

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE  
REVIEW AND APPROVE MINUTES – November 6, 2019  
REVIEW DRAFT ALTERNATIVES  
NEXT STEPS, DISCUSS AGENDA FOR POSSIBLE 1/29 OR 2/5 MEETING IF NEEDED  
RECAP OF DECISIONS AND CONSENSUS  
PUBLIC COMMENT  
ADJOURN

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**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, Michael Loverich, Sam Marshall, Mark Tiernan, John Decker, Asaph Glosser, Michael Pollock (City Council), Jon Quitslund (Planning Commission) and Jane Rein (Design Review Board). City Staff present were Engineering Manager Mike Michael, Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants Jeff Arango (Framework) and Charlie Wenzlau (Wenzlau Architects) were also in attendance.

The agenda was reviewed. Steering Committee Member John Decker asked to add an item to the review of draft alternatives agenda item. He asked that there be time allotted to presenting Consensus Plans a subgroup of the Steering Committee had come up with in response to the three draft alternatives presented for review that week by Framework.

The conflict disclosure was read, and each member present stated their interest/ownership in the Island Center area.

After a request from the public in attendance that the group move to the Council Chamber (as a result of a large public attendance) , City Councilmember Michael Pollock introduced himself and provided the Steering Committee with copies of a handout entitled “Four Simple Rules of Parliamentary Procedure” for running a meeting while stating that he hoped everyone would take them home and they would be used at the next meeting as he felt the meetings had not thus far been run in the correct manner. After his statement, Chair Gale recessed the committee in order to move to the Council Chamber.

When the meeting returned from recess Chair Maradel Gale asked for a vote of confidence in her ability to continue chairing the Steering Committee saying that if there was not full confidence, she would step down as chair. Each committee member spoke individually with unanimous confidence in Ms. Gale’s leadership.

### **REVIEW AND APPROVE MINUTES – November 6, 2019**

A request for a change in the public statement by Heide Madden to “she requested there be a pathway from Holly Farm Lane,” not an extension of the road.”

**Motion: I’ll make a motion to accept them.**

**Loverich/Strom: Passed Unanimously**

### **REVIEW DRAFT ALTERNATIVES**

Consultant Jeff Arango (Framework) provided an overview of the three draft alternatives brought to the meeting.

Steering Committee Member Michael Loverich presented the “Consensus Plans” compiled by the Steering Committee.

Chair Gale summarized the discussion:

- Use the alternative three “Consensus Plan” from the Committee for the basis of the optimal plan to work from.
- Pedestrian and non-motorized amenities shown in entirety as opposed to bits and pieces.
- Remove extensive discussion of TDRs and sewer expansion as it threw too many unknown elements into it at that point in time and made it really hard to move beyond where they were in terms of how they would re-zone or re-classify those areas.

Committee members brought up the following priorities previously discussed:

- Pedestrian and alternative transportation should be a priority and backbone or theme of what they were doing all the way from the Grand Forest to Gazzam Lake.
- Critical Areas
- Historic Areas
- Farmland
- Addressing issues associated with motorized transportation including both volumes and speed.
- Parking that was not hazardous.
- Access to the water.

**Motion: I move that the consultant create three new alternatives largely based on those presented by Michael that are attentive to policy levers and other existing circumstances.**

**Glosser/Strom: Passed Unanimously**

#### **NEXT STEPS, DISCUSS AGENDA FOR POSSIBLE 1/29 OR 2/5 MEETING IF NEEDED**

It was decided the Steering Committee would meet on January 29, 2020 and keep the February 10, 2020 public meeting.

#### **RECAP OF DECISIONS AND CONSENSUS**

Recapped earlier in meeting before discussion of next steps.

#### **PUBLIC COMMENT**

**Chris Neal, SavelandCenter.com** – Did not understand the rush for a February 10, 2020 public meeting. He liked Michael Loverich’s work and could get behind a version of that.

**Therese Charvet, Holly Farm Lane** - Thanked everyone for their hard work and Michael for his comprehensive alternative.

**Tracy Collier, Miller Road** – Felt there was not time to prepare adequately for a February 10, 2020 meeting.

**Patti Dusbabek, Holly Farm Lane** – Wanted to see the committee resurrect what the Environmental Protection Agency sent to the city a number of times in order to control development as there was limited water on the island that was jeopardized by over-expansion.

**Heather Burger, Friends of the Farms** – Mentioned the reference to LU4 and LU4.2 from the Comprehensive Plan contained in the Overview of the draft alternatives which focused on the development of housing and small scale commercial and service activity and asked the committee to consider the 59 Goals and Recommendations in the Comprehensive Plan that support local farms and food.

**Lisa Neal, Fletcher Bay Rd** – Thanked the committee for the plans they had created and felt they were doing good work.

#### **ADJOURN**

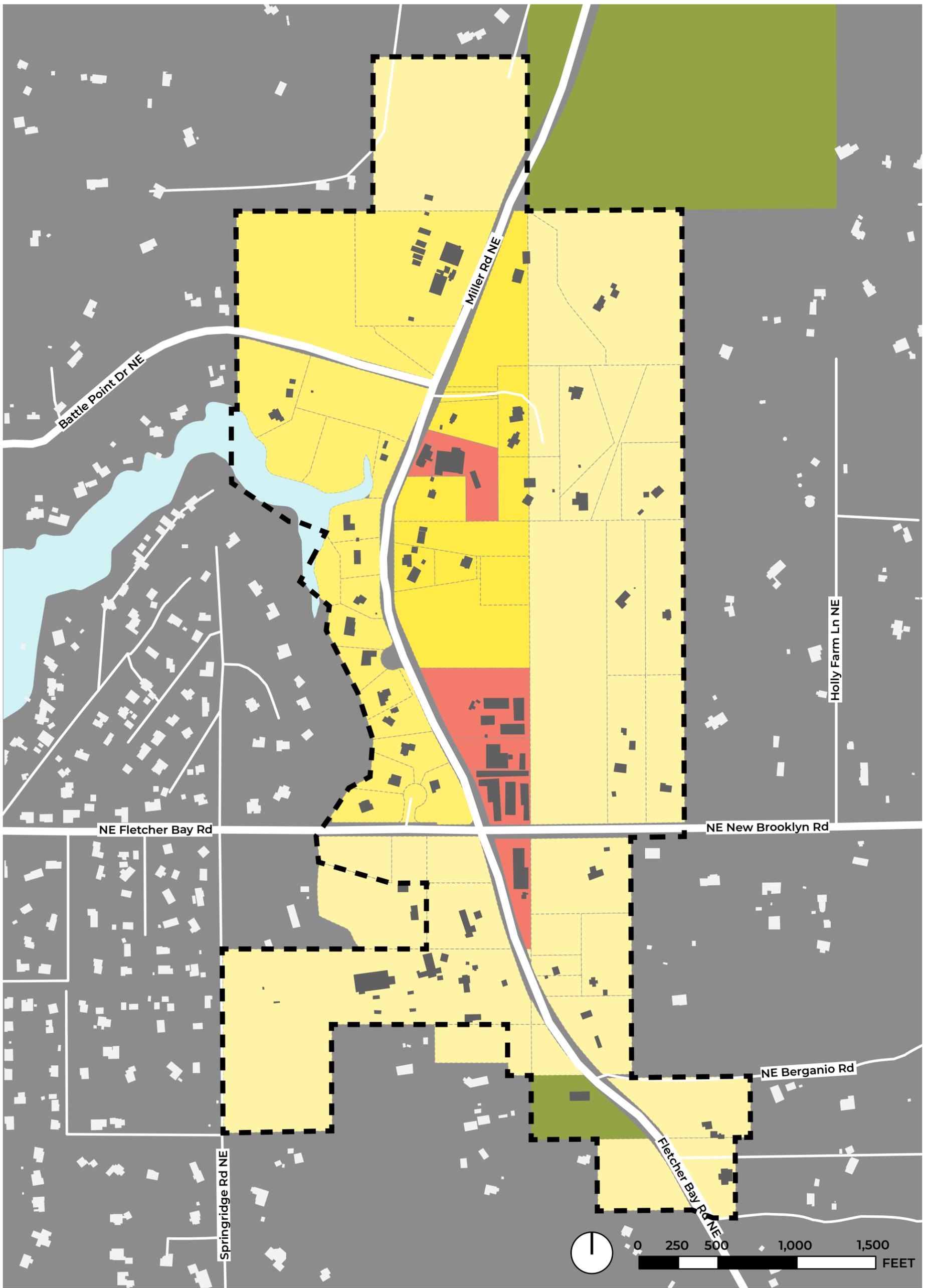
The meeting adjourned at 8:34 PM.



CITY OF  
BAINBRIDGE ISLAND

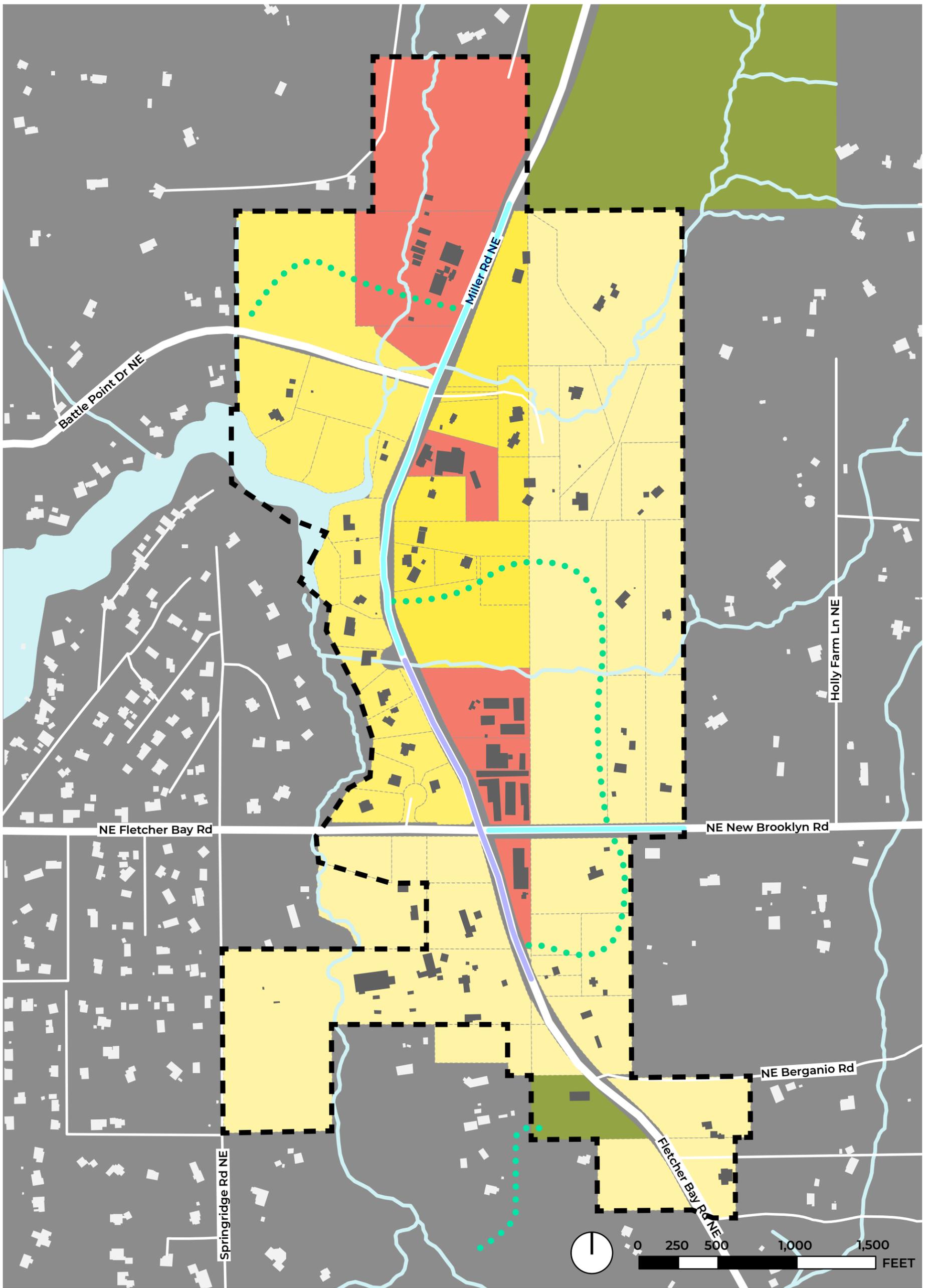
Island Center Subarea Planning Process  
Steering Committee Special Meeting  
January 22, 2020

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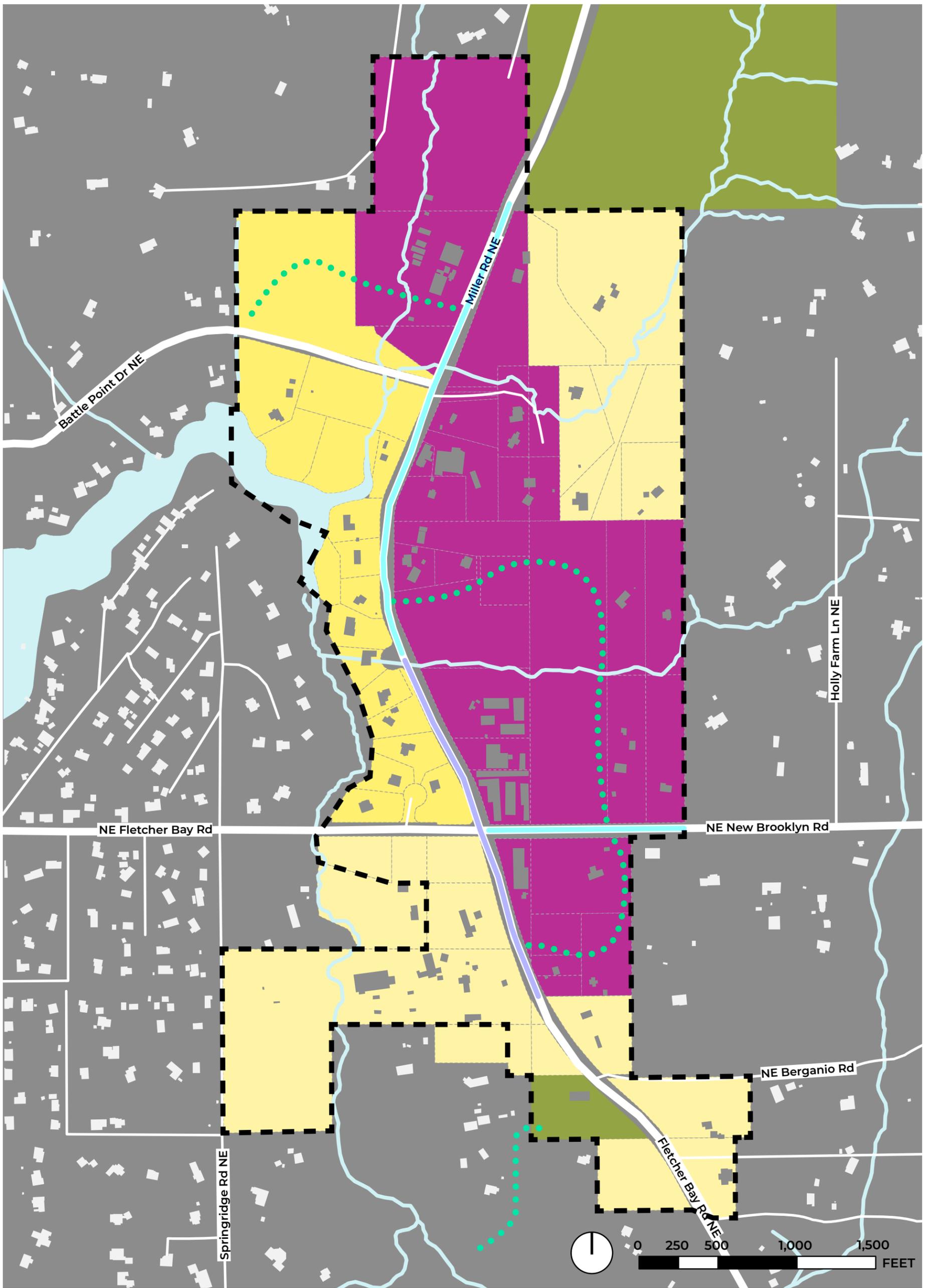
# EXISTING ZONING

- STUDY AREA
- R - 1 (1 UNIT PER ACRE)
- R - 2 ( 2 UNITS PER ACRE)
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- NEIGHBORHOOD CENTER
- PARKS



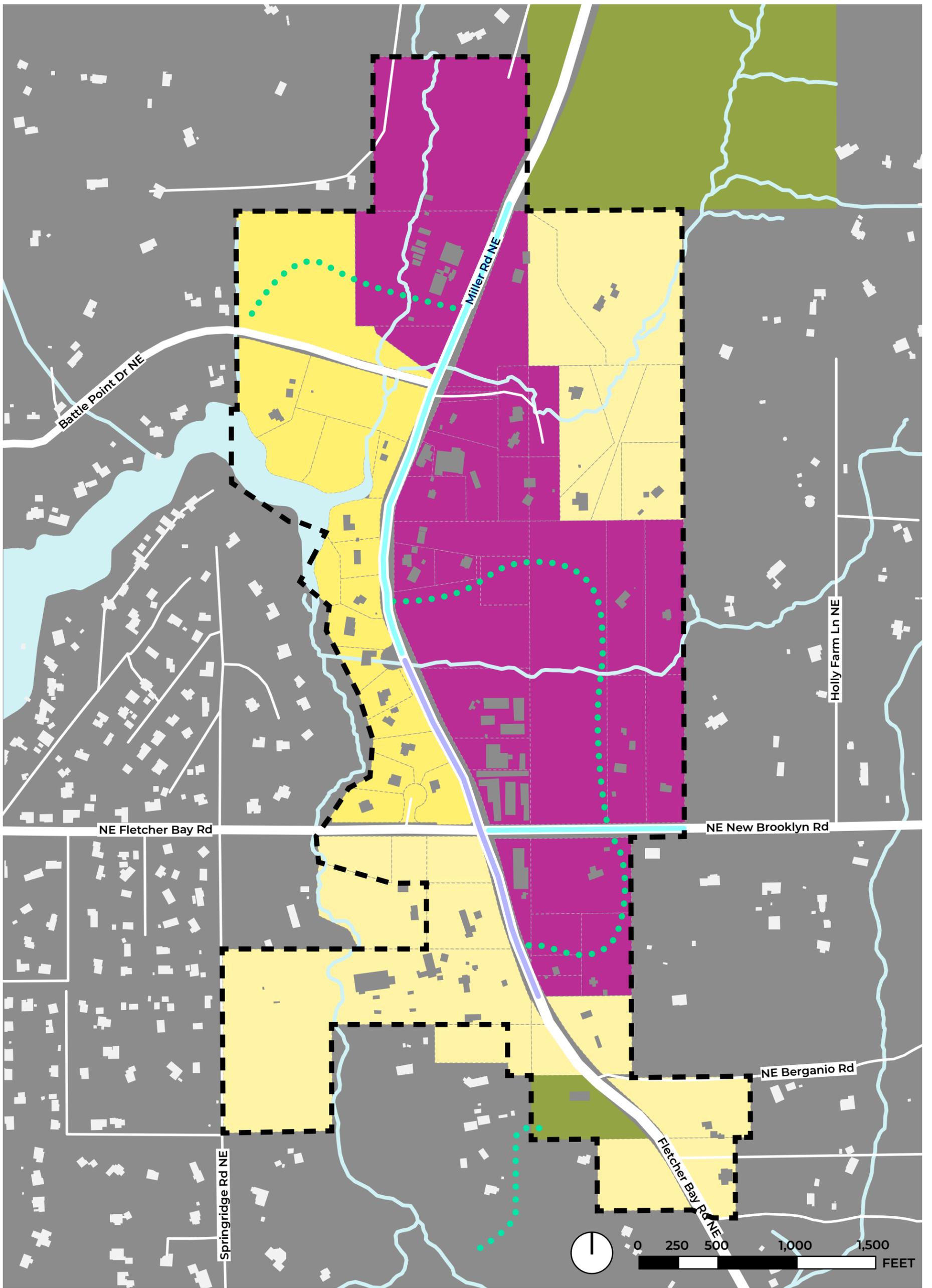
# ALTERNATIVE 1

- TRAILS
  - ISLAND CENTER MAIN STREET
  - ISLAND CENTER MIXED USE STREET
- STUDY AREA
  - PARKS
  - R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
  - R - 2 (2 UNITS PER ACRE)
  - NEIGHBORHOOD CENTER



# ALTERNATIVE 2

- TRAILS
- ISLAND CENTER MAIN STREET
- ISLAND CENTER MIXED USE STREET
- STUDY AREA
- PARKS
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- R - 1 (1 UNIT PER ACRE)
- ISLAND CENTER MIXED USE (EXISTING RESIDENTIAL DENSITY)



# ALTERNATIVE 3

- TRAILS
- STUDY AREA
- PARKS
- R - 1 (1 UNIT PER ACRE)
- ISLAND CENTER MAIN STREET
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- ISLAND CENTER MIXED USE (HIGHER RESIDENTIAL DENSITY)
- ISLAND CENTER MIXED USE STREET

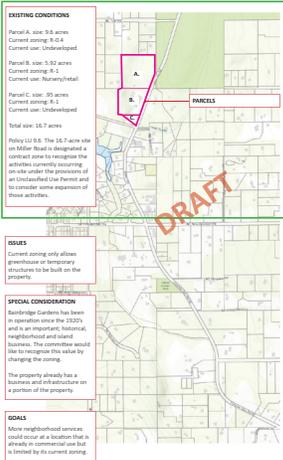
# Island Center Alternatives

## Generated from committee consensus maps

### FUTURE OF BAINBRIDGE GARDENS ZONING

#### CHANGE FROM 'CONTRACT' ZONING TO REGULAR OR 'ISLAND CENTER ZONING'

DATE CONSENSUS REACHED: 07/13/2019  
\*HARBOR CENTER ZONING IS BEING REVIEWED AS A SEPARATE TOPIC



### COBI OWNED PROPERTY

#### PRELIMINARY FOR PUBLIC USE

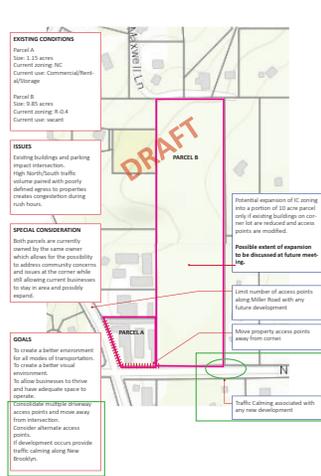
DATE CONSENSUS REACHED: 07/13/2019



### NEW BROOKLYN AND MILLER ROAD INTERSECTION

#### CREATING A BETTER INTERSECTION THROUGH ZONING

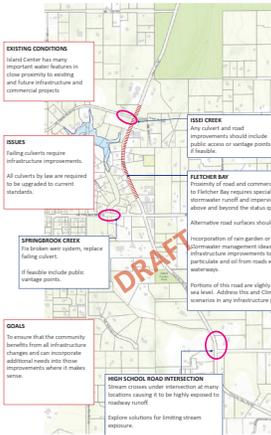
DATE CONSENSUS REACHED: 08/01/2019



### CORRIDOR IMPROVEMENTS

#### ADDITIONAL INFRASTRUCTURE IMPROVEMENTS

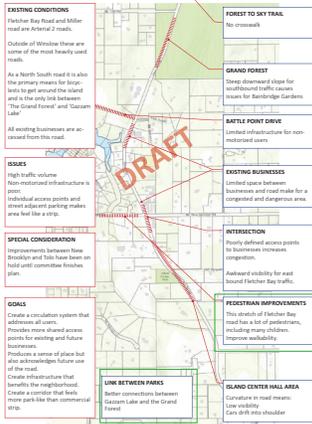
COMMITTEE APPROVAL: Not approved yet



### CORRIDOR IMPROVEMENTS (OVERVIEW)

#### CREATE A TRANSPORTATION ENVIRONMENT THAT ADDRESSES ALL USERS

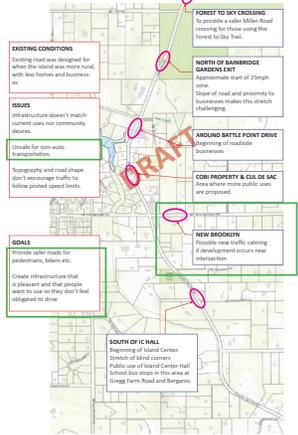
DATE CONSENSUS REACHED: 08/01/2019



### CORRIDOR IMPROVEMENTS (TRAFFIC CALMING)

#### CREATE INFRASTRUCTURE (EX. TRAFFIC ISLANDS) TO MAINTAIN POSTED SPEED LIMITS AND PROVIDE SAFE ACCESS FOR ALL USERS TO PROPERTIES

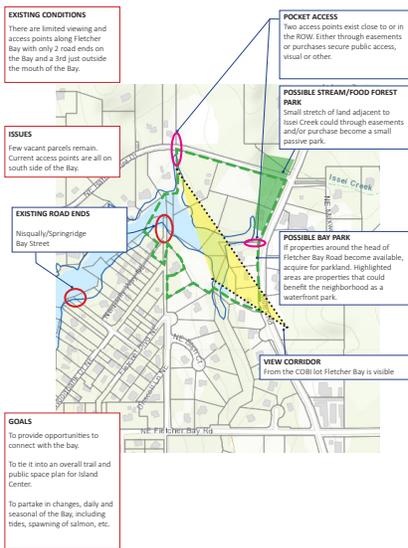
DATE CONSENSUS REACHED: 08/01/2019



### PUBLIC ACCESS TO FLETCHER BAY

#### ADDITIONAL VIEWING OR ACCESS POINTS

COMMITTEE APPROVAL:



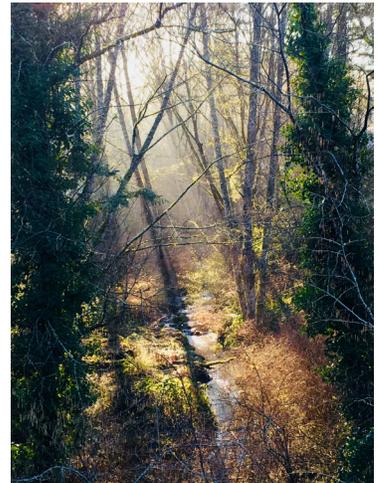
# What do we value?

All the existing businesses and the services offered



# What do we value?

The natural features and rural atmosphere of the area



# Where do we see improvements?

Less congested streetscape

Better access to our natural resources

Support for local businesses, the economy of Island Center

Some additional small scale business expansion.

# Alternate 1

## Existing Zoning with public amenities

Current NC Zoning = 7.8 acres

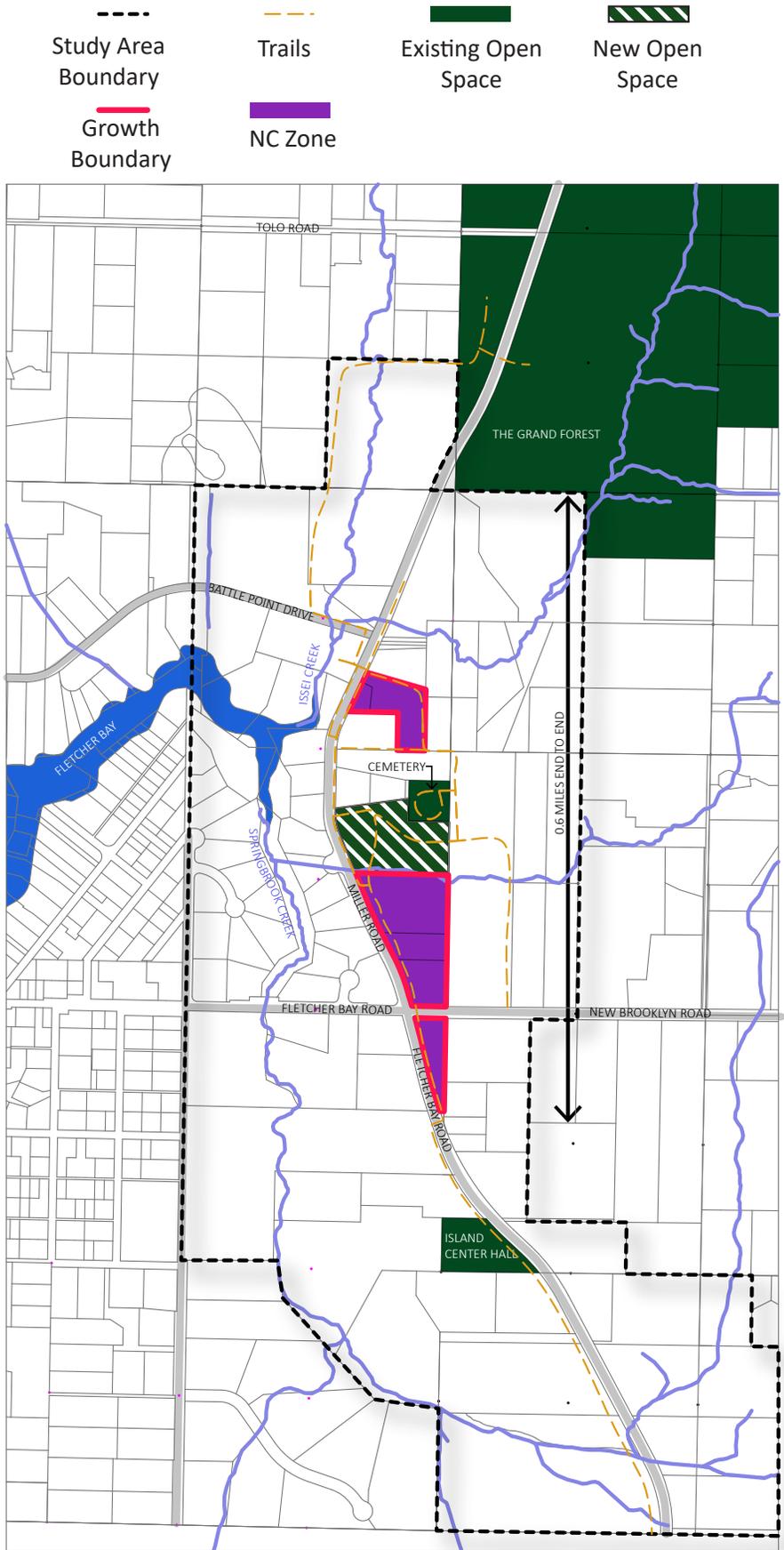
### Current NC zoning allows for:

- 35% lot coverage
- 35' building height
- Maximum 5 housing units per acre
  - 2 Units base
  - +1 unit if affordable
  - +1 unit if from a TDR
  - or
  - +3 units if sewer is available

### Max build out in regards to housing:

40 Units

16 Units Base	+16 Bonus Units	+8 Community Septic
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# Alternate 2

## Slight Modifications

IC Zoning = 14.6 acres

### IC Zone 1 allows for:

- 65% lot coverage
- 25' building height
- Maximum 5 housing units per acre
  - 2 Units base
  - +3 unit if affordable
  - or
  - +3 unit if from a TDR
  - or
  - +3 units if project incorporates agricultural uses

\*Potential reduction of parking requirements with further study.

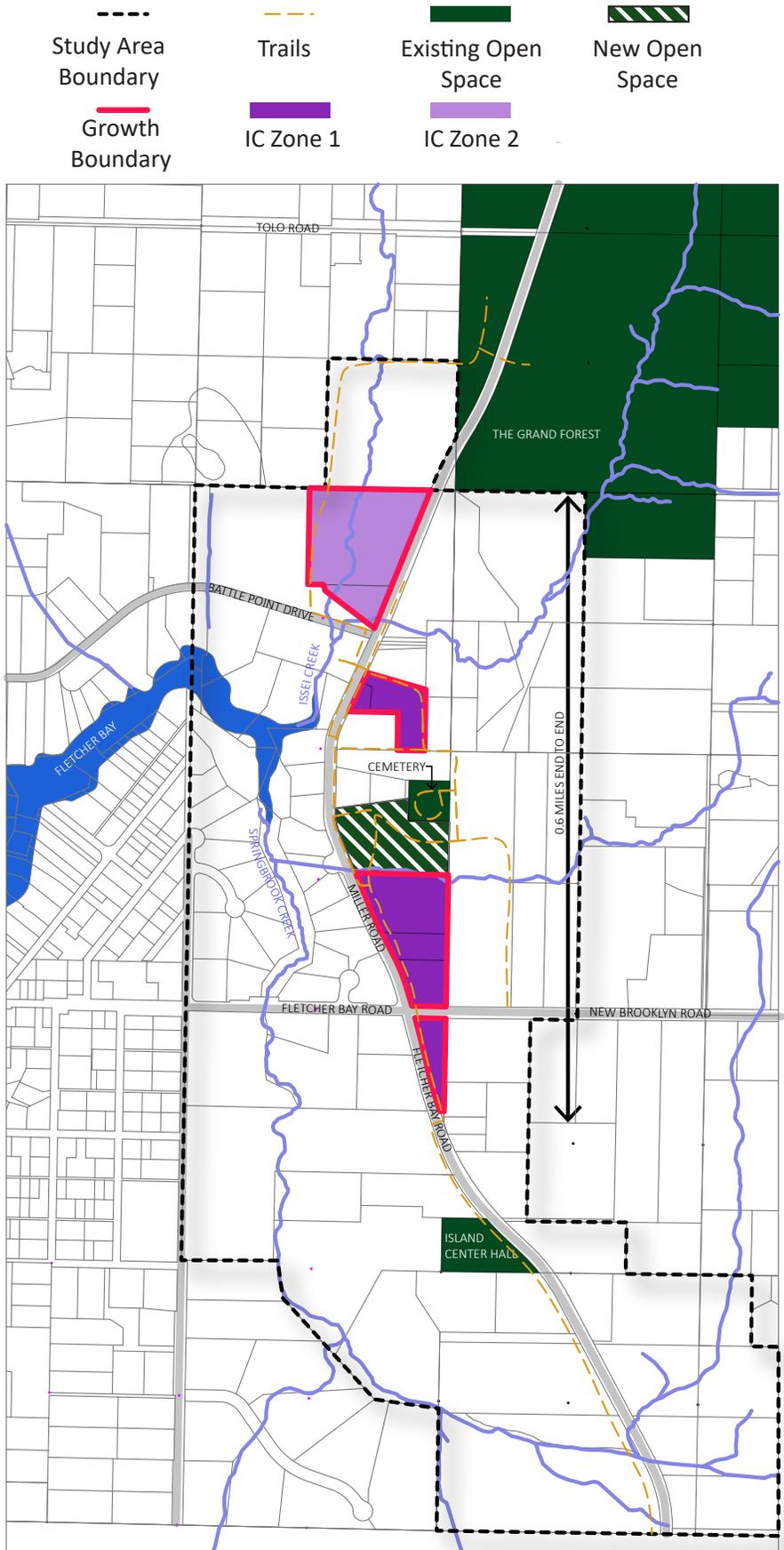
- 65% lot coverage
- 25' building height
- Maximum 11 housing units within designated Bainbridge Gardens growth boundary, which is the current allowable units on property. No bonus.

\*Potential reduction of parking requirements with further study.

### Max build out in regards to housing:

51 Units

Alt 1 Max	Bainbridge Gardens
40 Units	11 Units



# Alternate 3 Consensus Plan

IC Zoning = 20.3 acres

## IC zoning allows for:

- 65% lot coverage
- 25' building height
- Maximum 5 housing units per acre
  - 2 Units base
  - +3 unit if affordable
  - or
  - +3 unit if from a TDR
  - or
  - +3 units if project incorporates agricultural uses

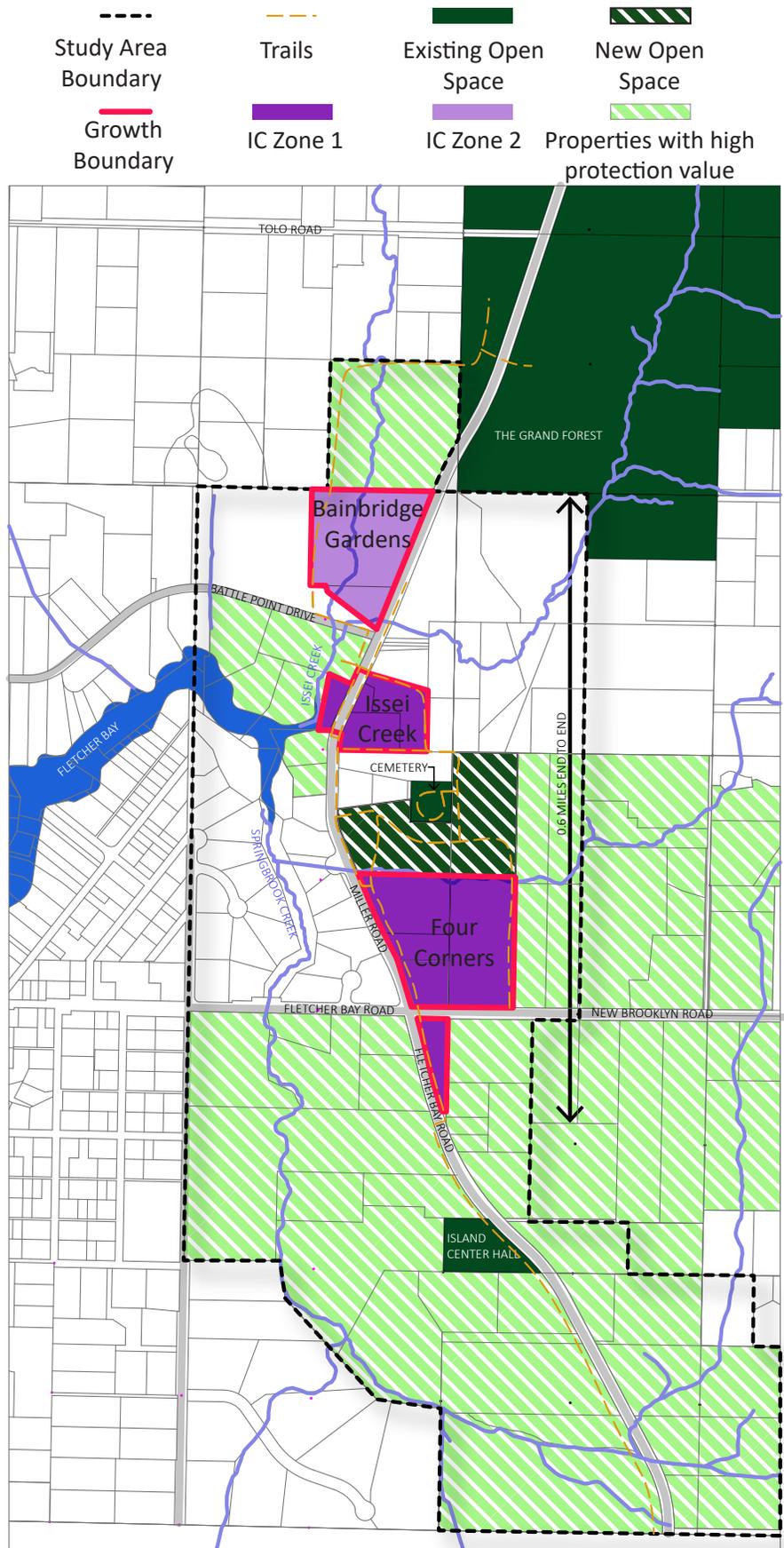
## IC Zone 2 allows for:

- 65% lot coverage
- 25' building height
- Maximum 11 housing units within designated Bainbridge Gardens growth boundary.

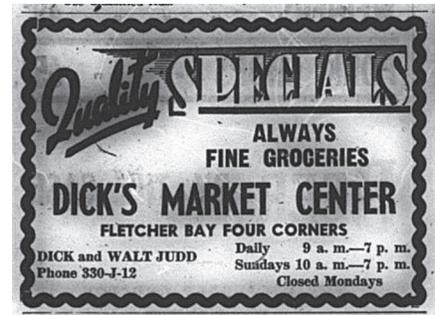
## Max build out in regards to housing:

63 Units

Alt 1 Max	Bainbridge Gardens	Alt 3 expansion
40 Units	11 Units	12 Units



# Fletcher Bay Four Corners



Ad in Bainbridge Review,  
 November 8th, 1946

1. The southern 5 acres of the 10 acre 'Parcel D' should be allowed to develop under the provisions of 'IC' Zoning if development on 'Parcel A' is reduced and a public structure for farmers market or other is built on the property to enhance the 4 corners. Currently 'Parcel A' has 5 allowable housing units, those units can be transferred to 'Parcel D'.

New ingress and egress locations for the four corners will be implemented.

New trail system will link New Brooklyn to Miller Road.

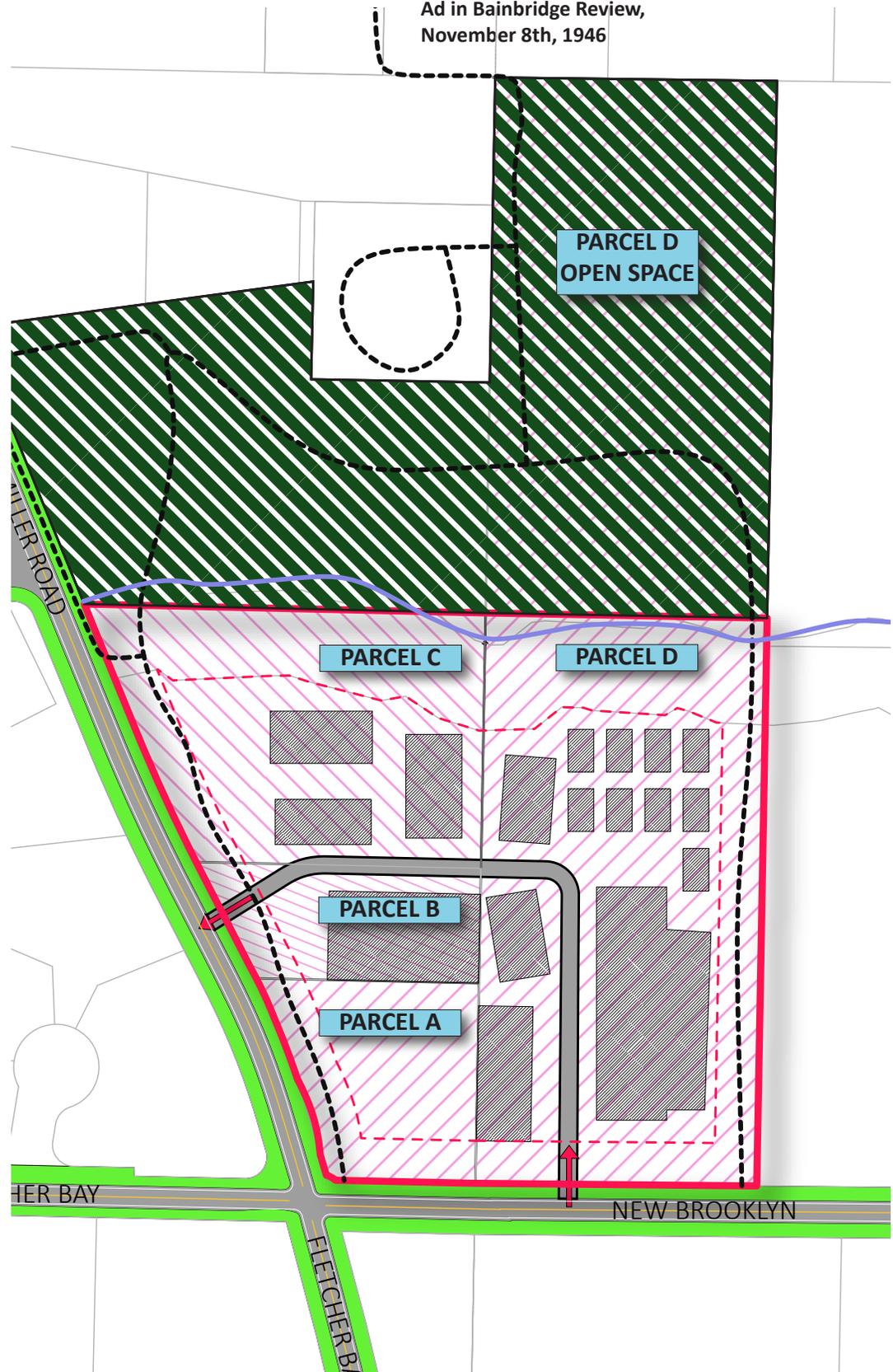
Drawing is an example of one possible strategy.

Parcel A: 1.15 Acres  
 Currently NC Zoning  
 5 units allowable

Parcel B: 0.9 Acres  
 Currently NC Zoning  
 5 units currently allowed

Parcel C: 4.0 Acres  
 Currently NC zoning  
 20 units allowable

Parcel D: 10 Acres  
 Currently R0.4 Zoning  
 4 units allowable







# Issei Creek

1. Parcel 'A' will be allowed to develop as a commercial property as long as access to Fletcher Bay is granted.
2. Parcel 'B' will be allowed to develop as IC zoning as long as parking is provided for Parcel 'A' and Parcel 'C' and easement for access road is allowed.

New ingress and egress locations will be implemented.

New trail system will link New Brooklyn to Miller Road.

Request a trail easement on Parcel 'E' and possible public farm.

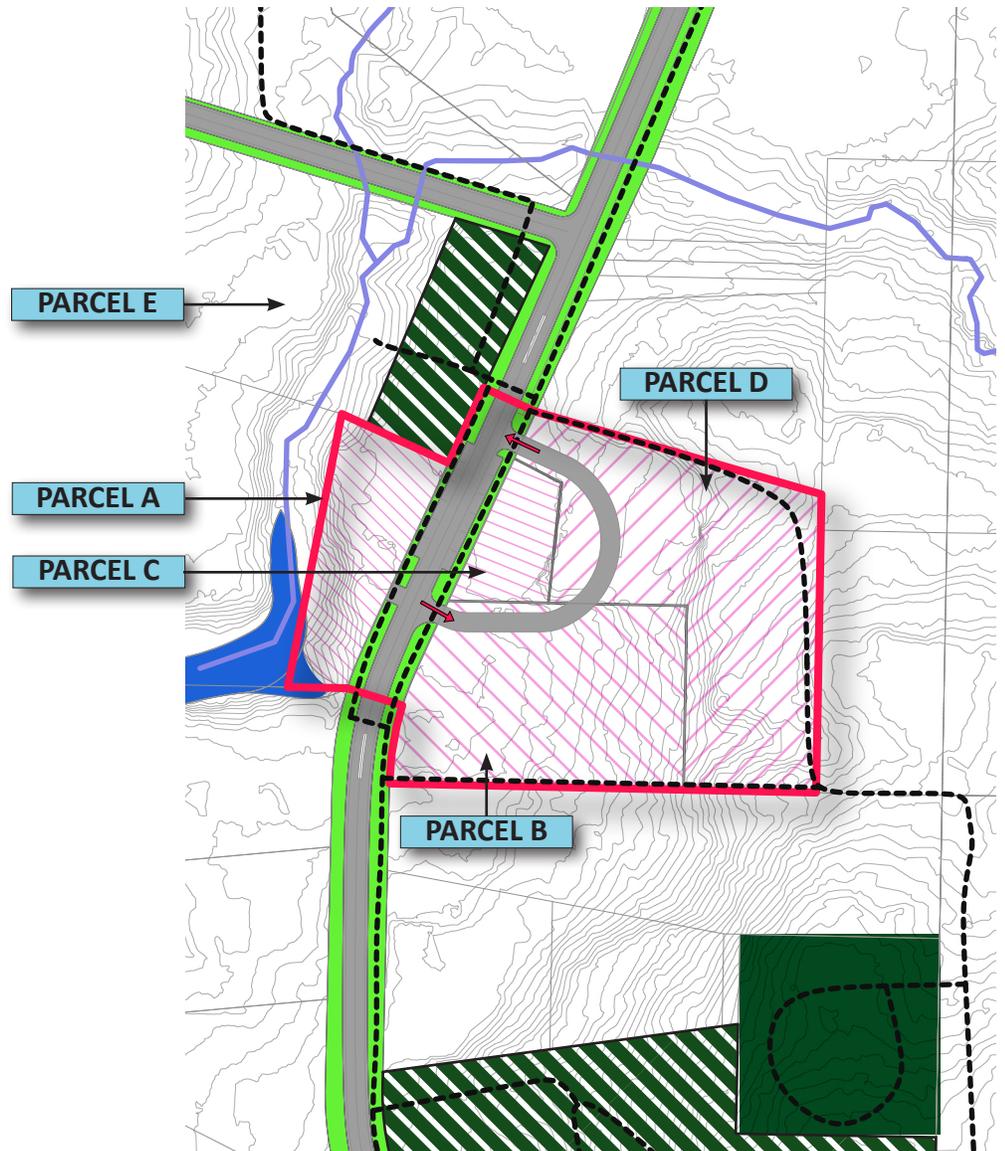
Drawing is an example of one possible strategy.

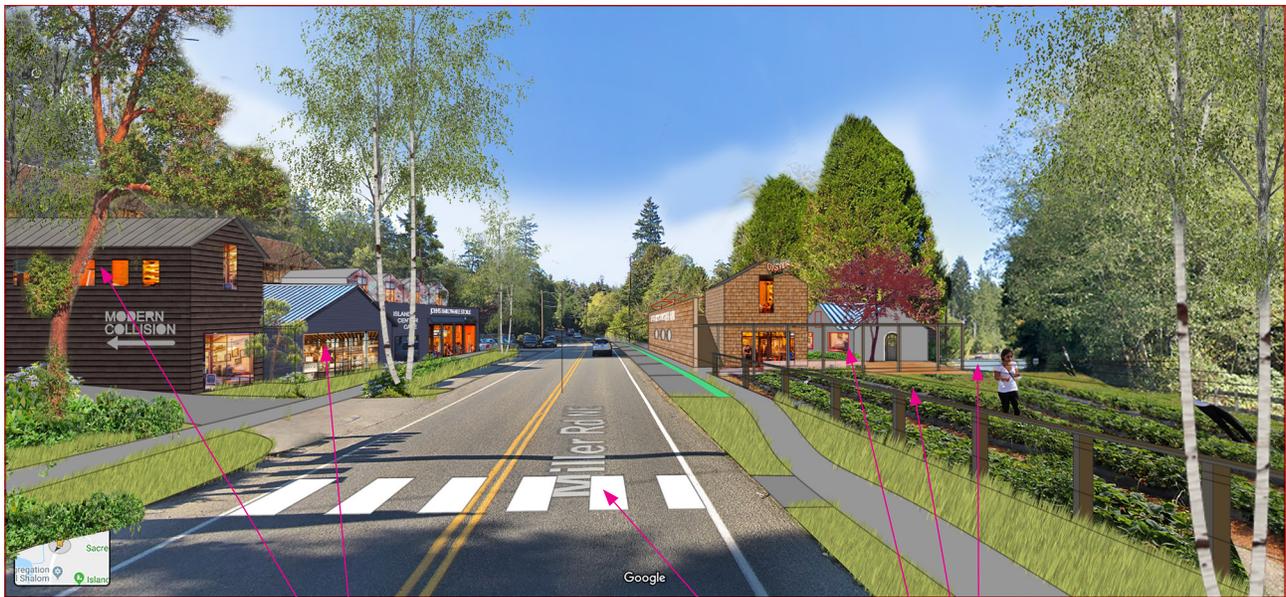
Parcel A: .56 Acres  
Currently R-1  
1 unit allowable

Parcel B: 1.27 Acres  
Currently R-2  
2 units currently allowable  
5 units proposed allowable

Parcel C: .26 Acres  
Currently NC zoning  
1 unit allowable

Parcel D: 1.66 Acres  
Currently NC Zoning  
8 units allowable





Commercial

Affordable housing

Visual connection to Fletcher Bay

Community/public farm

Use existing structures where possible

New crosswalks

# Bainbridge Gardens

Max number of units in Bainbridge Gardens growth boundary = 11 units.



1. Parcel 'A' and 'B' will be changed from R-1 to commercial zoning to reflect the long running business operating on the property. Parcel 'C' will remain as an R-0.4 parcel.

If agricultural activities are maintained on the property the same number of allowable units for Parcel 'A' and 'B' can be built on Parcel 'B' which totals 7 units.

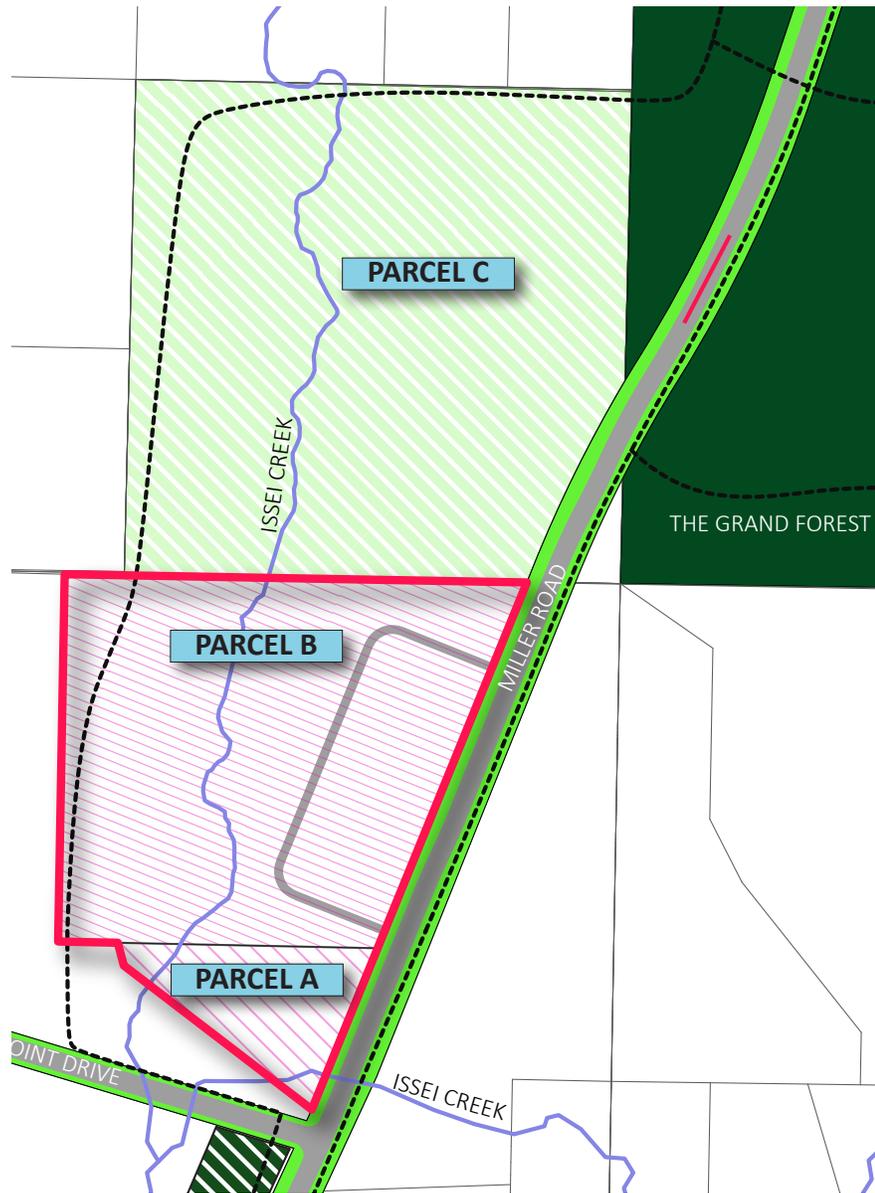
To maintain the quality of the Grand Forest, development rights from Parcel 'C' can be transferred to another property.

New off-road trail will link Battle Point Drive to the Grand Forest.

Parcel A: 0.95 Acres  
Currently R-1  
1 unit allowable

Parcel B: 5.92 Acres  
Currently R-1  
6 units allowable

Parcel C: 9.6 Acres  
Currently R-0.4  
4 units allowable



ALTERNATIVE VARIABLES	SUMMARY	ALT 1 EXISTING	ALT 2 SLIGHT MODIFICATIONS	ALT 3 CONSENSUS PLAN
<b>PUBLIC AMENITIES AND IMPROVEMENTS</b>	Public improvements such as pedestrian and bicycle facilities, public space expansion and improvement, trails, public art, waterfront access, and other improvements may differ between alternatives (see Consensus Maps in Attachment A). Alternatives with greater development potential may require more investments in public amenities and improvements.	Prioritize working with Core-40 to develop safe bicycle/ pedestrian facilities. Provide traffic calming, trail network and waterfront access. Conversion of City lot to public park	Same as Alt 1	Same as Alt 1 with additional requirements written into design guidelines and code to create better non-motorized connectivity. Potential TDR to create new open space without downzoning.
<b>NEIGHBORHOOD COMMERCIAL ZONING</b>	The extent and location of neighborhood commercial zoning may differ between alternatives and may include a proposal to create a neighborhood commercial zone that is specific to Island Center.	Existing NC Zoning	Modified NC zoning and potential new Island Center Zoning.	Same as Alt 2 with specific requirements on properties whose zoning has changed.
<b>HOUSING DENSITY + ZONING</b>	The extent and type of residential zoning will differ between alternatives. In addition, the Island Center Subarea Plan is an opportunity to better define appropriate residential zoning within designated centers to ensure consistency with Comprehensive Plan policies.	Existing Zoning:  Undelying density is 2 per acre.  5 units per acre max.  1 of which is affordable or 1 of which is through TDR's or 3 of which is because of sewer  <b>40 units total</b>	Island Center Specific Zoning:  5 units per acre max (existing)  3 of which have to be from:  -Affordable housing -TDR's -Creating agricultural uses on property.  <b>51 units total</b>	Island Center Specific Zoning:  5 units per acre max (existing)  3 of which have to be from:  -Affordable housing -TDR's -Creating agricultural uses on property.  <b>63 units total</b>

ALTERNATIVE VARIABLES	SUMMARY	ALT 1 EXISTING	ALT 2 SLIGHT MODIFICATIONS	ALT 3 CONSENSUS PLAN
<b>ISLAND CENTER DESIGNATED BOUNDARY</b>	Island Center does not currently have an official mapped boundary. While the current study area will remain the same during the planning period the final designated boundary will need to be modified to reflect adopted alternative.	Focused on existing Neighborhood Center Zoning	Same as Alt 1 with the partial addition of Bainbridge Garden's Property.	Expanded boundary but smaller than current planning area
<b>INFRASTRUCTURE</b>	Island Center does not have sewer service and the alternatives may differ in whether sewer service is expanded and in what manner.			

From Michael Pollock  
1-22-2020

## Four Simple Rules of Parliamentary Procedure

By A. Gregory Wonderwheel, M.A., J.D.

Many people are intimidated by the words "parliamentary procedure" and by Robert's Rules of Order, both by the book's imposing number of pages and its complex cross referenced rules. Human beings are very complex too, but that doesn't prevent them from being our friends. Similarly, parliamentary rules should be the member's friend, and all the complexity of the rules should be made friendly by an understanding of their common sense relationships to each other.

The purpose of parliamentary rules of order are to help people make group decisions after a full, fair, and free discussion. All the rules of parliamentary procedure may be traced to four fundamental principles of common sense, which I liken to the four legs holding up of the parliamentary table. If the member of the board, committee, or assembly holds these four basic rules in mind, all the other rules will fall into place and easily be put into perspective.

- 1. One Speaker Speaks at a Time**
- 2. One Question Is Decided at a Time.**
- 3. The Speaker Must Be Respectful.**
- 4. Everyone's Rights Are Protected by Balancing Them with Each Other.**

~

**1. One Speaker Speaks at a Time.** The rules of order about who may get *the floor* to speak and when a speaker may be interrupted all derive from the simple rule that if any of the members are to be heard then only one member should speak at a time. If someone is speaking then others should be quiet. If another feels it is important enough to interrupt, hopefully that person will know the rule that allows him or her to interrupt. But if the person feels the need to interrupt is important and doesn't know the rule, then the member may always make a *parliamentary inquiry* to ask the chair if there is a rule that allows for interruption for that purpose. It is the chair's duty to assist members with understanding the rules and finding the appropriate rule to assist the member's participation.

**2. One Question Is Decided at a Time.** A question is a *motion*. People need to know what issue is being discussed and when and how it will be decided. All the rules about considering motions and their rank in order are made to avoid confusion about which

a minority larger than one-third when certain significant questions are considered. The rules requiring or not requiring a second protect the rights of the individual or the minority to consider or prevent consideration of certain questions. The rules of quorum and notice protect the absentee members. By having the common sense understanding of whose rights are being protected by any particular rule, both the member and the group will appreciate the rule and how the rule operates within the greater scheme of applying the rules to particular circumstances. Knowing that the rules are balanced to protect everyone's rights, not just the majority or just a minority, helps members appreciate why the rules are elaborate.



All the rules of parliamentary procedure relate directly to one or more of these four simple rules. If these four primary rules are held in mind when conducting meetings, the members should be able to have their say while the questions needing to be decided are decided in the most fair and efficient manner possible. Even if a member isn't familiar with all the rules of procedure, these four rules will provide enough of a basis to know by common sense whether the rules of parliamentary procedure generally are being followed or not. If a member thinks that one of these four rules is being violated, or not appropriately applied, that is a warning sign. It is always in order for the member to ask the chair if the member is correct. Then the chair should assist the member in clarifying the point or question and, if necessary, assist the member in formulating the proper particular motion to make the point or question appropriate to consider.