyways, or when there's no requirement to have affordable housing anyways. Um, and so people might just get upzoned and just build what they won't do, the additional affordable housing. So this might encourage, um, someone to do more affordable housing because, um, uh, the property values are kept a little bit lower because of this, but also just there's, it's easier to do, um, potentially affordable housing in this scenari.

Maradel Gale ([01:23:37](#)):

Michael, I don't understand how that encourages it.

Michael Loverich ([01:23:45](#)):

Um, so my concern would be that if we upped it on a property that they are just going to, and if they decide to build residential, they will just do the market rate residential. And that there's not really a reason to do affordable housing because there's no incentive to, and perhaps the infrastructure isn't there to do it. Plus it's pretty common that developers really don't want to be creative or go outside of the box. So it's hard to get someone to think creatively about how to get the units in there while if the base density remains low for market rate, you could, um, pair, you might be able to pair more easily with not-for-profits non-profits to get the housing in there. There's more space available for affordable housing on the property this way. Um, and there's better infrastructure for those units as well.

Charlie Wenzlau ([01:24:50](#)):

Michael, can I, um, I think it's a really intriguing idea, but I, I guess just to emphasize maybe where Maradel was going, affordable units, everyone knows, or are a loss leader, and that's why only, typically only groups like HRB can do it because they get subsidies. I'm wondering if the way that you could access that bonus density, like it was just described as you can't just build a second market rate unit and stop, the only way you get the second market rate unit is you have to do the two affordables with it.

Michael Loverich ([01:25:32](#)):

I mean, I think if there is a way of requiring yeah, the affordable units, I mean, so how would, how would that relate to, let's say a and R 0.4 property. We'll just play that out a little bit.

Charlie Wenzlau ([01:25:51](#)):

Okay. So let me try one more time. Cause I've given a lot of thought to this over the years, and it's, it's an intractable problem. Um, say your base density is one market rate unit, and we've allowed four units

Island Center Subarea Planning Process
May 5, 2021 Meeting

on that property. And if it was built out, uh, two of the units would be market rate and say two would be affordable just under whatever scenario that plays out on you're correct. Most developers would not build the affordable units because they lose money. However, the market rate units are pro you know, create profit and in some ways can help subsidize the affordable units. So I would argue you have under this scenario a better chance to see some affordables built. If the developer can achieve a little more profit with that second market rate unit, somebody like HRB, if they could come in and get nine affordable units, that's an incentive, but it's really for an affordable developer, not a market rate.

Micah Strom ([01:27:02](#)):

What about just requiring for every market rate house, your home, you build, you require them - also have to have it affordable. They have to build two.

Shawn Parks ([01:27:13](#)):

And Charlie, um, uh, is that something, are you also kind of saying that is something that COBI would need to get behind and not just verbally back, but financially back?

Charlie Wenzlau ([01:27:26](#)):

There's two, two parts. One is, and again, Jennifer, Jeff could comment on this. Um, if you wanted that optional second market rate unit, then the city could tack on that you have to do the affordables, but it's only as long as it's optional. Otherwise it becomes kind of an unfair tax is my understanding. I'm sorry,

Shawn Parks ([01:27:53](#)):

I'm saying if COBI was supporting age, uh, affordable housing Bainbridge in a meaningful way and saying like, if you wrote it that way, but if the funding was coming from HB or a third party, you could still mandate that two out of four had to be affordable as long as the developer is not on the hook for it solely. Correct?

Charlie Wenzlau ([01:28:15](#)):

Yeah. Yeah. So it's, I, I'm just trying to be a little, I think the idea Michael, is really interesting, um, how you laid that out, but just know that affordable housing units market rate developers are not going to build them - pretty - I think that's a fairly accurate statement, but HRB, and if the city has the funds to support it, uh, to Sean's point, then yes, it's, it's possible.

Asaph Glosser ([01:28:46](#)):

Would that dynamic change if the density bonuses allowed for affordability increased more dramatically?

Charlie Wenzlau ([01:28:54](#)):

I think the thing that we've often said is that every time you have a, let's say a required affordable unit, you need to tack on some type of a market rate offset, because if it's just a straight, affordable requirement, one, it's likely not going to be legal because it could get to be a disproportionate cost. Um, so to the extent it's like a carrot and a stick, you require it, but you don't want to make it so hard to do that nobody will be able to do it.

Michael Loverich ([01:29:31](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

But we also have commercial paired with this. Yeah. So that does change it slightly. And then it may not be a whole lot, but it does paint it a little bit. Um, John, are you trying to talk?

John Decker ([01:29:53](#)):

Yeah. Under your proposal to effectively we're not upzoning anything other than for low income housing, is that correct? Which seems like it coalesces with what we heard from the public. I'm just, that's all I wanted to say. So none of the properties are being upzoned other than for low income housing and that discussion about whether that will happen or not, or how, um, understood. I mean, with, that's been said, I think that's understood by everyone. Um, is it sorry John - uh, doesn't mean that situation isn't going to change in the future? I mean, I think it was pretty clear that the public input was, we don't want a lot of increased density. Um, and this approach kind of adheres to that, but also allows for the possibility of solving some of the other problems we see.

Sam Marshall ([01:30:50](#)):

And just to clarify with this approach, we're not upzoning in residential, but we are adding some, uh, some parcels that did not previously have the ability to develop commercial. Is that correct? (Decker - Correct.).

Maradel Gale ([01:31:09](#)):

Charlie, is there some language that you could suggest that would make this more workable?

Charlie Wenzlau ([01:31:19](#)):

I, I think what Michael has put forward to me is a really intriguing idea. And my question is, should it supplant what you've already come up with or is it an interesting option? I don't know which I think the way it's written is, is intriguing and it's legal because it's optional, which is important. Um, so no, I, I can't think of a better way to, to write it. It's just making the choice. Should it supplant what you've already come up with?

Asaph Glosser ([01:31:56](#)):

So initially I looked at this and I liked, and I, my understanding was that it would potentially incentivize affordable housing. What I've heard in this conversation today suggests that the most likely outcome by a high margin is basically the status quo. And if, and if people who understand this dynamic better than me are saying that I'm less inclined to support it than I was when I read it, to be honest, because I don't think,

Michael Loverich ([01:32:31](#)):

What version are you talking about, sorry.

Asaph Glosser ([01:32:33](#)):

So, so your proposal, Michael when I first read it, I was like that the more affordable housing is good, but what I'm hearing is that the sort of it's the way that that is zoned. There's a high probability that the result of it is the status quo, which is not going to support affordability

Michael Loverich ([01:32:52](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Well, so my argument against that would just be the way that it's currently written in the report is that we will probably get million dollar residences that are built and zero affordable housing as well. And so I'm not really sure - that seems more of the status quo.

Asaph Glosser ([01:33:14](#)):

Brings me to, uh, to think that the, the way to reduce the probability of that is to think not just about the number of houses, but their size and the expectations around it.

Michael Loverich ([01:33:30](#)):

Well, the size doesn't, it does make things cheaper, but sometimes, but you can see units that are small, be very expensive. Um, and so there needs to be a lot of restrictions that are in place, keep the costs down, and we don't have those restrictions and we don't have those mandates.

Jennifer Sutton ([01:33:53](#)):

Well, the thing about, so when, uh, when a project is using a program, um, a program and, and building a affordable unit that maybe is required, or maybe they're choosing to build an affordable unit as part of a program where they get some other benefits, um, you know, it's up to the developer to do the math in their buildings so that they can make it all pencil out and be able to rent or sell that affordable unit at whatever income level is required under the code they're working under, right. That's, that's not up to the city, but I think kind of the underlying, um, what we know about, uh, market rate development, uh, compared to nonprofit development is that it takes market rate units to help underwrite the construction of affordable units, the construction and rent and sale of them. So I think my concern with your proposal is that it reduces the number of market rate units while increased reducing the potential of market rate units. While even if it's allowing more units, many more of them would need to be affordable. So I think it would just result in the status quo or just like one really big, nice unit, because one nice unit can't underwrite, maybe more than one affordable unit.

Shawn Parks ([01:35:24](#)):

But if we all agree that a developer can't take it on themselves, can't you still write policy or preference that is pushing whatever one's trying to get at. Like, I hear what you're saying, but it's in a way it's, it's not actually moving forward. I think if we can all say like, we need COBI to invest or somebody else to invest to get affordable housing, but if we can say that you can't do it without X amount of affordable housing, it, it actually pushes or helps move future policy. No?

Asaph Glosser ([01:36:04](#)):

So what would that look like in concrete language.

Shawn Parks ([01:36:07](#)):

That is a great question, I'm just trying to weed through what I'm hearing.

Jon Quitslund ([01:36:14](#)):

Can I, could I interject a little bit, uh, from our planning commission perspective, um, maybe we can find some language in the planning commission process that we won't get to tonight. What I've been hearing very clearly is there are certain things you want, and there are definitely things you don't want. And if you're very clear about that, whether it's just within the language of this meeting, or it's all somehow

Island Center Subarea Planning Process
May 5, 2021 Meeting

written into the, into the report, we can work with that. And, um, nothing is going to happen overnight. And we have we're in an environment where the city council has just begun um, the process of establishing a housing action plan. It didn't receive full support on the council and Jeffrey, uh, uh, Michael may want to speak to this, but the housing action plan, uh, will take perhaps two years to do its work with a lot of public outreach and a lot of, uh, consensus building around, uh, what we want for this community, uh, especially in the area of affordable housing and by affordable housing, I mean, housing that is for the missing middle as well as for, uh, you know, 50% of AMI or 80% of AMI and that sort of thing. Um, if it should be possible, and it may involve, uh, what Jeff was talking about referring to the project on Whidbey, where, um, there was a lot of community volunteer labor and maybe, uh, the use of recycled materials and various ways of cutting the cost of building, taking it out of the hands of a, uh, a big development firm or a big construction firm, making it a community project. That sort of thing really has potential in Island center. And as long as you're clear about, um, what's desirable and what is definitely undesirable, uh, you're going to be building a barrier to, uh, a takeover by, uh, somebody who, who will just run away with, uh, the potential for things, you know, and we have, we have a design review process that, uh, will, uh, get in the way of, you know, something that is not in keeping with your, uh, your ideals. So don't try to write all the language we can't, we don't have the underlying, underlying, uh, inclusionary housing ordinance. We have crap in the, in the municipal code where we're, where we need something that is coherent and, uh, and really kind of ambitious.

John Decker ([01:39:30](#)):

And on that note on that note, does it make sense to, I personally think we should, as a committee vote on whether we go with Michael's proposal, which focuses more on the potential for low income housing, affordable housing, versus what's currently in the plan, which is upzoning to everything up to two, and then going there. So does it make sense to, as a group decide which language we want to be associated with this now, and then let the planning commission take it from there?

Scott Anderson ([01:40:04](#)):

I would like to say something as to the awkward position being, but, um, there's been talk about moving storage about incentivizing low-income housing, but that, that corner could stay the way it is for a long time. If, I mean, I could be long gone and I have no control over that. And no one being would be incentivized to move anything or build anything which may be acceptable to a lot of people. But there's been talk about traffic. There's been talk about safety. There's been talk about a lot of different things. And, and I can't see, I'm starting to have a difficulty seeing why somebody would move buildings around and actually costs themselves cost money just to move buildings around. There would be no incentive to change anything. And you currently have zoning that would, would, uh, put four, four big houses on the 10 acres and nothing would change on the corner. I, I, um, which is fine. Uh, it, it, it needs to be improved and, and that can happen, but I just would remind people that that's all

Asaph Glosser ([01:41:32](#)):

I was forced to vote between Michael's and the current, I think I would take the current, but I'm still curious to hear if there's someone who can propose an alternative that accomplishes our goals, that has a higher probability of some amount of increased density with a preference towards affordability.

Michael Pollock ([01:41:52](#)):

Hi, this is Mike. Can I, can I, I'm sorry to interject, but can I just weigh in, um, I just want to ask a little bit of what John Quitslund said, but perhaps a little more briefly, but, um, well, it's going to be helpful is to

Island Center Subarea Planning Process
May 5, 2021 Meeting

know what you guys want aspirationally. Um, and we've been struggling with this issue of affordable housing and how to get there. And so what's going to be helpful as it goes through the process is to understand what you as a committee aspire to, and if it's that you aspire to affordable housing there, or housing that's affordable, um, and just, you know, you're a community group that we want to hear what you would like to see there. Um, and we're not expecting you to have the answers for how to get there. Um, uh, and if you did, I mean, boy, I would be so impressive because we we've been at this for decades. So, um, I just, I think they're going to beat yourself over the heads, trying to decide what's realistic or not. And so I just encourage you to do give us a sense of the community and it could be divergent. Um, you're, you're, you're all of you. Okay. Just to provide a sense of what it is you would like to see there. And then it can go to the planning commission and ultimately the council and, and they can take that sort of under advisement.

Micah Strom ([01:43:21](#)):

I think we can all agree on the, on the committee that we want affordable housing. We don't want all market rate housing. We're not going to come up with a language we're going to be here again in two weeks or a month revisiting this because we're not going to get through the rest. But if we can come up with the language saying, we want affordable housing. Nope. Can't I don't know how it's going to happen. That's up to the planning commission. The city council will figure it out, but that's what we want. If we can agree on that, vote on that.

John Decker ([01:43:53](#)):

That's where I think the current proposal was trying to resolve that issue on it's not doing it. So the, as it's written now was trying to solve the problem. And it's not, I think leaving the underlying zoning as it is, and allowing for increased zoning that's affordable. That's our aspiration. I mean, to me, I'm so concerned that it's going to turn.

Michael Loverich ([01:44:21](#)):

Yeah. And it's also just thinking toward the future too. Like if as zoning and everything changes, it's easier to add market rate homes to an existing property than it is to take them away or to add affordable home. So like, if we go with my proposal, if in five years, they're like this hasn't gotten anywhere, it's much easier to add in to up zone and add an additional, uh, capacity for market rate homes, um, or it's much harder to get the affordable housing in. And, um, I don't know. I think it's, we have better chances, I think with my proposal,

Jennifer Sutton ([01:45:08](#)):

What about Charlie's idea, which is kind of, um, which was kind of in between your proposal and the current draft, which is keep it at R-2 with two, um, bonus units, if affordable, but you only get the second market rate unit if you've, if you've constructed one affordable unit. So you can't build more than one market rate unit without building an basically an offset affordable unit.

Michael Loverich ([01:45:39](#)):

I think we'll only get one unit.

Asaph Glosser ([01:45:42](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I feel like that increases the probability of getting a second unit because as it is now, we only get one unit anyways, right?

Speaker 12 ([01:45:51](#)):

No, (many).

Scott Anderson ([01:45:53](#)):

We've been at this for three years and we worked on that table for multiple meetings. And now in the last meeting, we're talking about voting on changing the table. Is that what I,

Michael Loverich ([01:46:02](#)):

It's never been resolved, Scott. That's why we're having to create it.

Scott Anderson ([01:46:06](#)):

Then why was the table created? And I do remember us, uh, that table was agreed upon, I don't know why we're in the last hour we're taking work that we did for probably multiple meetings. And we're making a shotgun decision to downgrade what we discussed on multiple meetings. I don't think it's just -

Michael Loverich ([01:46:36](#)):

We're trying to figure out the affordability. And I think that's become more prominent with a lot of the comments that have been coming in. And I think addressing it is important. And I think this is actually the strongest statement that we can say whether or not it works. We don't really know. We know that the status quo has not worked. We know that the past 40 years of development on the Island have just made it more and more unaffordable. And so this is some sort of attempt to be much different about the way things have happened in the past. And I can't guarantee that this is going to work. This is an experiment. I -everything's an experiment. This is something that I think we should try it out. We're really, it's such a small area that we're talking about. There's probably very few properties that would actually build any housing anyways, the next 10 years on their properties. Um, so I think this is a good place to test this out and really try and be something different.

Micah Strom ([01:47:48](#)):

I'll go with Michael's plans so we can move on.

Asaph Glosser ([01:47:53](#)):

I like what Charlie suggested. And if we go with Michael's, I'd suggest even greater density than what he's proposing.

Scott Anderson ([01:48:01](#)):

I would agree with Asaph.

Sam Marshall ([01:48:02](#)):

I think what I've heard tonight is that making the, the sort of the old school way of making things pencil for, for profit developers, isn't going to achieve the objective of affordable housing in a way that is also acceptable to the community's stated goals. And so I think we can all agree. We want to encourage

Island Center Subarea Planning Process
May 5, 2021 Meeting

creative approaches to generating affordable housing. Um, and to me, I see the merits to both approaches, but I, to me, I think Michael's approach, uh, allows for exploring more of those creative approaches.

Asaph Glosser ([01:48:43](#)):

Given that that's the majority, would folks who are supportive of Michael's be okay with increasing the density beyond what he proposed.

John Decker ([01:48:53](#)):

That seems to be, that would be something that would be taken up Island wide, as far as the housing affordable housing question goes. So - devils in the details -

Charlie Wenzlau ([01:49:07](#)):

I just, I just wanted to - just throw one thing back to what, uh, Michael Paula said a little while ago, really largely the goal here is to set a policy direction. The planning commission and council, or, and staff are really gonna work out the nuances of what's being discussed. Um, I think what Michael Loverich proposed is kind of aspirational. I don't think it necessarily is going to end up as a specific regulation. Maybe it will, maybe you hit it on the head, Michael, but it, it is aspirational because what it is you want to target as much of the increased density to affordable housing, as you can, if that's a fair statement.

Michael Loverich ([01:49:56](#)):

Yeah. I think you captured our intent. Okay.

Jennifer Sutton ([01:50:01](#)):

So with, um, so if, if the committee ends up making the recommendation that the, basically, I think what you've said is that the base density of the three areas that would be newly zoned Island center zoning would remain their underlying base density. So that means that those properties would have different densities than the other properties with Island Center zoning. Correct. So modern collision and, um, Jim Llewyan's property and all those other properties would have, the density are two and I guess are four with two bonus units for affordable housing.

Asaph Glosser ([01:50:51](#)):

Well, we wouldn't be, we wouldn't be down zoning those cause we talked last time about the -

Jennifer Sutton ([01:50:57](#)):

Right. Yeah. I just, I just I'd reiterate that. I think it's, I think it's diff if you're, if you're choosing to change to identify these properties, that they should be a different zoning for lots of different reasons related to what we want to see in the future. I think it's hard to, to treat them differently than the other properties that would have that zone. That's all. Um, but I mean, we could make it work in the code if that ends up being what's on the books. I just think it's, it's more difficult. And I, I, I just gotta say I, from everything we've read, um, I don't, I get affordable housing is expensive to accomplish. And I think just saying that we want more of it, we all want more of it, but I think just saying that, but not having the conditions to help it come about, won't get us more of it. It would just get us one big home, but that's, that's, that's just my 2 cents. I just wanted to clarify,

Island Center Subarea Planning Process
May 5, 2021 Meeting

Michael Loverich ([01:52:07](#)):

Wait, the way it's written right now, that's the same result that will come out of it. Right.

Scott Anderson ([01:52:15](#)):

So I'm not understanding Michael's - the base zoning stays the way it is on the, on the, the newly zoned properties. (Loverich - Yeah. Because you're getting commercial) There's - here's (Sutton attempts to interrupt) - that, commercial not the problem. Commercial is not the problem.

Jennifer Sutton ([01:52:35](#)):

Yeah. I think one thing is that you can't like, we're talking about w we, we've gotta set aside, like, one person benefiting over another, like Donna benefiting or Mr. Narte, or Scott benefitting over another with us discussing changing their zoning. You know, the community, the community is benefiting because you all are thinking about what should the future of that area be and what should go there --

Michael Loverich ([01:53:07](#)):

I never said that I was complaining about someone benefitting over another.

Jennifer Sutton ([01:53:16](#)):

Interrupting - "single family home" I think you just said, but you get commercial. So I think I heard.

New Speaker ([01:53:19](#)):

No, I mean the upzoning gets commercial property. Sorry. I didn't mean that.

Scott Anderson Speaker 11 ([01:53:26](#)):

Isn't that somewhat, somewhat discriminatory zoning. Isn't it? (Decker - What, how?) Because you're distinguishing between the different properties.

Shawn Parks ([01:53:40](#)):

I mean, upzoning zoning is is not a right. Whenever you purchase a piece of property ever.

Jennifer Sutton ([01:53:49](#)):

(Anderson - No.) Yeah.

Sam Marshall ([01:53:53](#)):

I mean, isn't that what zoning is, is distinguishing between properties?

John Decker ([01:54:00](#)):

We're upzoning the property, we're just doing it in a specific way. That speaks to what I heard from the community.

Micah Strom ([01:54:07](#)):

So we're, we're getting into the details of zoning again, which is not necessarily up to us anyways. Why, why are we wasting and spinning our wheels on this when what we were looking for is affordable

Island Center Subarea Planning Process
May 5, 2021 Meeting

housing. Say, we want affordable housing. How are the looks? We don't know. Let's why spin our wheels through this and try to come up with a fixed one. It's not necessarily up to us anyways, I, this, this is we're going backwards.

John Decker ([01:54:33](#)):

I think the thing we're trying to avoid or in my mind is the idea of upzoning and just getting that with, with the potential for affordable housing, but just getting the upzoned portion and no affordable housing. So I think the way it's written now, that's probably what would happen of 50% ratio isn't going to work. But if we go even further, there's potentially a creative solution that will happen. Or the planning commission can come up with, um, something akin to Charlie's model, which starts to make more economic sense. Um,

Scott Anderson ([01:55:07](#)):

Interrupting - but isn't it our job to just say, we want affordable housing with a, in a higher ratio than, than, than it currently is that we aren't, we can't get prescriptive. We can just get, um, do our job and just recommend.

Micah Strom ([01:55:25](#)):

John Quitslund - Can't you take this conversation we're having and know what we're trying to accomplish.

Jon Quitslund ([01:55:31](#)):

I believe so. And I also want to say nothing is going to happen at Island center until we have a rewrite of, uh, 18, 12, and a rewrite of 1821, 1812 is the one is the chapter that establishes dimensional standards and also creates the base and bonus density scheme for, uh, for managing things. I'm not sure that's the scheme we need and it, and we haven't, you know, I've been looking for other, other models in different codes all over the place, and I haven't found it yet, but, uh, we are going to, um, I would say not make radical changes in, in what's possible, but well, we want to make more what we want to create more potential for a greater variety of housing, including multifamily and, and housing within, uh, mixed use, where there's a commercial on the, on the ground floor and that sort of thing. And in some ways, the language that's in the plan at this point is stuck in the past. You still allow a maximum unit, a single final unit size of 1800 square feet. I don't know why that's there because I don't know where it belongs anywhere in, in the Island center zones, uh, Island Center nodes. Uh, and there are some other things, but w I'm sorry, I have to plug my power in, um, this, this can be ironed out, um, in as long as we're all clear about, uh, aspirations and that I think it has been very clearly established, uh, uh, um, and in another frame of reference with other people, we can, we can move things along, I believe. And we definitely in the planning commission, we're not going to take something apart and get what we want opposed to what, uh, what, what the, uh, steering committee has been working on so hard for so long, uh, because your will, your will is already very clear. And we just want to, uh, try to implement that as effectively as possible, but it will take time before the code is ready to get to, to, uh, to create what, uh, what we all want across the Island or different parts of the Island. This is, uh, this is, this is kind of a test case that that's going to make a lot of things possible as we go forward with the action plan.

Maradel Gale ([01:58:29](#)):

Thank you, John. So are we ready to make some kind of final statement here on this? I've heard two different things. Jennifer, did you have -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jennifer Sutton ([01:58:42](#)):

Should I put them either the development standards table on the screen to help or to Michael's comment back on the screen to help?

Micah Strom ([01:58:58](#)):

Okay.

Maradel Gale ([01:58:59](#)):

Yes. If it will help.

Michael Loverich ([01:59:02](#)):

Yeah. Are we going to vote on it or is that what we're doing?

Maradel Gale ([01:59:07](#)):

We have to come to some, we have to terminate this discussion. It can be done by a vote.

Micah Strom ([01:59:11](#)):

If we all want affordable housing, raise your hand.

Michael Loverich ([01:59:18](#)):

Well, I think that, I think we need to either about on the thing that I said, or what's in the, um, what's currently written, or if someone has another proposal, we can also add that to that to the vote. Um, so Jennifer, it might make sense that call up my suggestion, just so that people can see it, we're going to vote on that.

Jennifer Sutton ([01:59:51](#)):

Okay. So this was Michael's suggestion and, um, it would amend, uh, figure 16 of the plan, which is the development standards table.

Maradel Gale ([02:00:15](#)):

Okay. We've had plenty of discussion on this. So I'm going to just ask for a motion.

Michael Loverich ([02:00:20](#)):

I'll make 'em can I make a motion on my comment? (Gale - I guess.) Okay. I make a motion to accept my suggestion for the change to the residential zoning to replace what is currently in the report.

Asaph Glosser ([02:00:41](#)):

So in advance of voting, I think we're allowed for discussion. I know I've had lots. I suggest that the density be increased from R-4 to R-8.

Maradel Gale ([02:00:51](#)):

I, before we have the discussion, I need a second on the motion.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Asaph Glosser ([02:00:55](#)):

Oh, sorry.

John Decker ([02:00:57](#)):

I'll second the motion .

Speaker 10 ([02:01:00](#)):

Thank you Asaph, for your comment. So that would be, that would be an amendment that change it from R-4 to R-8. Is there further discussion on that Amendment? Or is Michael willing to accept that friendly amendment?

Michael Loverich ([02:01:20](#)):

Um, so we vote on the amendment and then we vote on the motion. Is that how it works?

Maradel Gale ([02:01:26](#)):

Yes.

Michael Loverich ([02:01:26](#)):

Okay. So we can accept the amendment.

Maradel Gale ([02:01:31](#)):

So it would read with all properties with IC designation can build up to an R-8 density. If all the additional units are affordable and other development standards are met. Is there further discussion on that then those who are willing to accept that amendment to the main motion, please indicate by saying aye, or raise your hand. (Aye - video indicates Marshall, Decker, Anderson, Strom, audio Glosser). Okay. I'm not seeing a majority. I'm seeing one, two, three, four. (Asaph - I'm not on video, but aye). Okay. So that's five, those opposed one opposed (video - Loverich). Okay. Then that amendment carries. So now we go to the main motion. Is there further discussion on the main motion, which includes the R-8 those in favor, please say, aye. Or raise your hand? (Video - Strom, Anderson, Decker, Loverich, Marshall, audio Glosser) Two, three, four, five, six. Okay. Any opposed? Then that carried. Okay. Jennifer, how much more is there?

Jennifer Sutton ([02:02:48](#)):

Um, let's see. Um, I think, I think what's most of the comments that are left, um, are clarification's or answering questions or reflecting, um, previous discussion. Um, so, uh, let's see. Um, Micah, uh, he wanted to confirm that the non-motorized improvements shown in the plan are included, were included with all of the alternatives and yes, they were meant to carry across the three different alternatives. Um, uh, you were concerned, um, about wanting to make sure that the, um, city lot remained publicly owned, wasn't sold or otherwise became more restrictive in how it's used by the community once the city invests in a flexible space. So, um, I would just, uh, say that we could look at the policies on page 29 related to public space, if we want to confirm that they're sufficient. Um, and then, um, I was going to tell you, uh, let you know that the, there are, the city does enter into partnership, has entered into a partnership with the park district in a few locations where we, the city owns an underlying property, but the park district helps us maintain it. Um, that's the case for several trails in different parts of the city.

Island Center Subarea Planning Process
May 5, 2021 Meeting

And it's also the case for waterfront park where the city retains ownership, but we have a agreement with the park district about them helping us maintain waterfront park.

Micah Strom ([02:04:51](#)):

My biggest concern with that comment was, you know, you see all of these other open spaces that are there for the public, such as Island center hall, or, um, you know, any of the covered areas that they need, the parks and they're all reserved. So if someone in the community wants to go use it, it's, they can't use it. Somebody's already reserved it. It's, it's not there for the community. That that's, that was my concern with it. It's to be able to ensure that it's there for the use of the, the community, um, for ensuring the parking for Kol Shalom if, if there's some big thing going on that has been reserved for, and it's on a Saturday, Kol Shalom may not have any parking.

Jennifer Sutton ([02:05:38](#)):

Yeah. I mean, I th the kind of things that can get reserved picnic shelters or other things, um, maybe we would have a picnic shelter, but, um, we could, uh, make it not reservable reservable. Um, I don't think the other uses that you've talked about for this area or the type of uses that kind of get reserved or booked, like in other parts of the park. Um, but we could add a policy here to, um, maybe add on to the third bullet to clarify that, um, that it, that the space is open to the public really freely.

Micah Strom ([02:06:29](#)):

Nope. That would accomplish what I was at, what I had in mind at least.

Jennifer Sutton ([02:06:35](#)):

Okay. Okay. Um, let's see. Um, you, you brought up a question about, um, what the committee he, that you thought the consensus was to not have on street parking as an option,

Micah Strom ([02:06:56](#)):

Just on option two, uh, parking 2.

Jennifer Sutton ([02:07:00](#)):

Yeah. And, um, it was debated a lot. Um, the final committee consensus, I think two meetings ago was to not have angled parking as a choice, but to include parallel parking as a choice, but not necessarily require it. So I have two options, one with, and without one without parallel parking, um, do, does the committee want to revisit that, um, previous decision,

Micah Strom ([02:07:36](#)):

Would that choice continue on whoever's doing the development or that choice be up to the planning commission?

Jennifer Sutton ([02:07:44](#)):

Uh, well, if it stayed in the plan then, um, through the planning commission review, then, um, you know, Peter, I dunno if you want to weigh in about how public works will we'll fold in these, um, cross section, the different options for the different parts of roadway improvements.

Peter Coralie ([02:08:08](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. I mean, um, if a typical section of the roadway is in the plan, um, typically the adjoining property that's developing has to follow that typical section that has been approved. So if we show a parallel parking, um, along that road frontage, that will be implemented during the development process as a public improvement.

Jennifer Sutton ([02:08:31](#)):

Uh, Peter right now, the plan has two different options for the same. Cross-section just North, just South of the, on Fletcher Bay, just South of the big intersection. Um, we'll, will public works kind of try to select one as your preferred option, um, while this plan is being reviewed or narrow it down?

Peter Coralis ([02:08:58](#)):

Um, you're asking for kind of a recommendation from public works on what we think would be most appropriate.

Jennifer Sutton ([02:09:06](#)):

Yeah. Like, do you, do, do you think that public works would kind of, um, uh, choose which of these options might work better prior to a development being a development proposal being submitted?

Peter Coralis ([02:09:19](#)):

Yeah, I think that's likely, um, especially if we, you know, we move forward these projects into the CIP.

Jeff Arango ([02:09:28](#)):

Yeah. I mean, I think if it was a city project that considered it, then you consider these and potentially other pieces as part of an alternative. And then I think the city would have some discretion in how they apply the appropriate, um, across section, if there's more than one and it might be based on what development is proposed. I mean, is there a need for on-street parking as event, you know, some further engineering or safety, um, analysis, you know, are there further constraints? I mean, this is all very high level, so there could be new information as part of that process that steers towards, uh, a particular outcome, um, is my, um, experience with these types of things.

Micah Strom ([02:10:07](#)):

I just don't see how parallel parking is going to work with such a busy street. No, that's my, yeah.

Jeff Arango ([02:10:13](#)):

I mean, if, if you really look at it, I mean, uh, you know, so many busy streets have a parallel, uh, parallel parking or even angle parking angle parking is, is more challenging in some situations, but, um, you know, again, that would be addressed as part of the engineering review. Um, based on my experience, I don't have, uh, concerns that it could work. Um, but I do think, uh, you know, having the options make sense because, um, depending on what's proposed and the engineering work, you know, you may find that it doesn't make sense to have it, um, or maybe the property owner really wants it because they think it's critical to the success of their business. Um, the other piece is that one of the, one of the reasons why we proposed it in part of that location is again, there's a right of way encroachment. So there is some parking that is in the, um, uh, development right there next to it where the gas station is that is actually in the public right of way. And so to accommodate the right of way improvements, some of that would have to be, um, improved as part of the public roadway. And so the on-street parking

Island Center Subarea Planning Process
May 5, 2021 Meeting

would be a way to replace that. And we, we recently did a project for the city of Lakewood, um, to create a festival street. And that was really the only way that we were able to pull off the project is we were able to take a bunch of private, uh, parking, um, that we needed to improve, to create the public space, relocated it. So it was a no net loss of parking and through a development agreement. Um, so I think, you know, having some of that flexibility based on what the, uh, property owner and businesses would want, I think is important. And that encroachment issue is, um, is definitely something that would have to be worked out in order to accommodate things like the path and, and other improvements.

Micah Strom ([02:12:09](#)):

Okay. Where can we move on from this is anybody feeling that we have to take that out? Okay. How many more Jennifer is two more, two more comments. Um, Micah, uh, related to cross section six, which is a cross section kind of right where modern collision and Island center auto are. And Micah's comment is, you know, the Island center auto property is small and they're parking for their businesses right next to the road, um, where they back out into the road. Um, does the do these cross sections kind of, um, if the property redeveloped, how would parking for their building fit? And, um, so the, the right of way looked like it was 60 feet in that location. Um, and the re you know, the, um, so I think in theory, these things could fit in, but how you would design the access to that business.

Jeff Arango ([02:13:25](#)):

Yeah. You, you would probably have to still allow, like, in instances where it's sort of like street parking, like parallel parking, where they're pulling directly into the space, you know, you couldn't do much in terms of access management, but I think you could have fit the improvements in the 60 feet. You just would have to, I think, accept that, that bigger curb cut, because otherwise you'd lose parking for the private businesses. So, you know, we could add a note about that or something, but, um, I think it's really about access management and not about necessarily encroachment, um, is my understanding in that location.

Charlie Wenzlau ([02:14:02](#)):

Yeah. Just quickly, if a property was to redevelop, then does the city have the ability to enforce then the installation completion of that road section? If the parking can be relocated?

Jeff Arango ([02:14:21](#)):

I think it depends. This is a tough one in the sense that it depends again on the intensity of what's proposed. And then I think it depends on, does it make sense to build such a small stretch, right. If it doesn't connect anywhere, you know, typically the frontage improvements, um, you know, only work either when it's a large development or it's like filling a gap. And so since this is such a long corridor, I think really to make this work, there's going to have to be a public project component of it. I don't think all of it could be done, but if those two things linked up, then they could pay a proportional chair. I guess this is the way I would look at that. Yeah.

Peter Coralie ([02:15:02](#)):

Echo that sentiment. Um, and you know, certainly we would be looking at it through the lens of putting in those improvements, um, through a public project. Um, and where, you know, if it didn't make sense to have any private improvements installed, um, we would pursue it.

Jeff Arango ([02:15:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Yeah. Yeah. And the other thing that you could do is you could say on the books, it's a requirement, right. But you can say, you can pay a fee in lieu. So it's not like an impact fee, but they pay a portion, it goes into a fund and let's say, you know, the city has plans to improve it in, in three years or whatever. Um, then, then that money could go towards it. And that would be sort of a voluntary contribution, which actually benefits the property owner and developer too, cause they don't actually have to build it. And then you don't have this sort of awkward inconsistency with just one portion of it built.

Jennifer Sutton ([02:15:52](#)):

Um, okay. So is so adding some language, um, related to access management in the, um, the, I think maybe in the strategies and policies for transportation to kind of ensure that that's accounted for. Um, does that address your concern Micah? Yeah. Okay. And then the last, uh, the last suggested Michael, you suggested adding language to say that new development and subdivision in our boundary would be required to do the, um, transportation improvements and trail improvements. (Loverich - Yeah.) Um, I, I think we already have that covered. (Loverich - I think we did.) Yeah. Not only because, um, we're putting it at a plan and then hopefully the plan will be approved, but then, um, all of the decision criteria for all of these kinds of larger permits, there's always a decision criteria that says something to the effect of the, the development is consistent for condition to meet, um, the Island wide transportation plan or any other adopted capital plans or, you know, all adopted plans. So kind of, there's like a catchall, uh, decision criteria for all of those types of permits. That would point us to look at the Island wide transportation plan for instance, and the Island center plan. So, okay. So that is the last of the comments and questions we'll stop sharing or maybe I shouldn't I'll stop sharing.

Micah Strom ([02:17:41](#)):

Jennifer. I had one other thing on the trail systems on the map with the trail systems. Yes. There is the trail that goes, that you had proposed, it went, uh, through the 10 acre piece. And then all the way up into, um, Issei Creek between basically between the modern collision and Bainbridge gardens, it would be, I was, I was just looking at it. I couldn't couldn't didn't see it before, but it would be, I think, beneficial to follow the road. That's already there versus trying to play something through, uh, where there's not where it's all woods right now.

Jennifer Sutton ([02:18:22](#)):

So,

Micah Strom ([02:18:27](#)):

So, um, so when you go up past coal Shalom and then if you follow the act and the road actually goes a little bit further than kind of almost almost meets up at the Creek and then comes out, which would be Maxwell street, there's already a road there.

Jennifer Sutton ([02:18:42](#)):

Okay.

Micah Strom ([02:18:44](#)):

Just something I noticed on the,

Jennifer Sutton ([02:18:49](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So we should amend, amend those Aqua dots. Okay.

Micah Strom ([02:18:54](#)):

Just follow the road that's there. And then plus you could have it by the street.

Jennifer Sutton ([02:19:00](#)):

Okay. Thank you. Okay. That gets us to the final issue. I think, which is, do we present this with three alternatives or do we say this is the alternative we want? And if it's the latter, which one do we want?

Asaph Glosser ([02:19:27](#)):

At the risk of being too forward - I move that we as a committee present a single alternative alternative, and that alternative is number three.

Maradel Gale ([02:19:37](#)):

Is there a second? (Anderson - I second.) . Okay. Could we have any discussion? All right.

Michael Loverich ([02:19:48](#)):

I do. Yes. Yeah. Yeah. Go ahead, Michael. Uh, I would just like to make a friendly amendment to reduce the R-8 to R-4.

Maradel Gale ([02:20:05](#)):

Would you support the, the motion if that happened?

Michael Loverich ([02:20:13](#)):

You're asking me?

Maradel Gale ([02:20:13](#)):

Yes. You were the one who said it.

Michael Loverich ([02:20:15](#)):

Yeah, I would. Yes, definitely. I would definitely support. Yes.

Maradel Gale ([02:20:19](#)):

So this is where there's needs to be a discussion between Asaph and Michael, unless there's somebody else who wants to weigh in on this issue.

Asaph Glosser ([02:20:28](#)):

I imagine, Michael and my preferences are pretty well established at this point.

Michael Loverich ([02:20:33](#)):

Yeah, they are.

Maradel Gale ([02:20:40](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So the, so are you making a formal amendment, Michael?

Michael Loverich ([02:20:47](#)):

Yes. That was a formal amendment.

Maradel Gale ([02:20:49](#)):

Is there a second to the amendment to change from R-8 back to R-4. (Decker - I second it).

New Speaker ([02:20:57](#)):

Okay. Is there any further discussion we already discussed it and voted the other way?

Michael Loverich ([02:21:01](#)):

Sorry. I think that was wait. Who seconded it? Who just said that. Oh Micah did.

Maradel Gale ([02:21:07](#)):

I don't know who did, somebody muttered. Okay. So we've already voted once to change this. Now the vote is, do we change it back again? Is there further discussion those in favor of the amendment to change from R-8 to R-4, which we just did the other way around, please indicate by saying aye or raising your hand? Two, three. (Video - Loverich, Marshall, Strom - Okay. Those opposed? (Ayes) Two, three, four - (Anderson, Harui, Glosser, Gale) Okay. So the the amendment fails. So now we have the main motion and that's open for discussion, which is that we present one,

John Decker ([02:21:58](#)):

I didn't have audio. What just happened? I didn't have any audio. I couldn't hear anything. What did we vote on?

Maradel Gale ([02:22:06](#)):

Voted on what? We just did undoing it again from R-8 back down to R-4.

John Decker ([02:22:14](#)):

Okay.

Jane Rasely ([02:22:16](#)):

Just so I can, um, excuse me, just so I can capture the record. Um, correctly, the ayes were Michael, Sam and Micah -

Micah Strom ([02:22:30](#)):

For bumping it back to R-4. Yes.

Maradel Gale ([02:22:32](#)):

Yes.

John Decker ([02:22:34](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

I'm going to join that crowd. Sorry.

Jane Rasely ([02:22:36](#)):

And John, and then nays where Scott -

Maradel Gale ([02:22:46](#)):

Sam, Donna, Maradel, and Sam, where were you?

Jane Rasely ([02:22:53](#)):

He was an aye. So Maradel you're voting nay?

Maradel Gale ([02:22:57](#)):

I thought, yes, I was voting nay I thought there was a tie.

Asaph Glosser ([02:23:03](#)):

and Asaph voted nay. And Donna?

Donna Harui ([02:23:08](#)):

Voted nay.

Jane Rasely ([02:23:08](#)):

Okay.

Maradel Gale ([02:23:09](#)):

Did John vote?

Jennifer Sutton ([02:23:12](#)):

Yes, he voted, yes. Okay. So there is a tie. (Maradel - so there is a tie.).

Maradel Gale ([02:23:18](#)):

So there's a tie with me voting?

Jane Rasely ([02:23:20](#)):

Yes.

Maradel Gale ([02:23:22](#)):

Okay.

Jennifer Sutton ([02:23:23](#)):

Because Mark Tiernan isn't here tonight so we can have eight members.

Scott Anderson ([02:23:29](#)):

Okay, cool.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:23:32](#)):

Okay. So now we are, I guess then the motion failed. I mean the motion passed. So we're now back down to R-4.

Asaph Glosser ([02:23:39](#)):

I thought we were tied.

Jennifer Sutton ([02:23:42](#)):

Well, yeah.

Maradel Gale ([02:23:43](#)):

I guess we are, then it does not pass -

John Decker ([02:23:51](#)):

Yeah, we need the majority to pass.

Jennifer Sutton ([02:23:52](#)):

Yeah.

Maradel Gale ([02:23:53](#)):

Okay. So then we are now dealing with the basic motion, which is to make one, make a recommendation for a plan for Island center. That is, um, alternative three. Currently that becomes the only alternative is there further discussion?

Sam Marshall ([02:24:15](#)):

I would suggest that if the community or if the committee, excuse me, is going to vote on a preferred alternative, or suggested alternative that we still include the materials that represent the other alternatives, um, to, to pass along in the final plan.

Maradel Gale ([02:24:29](#)):

That would be like in an appendix?

Sam Marshall ([02:24:30](#)):

- or as it is now, but we state our preferred -

Maradel Gale ([02:24:37](#)):

I think that's - that's - a very personally, I'm going to just say this again. I think that's not a good idea to have it just say, Oh, well, here we are. All three of them. I think we need to say what the one is that we want and then put the others in as, as an appendix.

John Decker ([02:24:50](#)):

But is there an aye?

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:24:56](#)):

No, we haven't voted on it yet.

Asaph Glosser ([02:25:00](#)):

I agree with Mardel it's about the order in which the way in which they're presented.

Jeff Arango ([02:25:07](#)):

I think Sam was just simply saying that the alternate other alternatives should go with the recommendation. I don't want to speak for you, Sam, but I think that's what you were saying.

Sam Marshall ([02:25:14](#)):

You know, that's correct. I'm -

John Decker ([02:25:18](#)):

sorry - That's what I heard, too.

Jeff Arango ([02:25:18](#)):

which, which is, which happens in a lot of, I think, as long as there's a recommendation, to be able to show your work and say, you know, here are the other two alternatives that were considered, you know, is, is very typical.

Maradel Gale ([02:25:34](#)):

I'm still not clear if they would go in as part of just part of the whole plan right in there, like alternative one, two and three. And we like three, or if they go in here is the plan that the committee recommends. And here are two that we talked about, but aren't recommending, okay.

Jeff Arango ([02:25:49](#)):

I think it's the latter piece. And then you could figure out whether the summaries of alternative one going into appendix, where they go in the plan, but it either way it has, you know, one alternative that's recommended and is kind of the core part of the plan.

Maradel Gale ([02:26:02](#)):

Yeah. And I'm arguing that we should not have an alternative. We should have a plan. And then there can be other things that are indicated that these were other ideas that were suggested, but they are not the one that was ultimately chosen. (Yep.) (Correct.) It's a difference. (Correct.).

John Decker ([02:26:19](#)):

I think showing our work as an appendix would be the way to put it.

Maradel Gale ([02:26:22](#)):

I would agree further discussion.

Sam Marshall ([02:26:28](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sorry. I just lost internet there, but I think I agree with what I just heard.

Maradel Gale ([02:26:31](#)):

Okay. So are you ready for the question? So the motion is that we put forth the recommended plan for Island center based on the work of this committee over the last couple of years. And that, that plan B what now is alternative three and that the other work be included as an appendix to show what else we had talked about those in favor, please say, aye,

Sam Marshall ([02:27:02](#)):

Maradel, may I make one suggestion that we separate those two things that the, that the suggested alternative stands alone in the plan while the others two are in an appendix. And then after that, we vote on the recommended alternative.

Maradel Gale ([02:27:18](#)):

Ok, that sounds fine to me. So the motion then is that we have the recommended plan and the other two items are in an appendix. Please indicate if you're in favor of that by saying aye. (Ayes).

Jane Rasely ([02:27:34](#)):

Can, I apologize again, but there's not actually a motion on the table for that.

Maradel Gale ([02:27:38](#)):

Oh, I thought he just made one. Sorry.

Jane Rasely ([02:27:40](#)):

Well, he didn't actually use that language. Um, and I don't know. Do you need to actually vote on the motion that is on the table before you start another motion, another motion?

Jennifer Sutton ([02:27:53](#)):

Maybe they can, she can abandon, can she, they scrap or abandon the previous motion and start over?

Jane Rasely ([02:28:02](#)):

I don't know that you can, because it was seconded.

Maradel Gale ([02:28:05](#)):

Okay. So the motion that we can, that we vote on that, that then maybe is that we have a plan that goes forward with, and it's based on, on alternative three. That was the motion that was made and was seconded. (Rasely - Yes.) So then we can add to that is another motion and (Jane - and you can chose to do another motion to put the other two in an appendix. Yes.)

Maradel Gale ([02:28:32](#)):

Thank you. Thank you. Thank you, Jane. Okay. Those in favor of the motion, please indicate by saying aye or raising your hand. (Ayes)

Sam Marshall ([02:28:43](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Voting for alternative three.

John Decker ([02:28:44](#)):

Oh -

Maradel Gale ([02:28:46](#)):

Yes, yes, yes it is. It's voting for alternative three to be the plan that goes forth from the committee.

Michael Pollock ([02:28:56](#)):

All right, Maradel on, I'm sorry to interrupt, but I realize you guys can't really see me, but, but, um, I, I appreciate you guys wanting to follow Robert's rules. Um, what would be helpful here is to get clarity as to what you are voting for and to clearly state the motion.

Maradel Gale ([02:29:13](#)):

I will clearly state it. Thank you, Michael. The motion is that this committee puts forth the proposed Island center plan based on the work of the committee that shows the plan that is proposed as being alternative three period that was moved and seconded those in favor, please indicate by saying aye. Aye. Aye. Aye. Aye. Okay. Those opposed, please say aye. (Loverich - nay.) Three, three. Okay. I, if I got in there, I'm not sure. Sorry. Okay. I see three votes against and four votes or five votes four. Did you get that? Jane?

Asaph Glosser ([02:30:13](#)):

Can I - have Jane poll the committee one by one to get the votes on record.

Maradel Gale ([02:30:17](#)):

Thank you, Jane.

Jane Rasely ([02:30:19](#)):

Yep. Michael?

Michael Loverich ([02:30:27](#)):

Nay.

Jane Rasely ([02:30:27](#)):

Micah?

Micah Strom ([02:30:27](#)):

Is this for the second one or the first - I'm confused.

Jane Rasely ([02:30:30](#)):

This is for the first. You are - you are voting on -

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:30:35](#)):

We're voting on the same thing that we just were voting on or we're just doing it differently.

Micah Strom ([02:30:46](#)):

We're adopting the third one, correct? Aye.

Jane Rasely ([02:30:46](#)):

Scott?

Scott Anderson ([02:30:46](#)):

Aye.

Jane Rasely ([02:30:46](#)):

John?

John Decker ([02:30:53](#)):

Nay.

Jane Rasely ([02:30:53](#)):

Sam?

Sam Marshall ([02:30:56](#)):

Nay.

Jane Rasely ([02:30:56](#)):

Donna?

Donna Harui ([02:30:58](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Asaph?

Asaph Glosser ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Maradel?

Maradel Gale ([02:31:07](#)):

Aye.

Jane Rasely ([02:31:07](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

So that's five to three, there's five eyes and three nays.

Maradel Gale ([02:31:33](#)):

That motion carries. And then there was a possibility of a second motion that would talk about what to do with former alternatives one and two. If somebody wants to make that motion?

Sam Marshall ([02:31:50](#)):

I thought the current motion, put those alternatives in, in an appendix.

Maradel Gale ([02:31:55](#)):

It did not. I,

Asaph Glosser ([02:31:57](#)):

I moved at the appendix, include what we formerly understood to be alternatives one and two to give the community full visibility into the work. This committee has done.

John Decker ([02:32:07](#)):

Second that motion.

Maradel Gale ([02:32:11](#)):

So it's been moved and seconded that former alternatives one and two to be included in the appendix. So that it's clear what the committee has dealt with. Is there further discussion on that motion?

Sam Marshall ([02:32:24](#)):

Are we voting on whether to include them in the appendix or not at all, or keep them where they are?

Maradel Gale ([02:32:29](#)):

We're not keeping them where they are. We're voting to keep, to include them in the appendix or not at all. So that is that clear to everybody. So do they get included in the appendix or is it just dropped? And the only thing that goes forward is the plan, which is what we called the alternative three. Are you ready for the vote? Yes. Those in favor of including alternate alternatives, one and two as part of the appendix, please say, aye. (Ayes) Did you get that, Jane? I think that was, - I guess, are there any opposed?

Jane Rasely ([02:33:17](#)):

Asaph, was that an aye?

Asaph Glosser ([02:33:17](#)):

Yes it was.

Maradel Gale ([02:33:17](#)):

Are there any opposed?

Donna Harui ([02:33:17](#)):

Island Center Subarea Planning Process
May 5, 2021 Meeting

Aye.

Maradel Gale ([02:33:24](#)):

Okay.

Jon Quitslund ([02:33:28](#)):

Mardel if I could, the, the three who voted against the choice choice of plan three, you might present a brief minority report, giving, giving reasons, whatever reasons they may be, if they're all the same or if you have different reasons. So that there's an understanding of why this was not a unanimous vote. Is that - I'm just offering that idea.

Maradel Gale ([02:34:05](#)):

Thank you, John. That's a good, good suggestion.

John Decker ([02:34:09](#)):

Can I make a motion to include that in the report somehow?

Asaph Glosser ([02:34:17](#)):

I moved to include any minority perspective on the final decision of the vote in the approved plan.

Sam Marshall ([02:34:29](#)):

I'll second.

Maradel Gale ([02:34:29](#)):

Is there a discussion? Okay. Are you ready for the vote? Those in favor, please say aye. (Ayes) Are there any opposed? Okay. Anything else.

Donna Harui ([02:34:47](#)):

Jane, for the record I want to make sure that I was voting aye on those. Um, I think that Maradel asked my asked for nays at the same time you were asking whether my vote was an aye.

Jane Rasely ([02:35:00](#)):

You were an aye for, um, alternative three and you were an aye to put the other alternatives in an appendix.

Donna Harui ([02:35:08](#)):

That's correct.

Jane Rasely ([02:35:10](#)):

Great. And you're an aye for minority perspective.

Donna Harui ([02:35:14](#)):

That's correct.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Jane Rasely ([02:35:15](#)):

Thank you.

Donna Harui ([02:35:16](#)):

Thank you.

Maradel Gale ([02:35:18](#)):

Okay. Anything else. Do you think we're done?

Jennifer Sutton ([02:35:26](#)):

Well, we need to take public comment and there should be like clapping at some point, but whether it's now or at the very end after public comment, (Maradel - there should be donuts.) (Decker - libation) (Sutton - Margaritas, cinco de mayo) Okay I will then ask if there are any public comments. Let's see Lisa.

Lisa Neal ([02:35:57](#)):

Hi guys. Are you at R-8 or R-4? That's my question. I can't tell from what you did tonight. Thank you.

Scott Anderson ([02:36:05](#)):

Eight.

Maradel Gale ([02:36:14](#)):

Okay. Anything else? Carrie, you've been with us for the whole evening. Do you have any comments? Carrie's hand is raised Jane.

Carrie Grinder ([02:36:34](#)):

Hi, my name is Carrie Grinder and I'm with PG 10 energy. So I'm just you're listening. Um, if anyone has questions about undergrounding, I can try and answer.

Maradel Gale ([02:36:51](#)):

Are we accurate? That it's an aspiration?

Carrie Grinder ([02:36:58](#)):

Yes, what I will say is that, um, we're a regulated utility in the state of Washington, so we have to follow state tariffs and, um, there's cost sharing involved with undergrounding. Um, there is a distinction between the undergrounding distribution lines and undergrounding transmission lines. Um, there's a lot more cost involved and, um, logistics with undergrounding transmission. It's not something we do regularly. Um, undergrounding distribution is a little more straightforward. Um, and as Peter probably knows, um, that falls under the state tariff, federal 74. So the city pays a certain percentage of the cost if they request that we underground.

Maradel Gale ([02:37:56](#)):

Okay. Thank you very much for that clarification. And thank you for coming tonight. Anything else anybody has for the good of the order? This has been an amazing journey with all of us, appreciate all the good work you've done.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Sam Marshall ([02:38:14](#)):

Not to belabor, but can I ask one question regarding the R-4 versus R-8? That was strictly related to Michael's proposal? Is that correct?

Maradel Gale ([02:38:24](#)):

Yes.

Sam Marshall ([02:38:25](#)):

Okay. Thank you.

Maradel Gale ([02:38:27](#)):

Yeah. Anything else? Okay. Well, congratulations everybody. And now we need to push to get this through the planning commission and through the city council so that it actually happens.

Jennifer Sutton ([02:38:40](#)):

Thank you so much for all of your work and we will keep you, I don't know if your city emails will still be valid. I'll, I'll find that out. But in any case, we'll keep you informed about how it's going and what meetings this project will be discussed at in case you want to watch or listen or participate in any way.

John Decker ([02:39:03](#)):

Are we going to get a copy of the final report?

Jennifer Sutton ([02:39:07](#)):

Yeah, we can. Yeah. Well, I promise we will print it very beautifully and bind it or something.

Asaph Glosser ([02:39:16](#)):

Please save the city money and just send me a PDF or,

Jennifer Sutton ([02:39:18](#)):

Or we can email you a PDF or a link. We'll just send you the link.

Charlie Wenzlau ([02:39:27](#)):

Thank you. Yes. Later. So that was a big lift. Very well done.

Scott Anderson ([02:39:35](#)):

Thanks Micah for running meetings. Yes.

Maradel Gale ([02:39:38](#)):

And thank you, Michael, for all of your great suggestion. You've been a real, real fun, fun person to work with on all of this.

Michael Loverich ([02:39:47](#)):

Thank you Maradel, thank you Jennifer, so much.

Island Center Subarea Planning Process
May 5, 2021 Meeting

Maradel Gale ([02:39:49](#)):

Yes, Jennifer doing all that work and our consultants it's been great. And Jon coming for the meetings. Yay. Good work everybody.

Jennifer Sutton ([02:40:00](#)):

And remember Michael's walks, remember when you could be with people and we went on walks. Yeah.

Maradel Gale ([02:40:05](#)):

Yeah.

John Decker ([02:40:05](#)):

I think we got to thank Lisa as well. She's been at every meeting as well.

Maradel Gale ([02:40:09](#)):

That's true.

unknown ([02:40:12](#)):

Thanks Lisa!

New Speaker ([02:40:12](#)):

Okay. [inaudible].

From: Charles Keating cak@kcsco.com
Subject: Tonight's agenda: April 27, 2021
Date: April 27, 2021 at 1:13 PM
To: jdeets@bainbridgewa.gov, Ischneider@bainbridgewa.gov, khytopoulos@bainbridgewa.gov

CK

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Councilmembers:

I have a number of comments regarding items on tonight's city council agenda.

1. One of the recommended ethics board appointees (11A) is Lisa Neal, who is listed as having a [lawsuit against the City of Bainbridge Island](#), filed in October 2020. An internet search shows [updates as recently as yesterday](#) with a possible 7-day trial. Her application for the ethics board was made in mid-March and no potential conflict was disclosed. She indicates that she has applied for the position and been passed over 3x. For a member of the public to view her recommended appointment as a form of appeasement or payoff given the lawsuit would not be an unreasonable assumption.
2. At the City Council's January 19, 2021 meeting, councilmember Pollock mentioned an inappropriate action (vote) that took place during an executive session held the night before. On January 19 at 12:22pm, a [Letter to the Editor](#) was published in the Bainbridge Island Review, written by Lisa Neal and referencing "word on the street" that council voted in that executive session to appoint Blair King as our next city manager. Several of us had a discussion in the [comments section of the Facebook page of Wake Up Bainbridge](#) about how news could have reached Ms. Neal in time to write and have that letter published, and before Pollock mentioned his concerns in the Jan. 19 public meeting. Someone applying to the ethics board should be more concerned with a potential leak from an executive session, especially in light of the complaints for this filed against Kol Medina, than jumping on the news to shore up her position against Blair King.
3. The "Ordinance Relating to Procedures for Processing Conduct Complaints Among City Councilmembers and Citizen Committee Members" sounds like yet another end-run attempt around the ethics board. Don't you folks have enough work to do without inserting yourselves into the process of resolving complaints and setting up a dispute resolution or mediation tribunal? I completely agree with the goals of promoting the highest standards of personal and professional conduct and providing educational and restorative justice but there shouldn't be "shall" language requiring someone to contact the offending party by phone or in-person when they might not want further interactions with that person. Why is there proposed language referring to trials and guilty verdicts? It is confusing to the public when you speak of wanting an educational process with the ethics board, then produce material like this for a vote.

Consider that the public should know a possible member of the ethics board has a suit against the city and didn't disclose it. And how her presence on the board might impact its reputation since there are already complaints, including from this candidate, regarding the board's objectivity. It's also no secret that Lisa and Chris Neal, Cindy Anderson, Marshall Tappen, and Ron Peltier have been collaborating with Mayor Nassar and Michael Pollock. This is politics, but when these machinations persist and are allowed to go unchecked, the community loses and that's why we're dealing with flip flops regarding the police station and hotel that expose us to litigation and rising costs. Maybe there's nothing the three of you can do if you're on the losing side of a voting bloc, but as a member of the public who has kept track of island matters for the past 24 years, this is not a good look.

Sincerely,
Charles Keating
Manitou Beach, Bainbridge Island, WA

CITY OF BAINBRIDGE ISLAND
 COMPREHENSIVE PLAN AMENDMENT APPLICATION
 FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
 PENCIL WILL NOT BE ACCEPTED.



DATE STAMP FOR CITY USE ONLY BAINBRIDGE ISLAND JUN 22 2015 DEPT OF PLANNING & CITY DEVELOPMENT	<u>TO BE FILLED OUT BY APPLICANT</u> PROJECT NAME: ISLAND CENTER RE-ZONE TAX ASSESSOR'S NUMBER: 212502-2-014-2000 PROJECT STREET ADDRESS OR ACCESS STREET: NEW BROOKLYN ROAD NE <u>FOR CITY USE ONLY</u> FILE NUMBER: _____ PROJECT NUMBER: _____ DATE RECEIVED: _____ APPLICATION FEE: _____ TREASURER'S RECEIPT NUMBER: _____
SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and two copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and two copies (if an original is not applicable, three copies must be provided).</i>
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications <i>must be submitted in person</i> by either the owner or the owner's designated agent. Should an agent submit the application, a <i>notarized Owner/Agent Agreement</i> must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. NOTE: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

Original

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



A. GENERAL INFORMATION

1. Name of property owner: Charles Scott Anderson and Vernon & Sue Anderson
Address: 127 Parfitt Way SW, Bainbridge Island, WA 98110
Phone: (206) 780-1755 Fax: (206) 842-8641
E-mail: scott@charlesandersonco.com
Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
Address: 595 Madison Ave., Bainbridge Island, WA 98110
Phone: 206-84-9993 Fax: 206-842-9666
E-mail: devin@johnsonssquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO
4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
The specific area of the Island affected by this particular amendment is the property located on New Brooklyn Road NE in the Island Center area. See attached Map.
5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
☒ YES ☐ NO If so, please describe:
The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Neighborhood Service Center (NSC) Zone.
6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
☒ YES ☐ NO

**CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.**



7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

Neighborhood Service Centers, Goal 1, NSC 1.3 Island Center (p. 24)

8. Provide proposed amendatory language.

NSC 1.3 Island Center

Re-zone the 10 acre parcel of land North of NE New Brooklyn Road and East of the current Island Center NSC Zone from R-0.4 to NSC, in order to provide opportunity for the Island Center area to grow as a vibrant community with coordinated and compatible uses in the Neighborhood Service Center.

9. Explain the reasons behind this amendment proposal.

Re-zoning this property to NSC would provide Island Center the opportunity to grow as a small-scale community center. The lot is currently undeveloped and, as currently zoned, probable to develop into four large residences spread out on the site. Such development would likely occur with no environmental restrictions, and would not enhance the Island Center community, or take advantage of the great potential of the site. This lot, if re-zoned as proposed, has the potential to provide cost-effective residential units and new space for commercial and retail uses not currently offered in the Island Center neighborhood, while maintaining the characteristics of the surrounding neighborhood and providing the public with areas of open space and trails.

Currently, all NSC zones in Island Center are fully developed and not likely to change. Most of these properties include automotive services and storage units. There are several nearby conditional commercial uses in residential zones, including Bainbridge Gardens, Kol Shalom Synagogue, a Cemetery, and a City of Bainbridge Island owned lot used as Temporary Storage.

New NSC space is necessary in Island Center in order to add vibrancy and economic diversity to the area, and to truly make this a neighborhood center. The re-zoned property could facilitate an example of smart growth and positive development on Bainbridge Island. Additionally, the inclusion of new commercial space would add jobs and support the local economy.



B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Framework of the Plan (p. 5-9)

Bainbridge Island's Comprehensive Plan promotes urban growth, allowing 5% of growth in Neighborhood Service Center zones (FRW 1.3, p. 6). The proposal for additional NSC space in Island Center is necessary to accommodate this growth in an efficient and responsible manner. The subject lot, at the heart of Island Center, could provide for economic diversity, and opportunity for smart commercial and higher-density residential growth in the neighborhood.

General Land Use Goals (p. 9-12)

The Comprehensive Plan emphasizes that Neighborhood Service Centers "should be allowed to develop at slightly higher densities to reinforce roles as small-scale, community centers" (LU 1.3, p. 10) and that "The Neighborhood Service Centers should provide Island-wide small-scale commercial and service activity outside Winslow" (LU 2.2, p. 11).

The proposed re-zone of the subject property would create the opportunity for new small-scale commercial, community-oriented development in the Island Center area. The proposed higher density could instigate the growth of Island Center as a pedestrian-oriented, sustainably developed neighborhood center.

Neighborhood Service Center Goals (p. 23-25)

One of the primary Neighborhood Service Center Goals outlines in the Comprehensive Plan is to "encourage the development of Neighborhood Service Centers...as areas with small-scale, Island-wide commercial, mixed-use, and residential development outside Winslow" (Goal 1, p. 23)

The proposal would allow the addition of new commercial, mixed-use, and residential development, allowing for Neighborhood Service Center growth outside of Winslow. All of the current NSC zones in Island Center are fully developed and there are currently several nearby retail and services in conditional use R-2 zones. There is a need for new growth opportunities in Island Center in order to make it a vibrant community destination.



As the goal of Neighborhood Service Centers is to provide "a mix of neighborhood-scale businesses, public uses, and housing compatible with the scale and intensity of the surrounding residential neighborhood" (NSC 1.6, p. 24), the proposed re-zone offers the opportunity for new and desirable services in the area including retail space, office space, or other public services. The re-zoning of this lot could also provide for adequate parking to serve the area, and a neighborhood commons or meeting place (NSC 1.13, p. 25). Additionally, the inclusion of higher density housing, as allowed for in the NSC zone, would support these services and allow for successful pedestrian-oriented development. Future growth in a new Neighborhood Service Center zone would be of similar scale and compatible with neighboring businesses in existing NSC and R-2 zones.

Residential Open Space Goals (p. 28-34)

The Residential Open Space Goals aim to protect open space, critical and environmentally sensitive areas, and to provide public access to nature. The proposed new development would retain existing vegetated buffers (OS 1.4, p. 28), be sited in a responsive way to the natural landscape (OS 1.5, p. 28), and be sensitive to water and other natural resources.

If the site in question were to be re-zoned as proposed, the natural ravine area would be maintained in a native vegetated state, providing a potential buffer between commercial and residential development, and a quiet, natural area. Public access to this section of the site would be maintained, in addition to the inclusion of several other park-like areas and open spaces that could be integrated into the site. If the site were to remain in a R-0.4 zone, it is highly probable that the lot would be developed with 4 large houses on it, with minimal environmental and development restrictions. This development would unfortunately not likely respect the natural systems, resources, and present on site, and would be detrimental to

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

The proposed re-zone is consistent with the goals and regulations of the Washington Growth Management Act. This proposal especially meets the following goals.

1. Urban Growth: Encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposal would encourage growth in an already developed Neighborhood Service Center area. Facilities are available and can be provided in this area.



2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The re-zone and subsequent development of this lot would promote a smarter, higher density development pattern on this lot. Although abutting a denser NSC area, the lot is currently zoned at a low-density and would likely be sub-divided and developed as low-density residential sprawl with no environmental restrictions.

3. Economic Development: Encourage economic development consistent with comprehensive plans, promote the expansion of existing businesses and recruitment of new businesses, and encourage growth in areas experiencing insufficient economic growth.

There is a need for new economic development in the Island Center area. By providing new NSC space in Island Center, it would encourage economic development by creating expansion opportunity for new and existing businesses, creating new jobs, keeping money local, and create a vibrant community center.

4. Open Space and Recreation: Retain open space, increase access to natural resource lands and water, and develop parks and recreation facilities.

As an NSC zone, this lot would be able to provide areas for public open space and maintain existing natural areas on site.

3. The relationship of the proposed amendment to other City codes and regulations:

The proposed amendment for the addition of Neighborhood Service Center area in Island Center meets the intention of current Bainbridge Island Codes and Regulations.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.



I hereby certify that I have read this application and know the same to be true and correct.

A handwritten signature in blue ink, appearing to read "Devin Johnson", written over a horizontal line.

*Signature of owner or authorized agent

6/22/15
Date

DEVIN JOHNSON

Please print name

*Signature of owner or authorized agent

Date

Please print name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized*

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 212502-2-014-2000, located at NEAR NEW BROOKLYN AND FLETCHER BAY, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to DEVIN JOHNSON OR CHARLES SCOT ANDERSON to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply): ☒ preapplication conference

☒ planning permits

☒ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) JUNE 2017.

Vernon Anderson
OWNER OF RECORD

6/3/15
DATE

Sue Anderson
OWNER OF RECORD

6/3/15
DATE

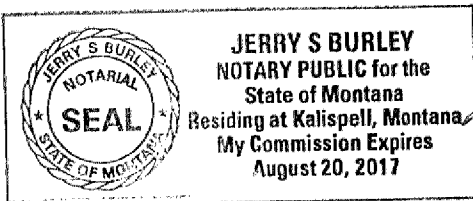
Montana
STATE OF ~~WASHINGTON~~)
Flathead) ss.
COUNTY OF ~~KITSAP~~)

On this 3rd day of June, 2015, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared:

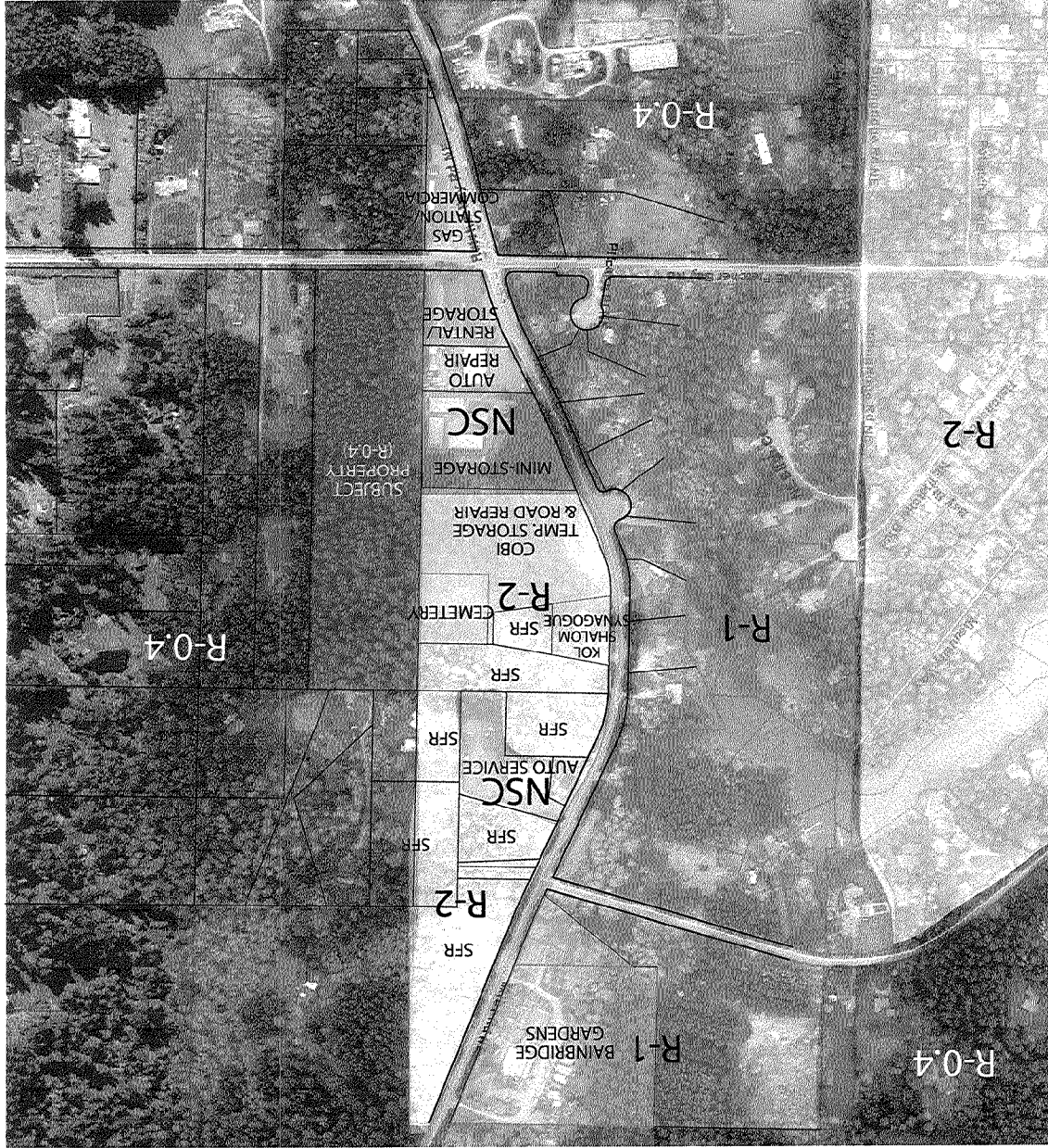
Vernon and Sue Anderson

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.



Jerry S Burley
Notary Public in and for the State of ~~Washington~~ Montana
Residing at Kalispell
My appointment expires: 8/20/2017



ZONING MAP

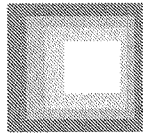
 NORTH

NOT TO SCALE

BAINBRIDGE ISLAND
JUN 22 2015
DEPT OF PLANNING &
CITY DEVELOPMENT

ISLAND CENTER RE-ZONE
ZONING MAP
MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110
JUNE 11, 2015

505 Madison Ave N
Bainbridge Island
Washington 98110
T: 206.842.9993
F: 206.842.9666
www.johnsonsquared.com



**JOHNSON
SQUARED**
ARCHITECTURE + PLANNING

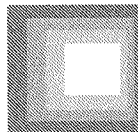
Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning until transferred by actual sale. All Rights Reserved. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning.

ISLAND CENTER RE-ZONE
SITE PLAN

MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110

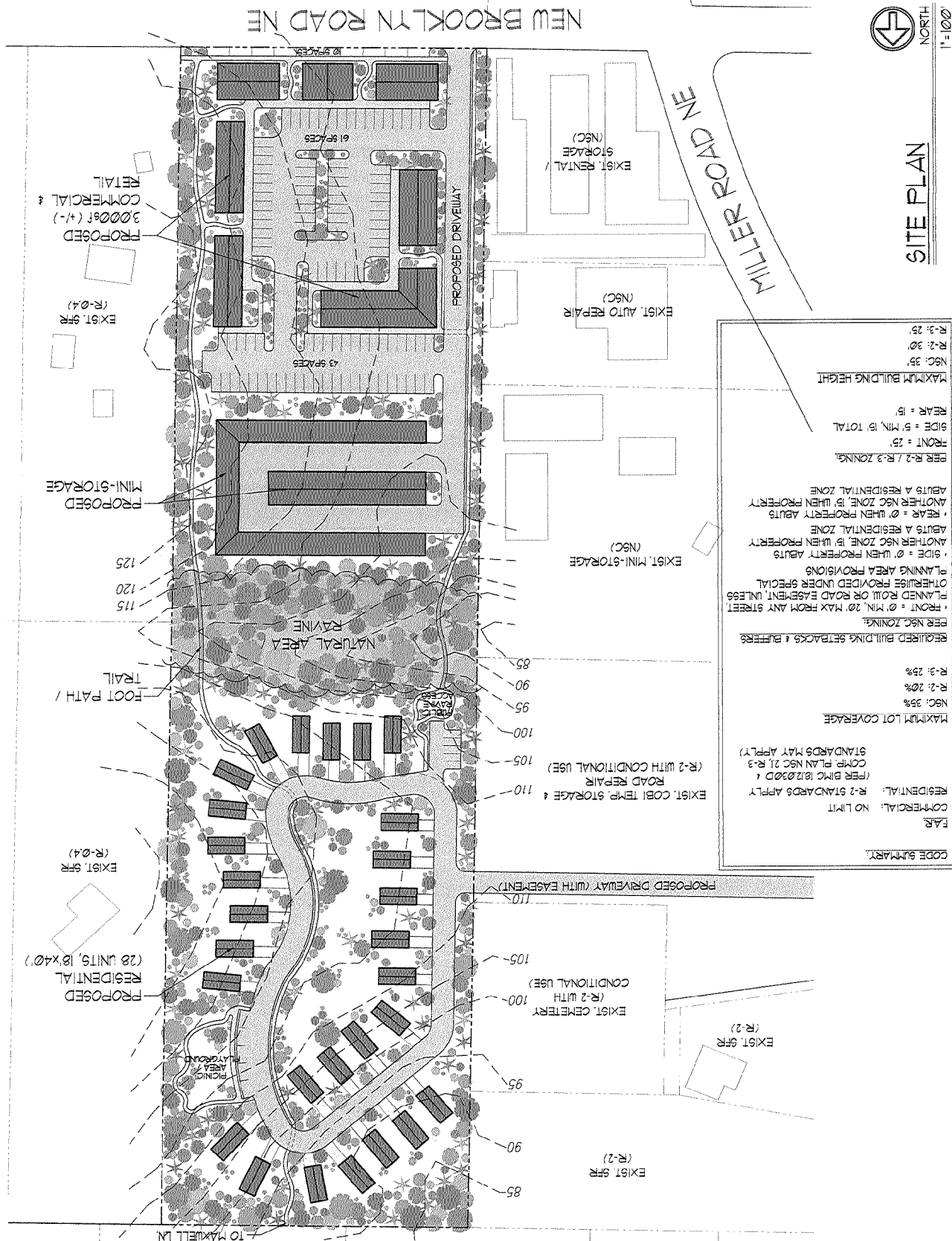
JUNE 18, 2015

595 Madison Ave N
3einbridge Island
Washington 98110
T. 206.842.9993
F. 206.842.9666
www.johnsonsqared.com



**JOHNSON
SQUARED**
ARCHITECTURE + PLANNING

Building concept, design, graphics, and this document are the property of Johnson Squared Architecture and Planning unit. All Rights Reserved. And is solely to be used for the project stated. No other use of this plan shall be permitted without written consent from Johnson Squared Architecture and Planning. ©



**Charles Scott Anderson
6620 NE Bayview Blvd
Bainbridge Island, WA 98110**

June 9, 2021

To: City of Bainbridge Island
Ethics Board

From: Charles Scott Anderson

Re: Island Center Steering Committee
Ethics Complaint

I am writing in response to ethics complaint 2021-03. During my service on the Island Center Subarea Steering Committee, I am not aware of any ethical violation on my part, and it is surprising to me that an ethics complaint would even be filed. In my view this is nothing more than harassment. My service on the committee was done in good faith and considerable effort.

Based on my application, I was selected by City of BI Staff and subsequently approved to serve on the committee by the City Council. It was my understanding that this committee was advisory in nature and our work would be a recommendation only. As a committee member I believe my participation was consistent with the goals and objectives of the subarea planning process outlined in BIMC 2.16.210 attached herewith.

I would also note that early in our meetings the question of voting by "conflicted" committee members was brought up for discussion by a fellow member. It was my understanding that city counsel reviewed the matter and maintained that all committee members could vote on all matters. City council did require that each member disclose any conflict of interests prior to each meeting which I did at each meeting I attended thereafter.

As someone who voluntarily spent a significant amount of time working at the request of the City of Bainbridge Island, I am concerned that myself or any future committee member would have to respond to a complaint of this nature. It seems that this type of harassment would only serve to narrow and reduce the citizens willing to give their time and energy to the community of Bainbridge Island in the future.

Respectfully,

Charles Scott Anderson
Island Center Steering Committee Member

2.16.210 Subarea planning process.

A. Purpose. The purpose of this section is to provide a subarea planning process that enhances the livability of the city by recognizing the unique characteristics of the city's designated centers and neighborhoods and by providing opportunities to accomplish the goals of the city's comprehensive plan in a way unique to each designated center or neighborhood.

B. Applicability. This chapter applies to:

1. A designated center that has been identified in the adopted comprehensive plan; and
2. Discrete neighborhoods outside of designated centers.

C. Beginning the Process. The subarea planning process may be started in two different ways:

1. The city council may begin the process through the annual development of department work programs or biennial budget process; or
2. Upon the written request of at least one owner of property located within a designated center or neighborhood, the city council by resolution may approve the commencement of the subarea planning process. Neighborhoods outside of designated centers must demonstrate to the city council that subarea planning is generally desired by the neighborhood.

D. Interdepartmental Staff Team.

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.

E. Subarea Planning Steering Committee.

1. Upon the city council's approval to commence the subarea planning process for a designated center or neighborhood, the mayor, with confirmation by the city council, shall appoint a subarea planning steering committee for that designated center or neighborhood. The steering committee shall be comprised of an odd number of members, totaling no more than nine, with the total number of members to be determined by the city council. The majority of the committee shall be comprised of representatives from categories in subsections E.2.a and E.2.b of this section. The term of the steering committee members shall be until the completion of the subarea planning process under this chapter.

2. The steering committee shall represent a wide spectrum of interests and expertise and shall include at least one representative from each of the following groups:

- a. Residents living within and/or owners of property or businesses within the designated center or neighborhood; and
- b. Residents and owners of property located adjacent to the designated center or neighborhood; and
- c. Residents of and/or business owners in the city, not residing within or adjacent to the designated center or neighborhood.

3. The steering committee shall:

- a. Establish a planning process consistent with this chapter for developing the subarea plan, which shall include a work plan, timeline, and budget, and which shall be submitted to the city council for approval;

- b. With the advice and assistance of the interdepartmental staff team, develop a subarea plan consisting of a report and a proposed comprehensive plan amendment, if appropriate, for the designated center or neighborhood;
- c. As a part of the work plan, establish a public participation process that includes public meetings in addition to the initial public meeting conducted under subsection F of this section, and work with city staff to ensure outreach to the community during the subarea planning process; and
- d. Ensure that the subarea planning process provides adequate opportunity for participation by property owners and residents who live in or near the designated center or neighborhood.

F. Initial Public Meeting.

- 1. After approval of the subarea planning process by the city council, the steering committee shall conduct an initial public meeting.
- 2. At the initial public meeting, the following shall occur:
 - a. The interdepartmental staff team shall provide an overview of the comprehensive plan and review citywide goals and policies that must be addressed in the subarea planning process.
 - b. The steering committee, with input from the interdepartmental staff team, shall discuss the purpose of the subarea planning process for the designated center or neighborhood and the city's existing data and materials for the area.
 - c. The steering committee shall provide opportunity for the public to comment on the vision and goals for the subarea plan, the boundaries of the designated center or neighborhood that may be included within a subarea plan, and issues relevant to the designated center or neighborhood, including mix and type of land uses, density of development, surface water, greenways, open space, fish and wildlife habitat, drinking water, sewage disposal, and nonmotorized transportation.
- 3. The interdepartmental staff team shall prepare a report setting forth the results of the meeting. Upon the steering committee's approval of the report, the interdepartmental staff team shall transmit the report to the planning commission for review and comment.

G. Plan Development. Upon receiving the planning commission's comments on the report prepared under subsection F.3 of this section, the steering committee shall develop the subarea plan in accordance with the steering committee's work plan. In developing the subarea plan, the steering committee shall:

- 1. Develop a profile of characteristics or attributes of the designated center or neighborhood (including boundaries) and of issues to be addressed during the subarea planning process; and

2. Develop goals for the subarea plan; and
3. Consider and utilize the following criteria, and any other criteria developed by the steering committee, in preparing and selecting alternatives for the designated center or neighborhood:
 - a. The citywide goals and policies of the city's comprehensive plan; and
 - b. The goals and policies for the subarea plan developed by the steering committee; and
 - c. Relevant criteria specified in the Washington State Environmental Policy Act, Chapter 43.21C RCW, and the applicable Washington Administrative Code, Chapter 197-11 WAC; and
4. Prepare a report setting forth the profiles, goals, and criteria developed by the steering committee pursuant to subsections G.3.a through c of this section, and transmit the report to the planning commission for review and comment; and
5. After receiving the planning commission's comments on the report prepared under subsection G.4 of this section, develop alternatives for the designated center or neighborhood that include policies, strategies and programs to implement the vision and goals for the subarea plan; and
6. Review the alternatives for the designated center or neighborhood against the criteria developed for the area, and select an alternative for the designated center or neighborhood to be incorporated into a subarea plan.

H. Incorporation of SEPA Review. An owner of property in a designated center or neighborhood may elect, at the owner's expense, to have a SEPA review sufficient in scope and depth of inquiry to be legally adequate for a specific project incorporated into the city's SEPA process for the subarea plan. The SEPA official for the city shall establish the scope, depth and method of the SEPA review pursuant to Chapter 16.04 BIMC.

I. Final Plan. The steering committee shall prepare a final report containing the subarea plan for the designated center or neighborhood. The subarea plan shall include the profile and characteristics of the designated center or neighborhood, the goals of the subarea plan, the policies, strategies, or programs recommended by the steering committee, and proposed comprehensive plan amendments or changes to the municipal code for the designated center or neighborhood, if appropriate. The steering committee shall forward its final report and proposed subarea plan to the planning commission for action. The planning commission will review the subarea plan and proposed comprehensive plan and municipal code amendments and make recommendations to the city council, as required by BIMC 2.16.180 and 2.16.190. (Ord. 2017-02 § 8 (Exh. A), 2017: Ord. 2011-02 § 2 (Exh. A), 2011)

REQUEST FOR ADVISORY OPINION

2021-08

**Advisory Opinion
Request Form**

I. Introduction:

Under Article III, Section D of the Code of Conduct and Ethics Program, only Councilmembers and members of City Committees and Commissions may submit to the City Clerk a request for an advisory opinion from the Ethics Board and only for the reasons outlined in Article II, Section D. Councilmembers and members of City Committees and Commissions seeking to submit a request for an advisory opinion should complete this form and submit it to the City Clerk at cityclerk@bainbridgewa.gov.

II. Requestor Info:

Name: Joe Deeb Are you a (check one):
Date: May 12, 2021 ☐ Councilmember; or
☐ Member of a Committee or Commission

III. Request for Advisory Opinion

A. Please check one of the following types of requests:

- ☒ I request an advisory opinion from the Ethics Board as to whether my own behavior, described below, has violated or might in the future violate the Code of Conduct (Article I) or the Code of Ethics (Article II).
- ☐ I am a Councilmember and I request an advisory opinion from the Ethics Board concerning the applicability of the Code of Ethics (Article II) to the hypothetical circumstances and/or situations described below related to the actions, or potential actions, of a Councilmember or a member of a City Committee or Commission.
- ☐ The City Council has authorized me to request an advisory opinion from the Ethics Board regarding the City policies or practices described below in relation to the Code of Conduct (Article I) or the Code of Ethics (Article II).
- ☐ My Committee or Commission has authorized me to request an advisory opinion from the Ethics Board regarding the operating rules or practices described below in relation to the Code of Conduct (Article I) or the Code of Ethics (Article II).

B. Advisory opinions issued in response to either of the first two types of requests shown above will not include identifying information as to the requestor or, as applicable, the individual(s) whose conduct is the subject of the opinion unless otherwise agreed in writing by the requestor and, as applicable, the subject individual(s). If there is agreement that the opinion should include identifying information, please include, as an attachment to this request, a statement signed by you and, as applicable, all subject individuals indicating agreement that such identifying information may be included in the opinion.

C. Please provide the facts relating to your request indicated above. Please attach additional pages as needed. If other records exist that relate to your request, please attach them to this form as well.

Please see the Attached Document:

Kitsap Transit

Connecting Communities

Hello Board members;

It was great to see some of you last weekend on the inaugural sailings of the Southworth service. It occurred to me that I have not renewed and/or provided you with your 2021 Kitsap Transit identification cards.

These identification cards provide you, as board members, access to our bus and ferry (fast and local) services free of charge. As things improve, hopefully you will have an opportunity to use them. If you have any question, please do not hesitate to contact me.

Stay healthy and well.

All the best,

Jill A. Boltz, MMC, CPM
Clerk of the Board

EXPIRES
12/31/2021
EMPLOYEE



JOE DEETS
BOARD MEMBER

May 12, 2021

Dear Ethics Board,

Among my roles as a City Councilmember, I sit on the Board of Kitsap Transit. I recently received the letter you see here, and identification card from the organization, which would allow me to use Kitsap Transits bus and ferry service free of charge.

My Advisory Opinion request to the Ethics Board is whether use of the card would be a violation of Article II, section A, Gifts and Compensation. Please note that I do not know what the ~~the~~ monetary value of the card is.

Best regards,
Joe Deets
City Councilmember