

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – December 4, 2019 and January 22, 2020
REVIEW DRAFT ALTERNATIVES
DISCUSS FORMAT OF FEBRUARY 10, 2020 PUBLIC MEETING
RECAP OF DECISIONS AND CONSENSUS
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 Vice-chair Micah Strom, Asaph Glosser, Sam Marshall, Michael Loverich, John Decker, Mark Tiernan, Donna Harui, Scott Anderson, 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 present.

The agenda was reviewed. The financial interest disclosure was read and each committee member disclosed their financial interest in the Island Center area.

City Councilmember Michael Pollock introduced himself and reiterated that staff and other committee members were here as a resource to the Steering Committee.

REVIEW AND APPROVE MINUTES – December 4, 2019 and January 22, 2020

December 4, 2019 minutes.

Motion: I'll make a motion to approve.

Tiernan/Harui: Passed Unanimously

January 22, 2020 minutes.

Motion: I'll motion to approve.

Marshall/Strom: Passed Unanimously

PUBLIC COMMENT

Heather Burger, Friends of the Farms – Spoke in favor of recognizing and continuing agricultural uses in the Island Center plan. She also asked for incentives for designating a property as agricultural resource land.

Joe Mitchell – Spoke about high density development being incompatible with climate change goals which are a top priority for City Council in 2020.

Emily Grice – Was part of the 2002 Island Center Subarea Planning Process and wanted to know if that document still existed and if the committee had seen it (yes they have).

Patti Dusbabek – Spoke about farmland and woodlands designation protections at the State level as well as being aware of properties that are “under water” during the winter when considering development.

Lisa Macchio – Spoke (as a citizen) about her vision for growth on Bainbridge Island and asked for the focus to be on what would happen holistically on Bainbridge and not a piecemeal fashion.

Mark West – Spoke about considering climate change when considering alternatives.

Katherine Purves – Stated she felt like consultants were looking for a way to put affordable housing on Bainbridge Island and wanted to know if this was being driven by developers.

REVIEW DRAFT ALTERNATIVES

Mr. Jeff Arango from Framework presented the changes made to the three alternatives from the last meeting.

It was decided that the topics that remain the same for each zoning alternative should be introduced first at the public meeting, i.e., critical areas, non-motorized transportation before zoning alternatives.

A sub-committee was formed to work with Mr. Arango on the details of the presentation materials: Mark Tiernan, John Decker, Michael Loverich and Sam Marshall.

DISCUSS FORMAT OF FEBRUARY 10, 2020 PUBLIC MEETING

An open house format with stations of “options” staffed by committee members as an entry point was discussed. Mr. Glosser asked Mr. Loverich to begin the presentation portion of the meeting to establish the voice of the committee. Live polling was discussed as well as other ways to allow people to give their opinion of the options that would be presented. Having BKAT record the meeting for live (preferable) or delayed viewing was discussed.

RECAP OF DECISIONS AND CONSENSUS

- The newly formed sub-committee will meet with Mr. Arango before the public meeting.
- The meeting will begin with an open house format including stations staffed by committee members, staff, consultants and liaisons.
- Michael Loverich will begin the presentation with a history of the Island Center area.
- Jeff Arango will present the alternatives and facilitate polling.
- Q&A will occur after the presentation.
- Staff will reach out to BKAT about recording.
- There will be opportunity for citizens who could not make it to the meeting to fill out materials online (polling).

PUBLIC COMMENT

Doug Rauh – Spoke about the word “improvement” stating they should not use it without defining it first. He also wanted them to explain why they were making certain changes so the public would not know what they were gaining as opposed to what they were giving up.

Jim Halbrook – Wanted to understand what was driving the process.

Ron Peltier – Spoke about having information regarding sewer within their draft plan.

Lisa Neal – Had two questions: Who exactly was going to be on the sub-committee and had notices already gone out because she had not received one yet.

Bob Russell – Wanted to see alternate four and thought it was really important to see the information the committee had asked for in their last meeting and was disappointed it had not been presented at this meeting. He also asked about the amount of parking that would be left on the City owned parcel because Congregation Kol Shalom used about 40-45% of it when they met.

Chris Neal – Was concerned about the misuse of terms from the Growth Management Act and/or the Comprehensive Plan.

Tami Meeker – Asked if online polling were used would it be possible for someone to vote multiple times (only one vote per IP address allowed).

ADJOURN

Meeting adjourned at 8:49 PM.



Island Center Subarea Planning Process
Steering Committee Special Meeting
January 29, 2020

Name (PLEASE PRINT)	E-Mail	Join ListServ
HEATHER BURGER	FRIENDS OF THE FARMS	
Jackie Wood	jaw90se@gmail	
Joyce Russell	besttopoint@gmail.com	
Joe Edgell	joe@edgell.us	
Tami Meader		
Gina Louch		
Emily Grice	emilykgrice@gmail.com	✓
Gerald Elfendahl	gelfenda@earthlink.net	
Jennifer Chamberlin	jennchamberlin@yahoo.com	✓

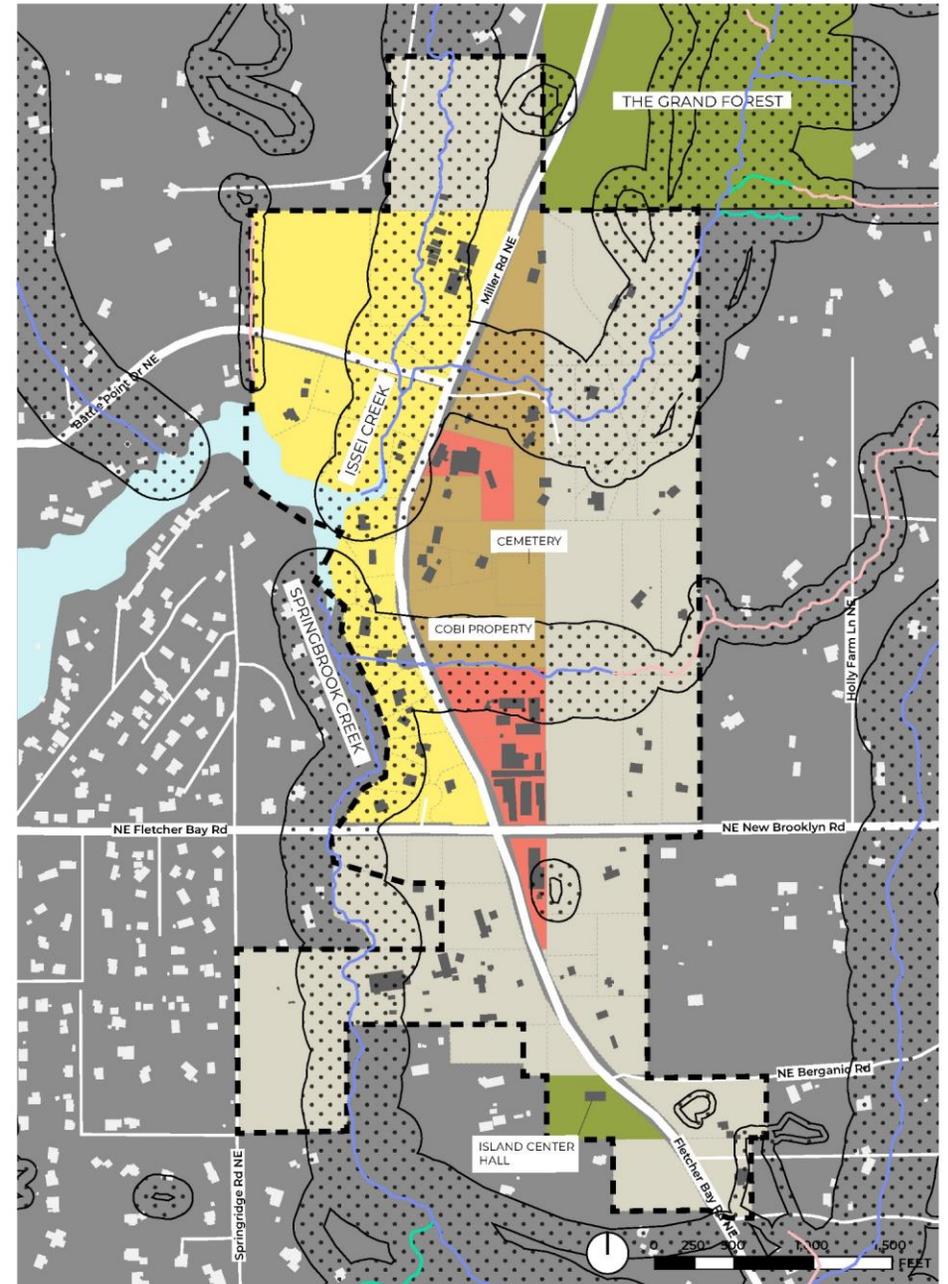
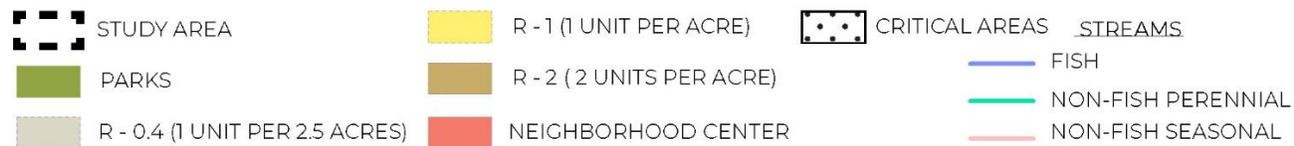
Island Center Committee Meeting
January 29, 2019



Alternative 1: Existing



ALTERNATIVE 1 ZONING

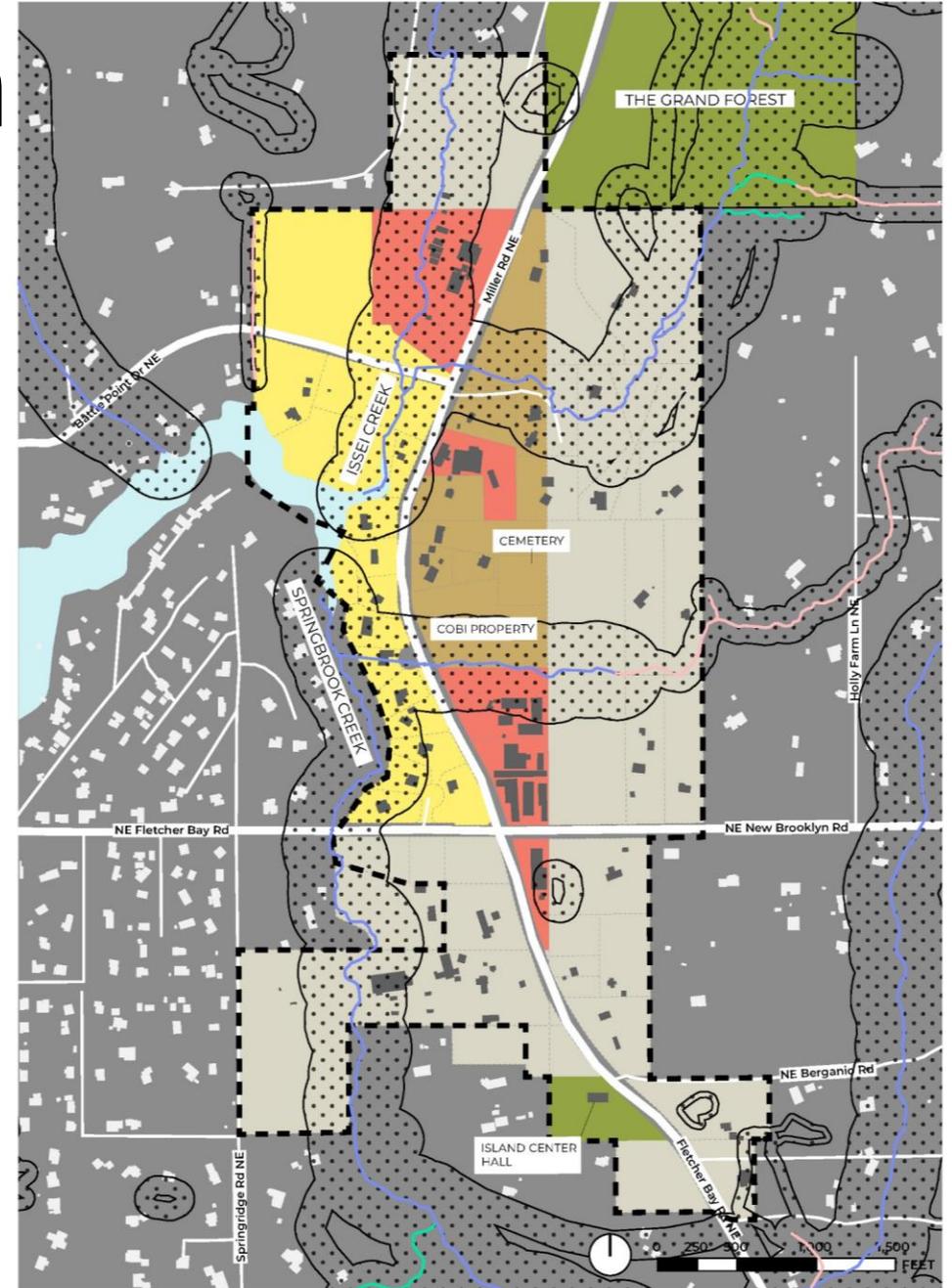


Alternative 2: Slight Modification



ALTERNATIVE 2 ZONING

- STUDY AREA
- R - 1 (1 UNIT PER ACRE)
- CRITICAL AREAS
- PARKS
- R - 2 (2 UNITS PER ACRE)
- NEIGHBORHOOD CENTER
- R - 0.4 (1 UNIT PER 2.5 ACRES)
- FISH
- NON-FISH PERENNIAL
- NON-FISH SEASONAL

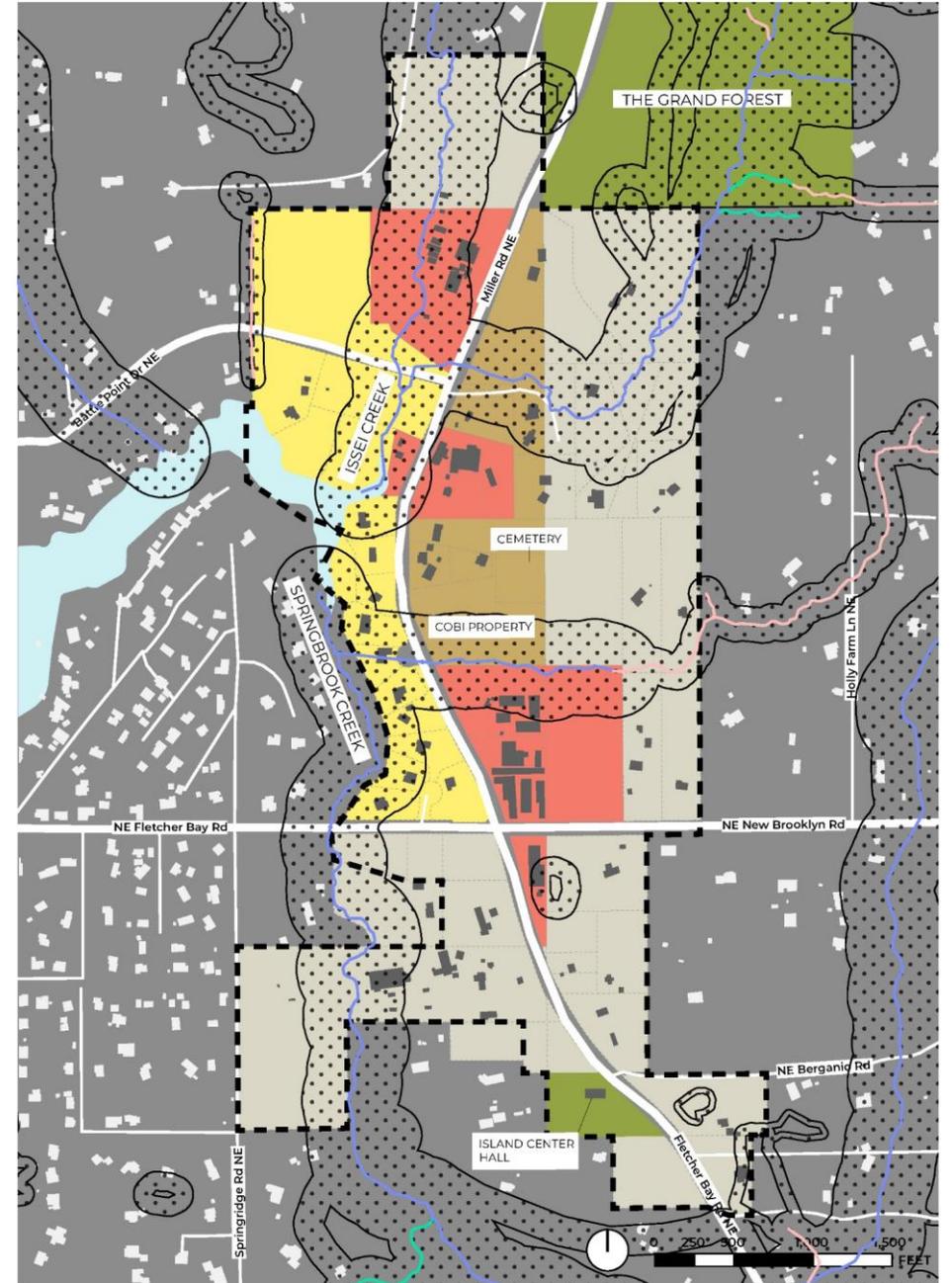


Alternative 3: Consensus Plan

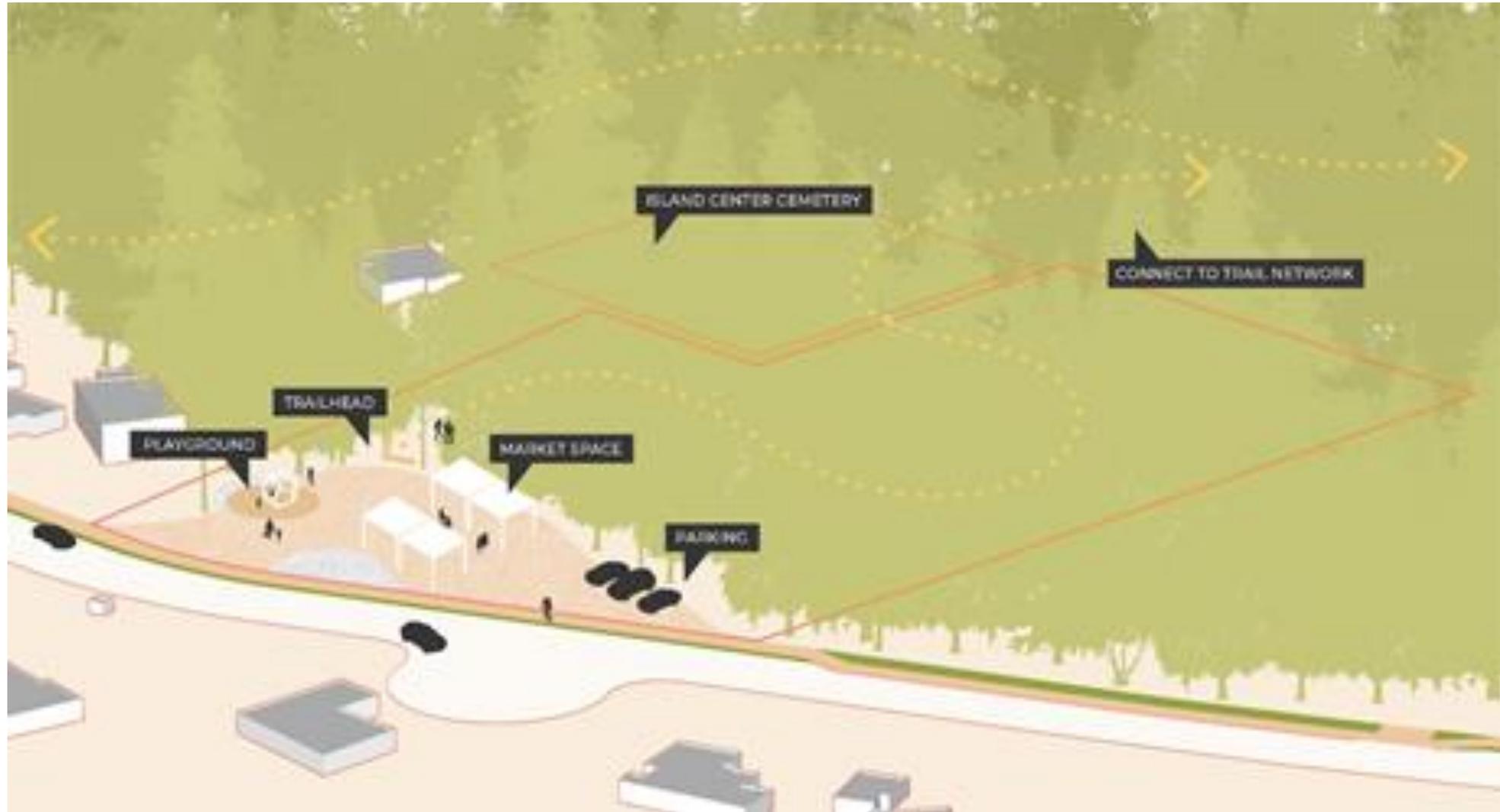


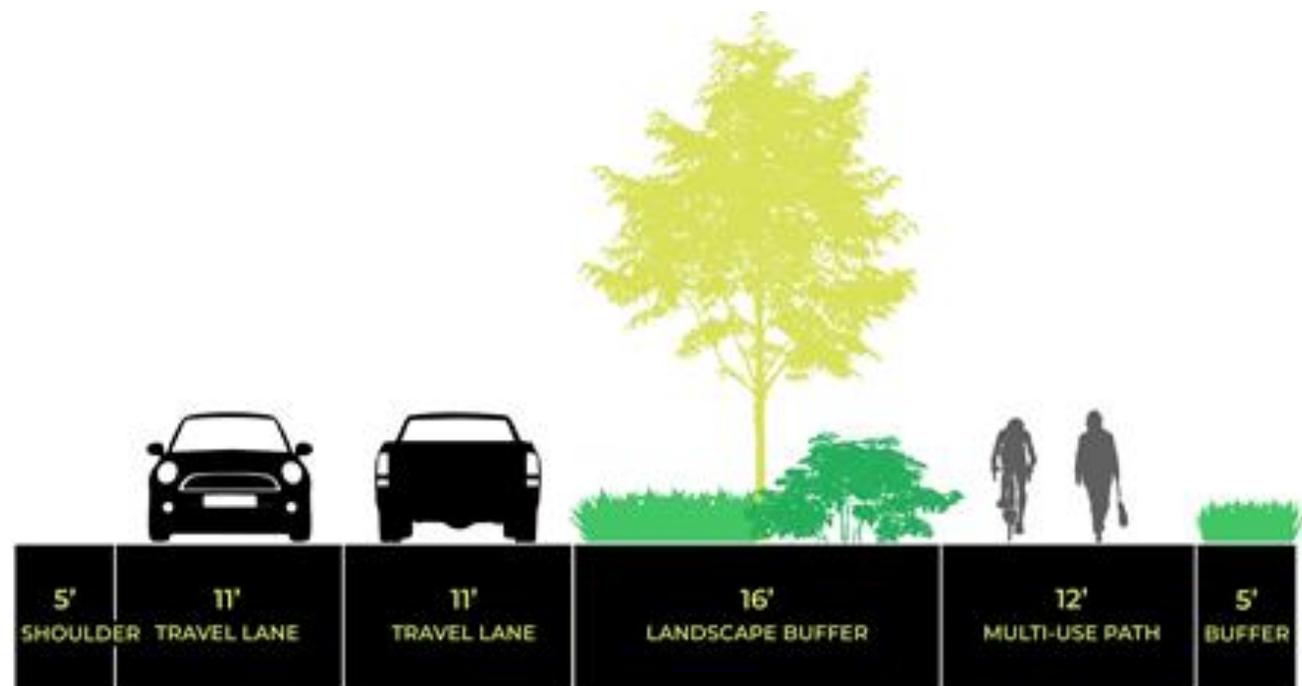
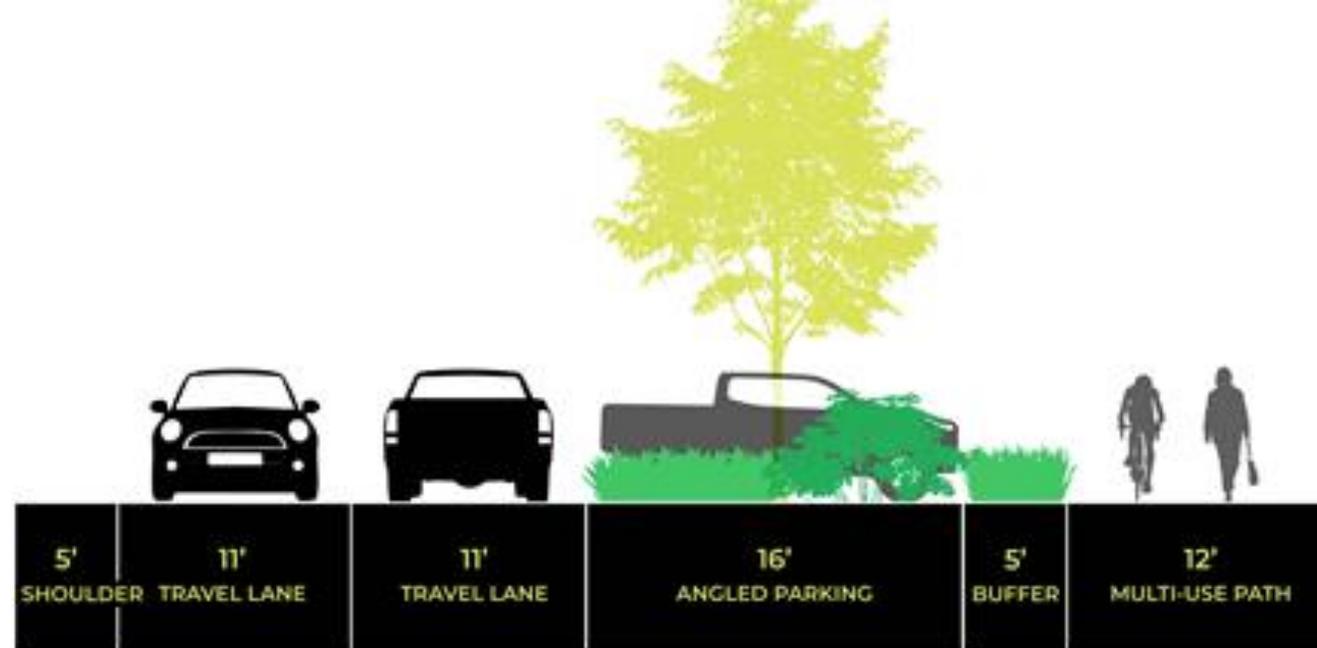
ALTERNATIVE 3 ZONING

- | | | | |
|--------------------------------|--------------------------|-------------------|--------------------|
| STUDY AREA | R - 1 (1 UNIT PER ACRE) | CRITICAL AREAS | STREAMS |
| PARKS | R - 2 (2 UNITS PER ACRE) | FISH | NON-FISH PERENNIAL |
| R - 0.4 (1 UNIT PER 2.5 ACRES) | NEIGHBORHOOD CENTER | NON-FISH SEASONAL | |



Ideas for City Property





Character Images



Character Images



2/10 Workshop Format Ideas

June 2018 Workshop Format

- Open House
- Presentation
- Question & Answer Session
- Small Group Discussion

February Workshop Format

- Open House??
- Presentation
- Live Polling
- Question & Answer Session
- Online Open House



CITY OF BAINBRIDGE ISLAND

COBI Current Sewer Service Area

Legend

 Current Sewer Service Area



Date: 12/4/2017

Sewer Analysis – 2015 General Sewer Plan

Treatment Option	Land Required (acres)	System Capital Cost
Conveyance to Winslow Collection System		
Eastern Pocket	0	\$2,000,000
Western Pocket	0	\$2,000,000
Community Septic Tanks with Conventional Drainfields		
Eastern Pocket	2	\$1,000,000
Western Pocket	24	\$10,300,000
MBR Package Plants with Percolation Ponds		
Eastern Pocket	0.5	\$2,800,000
Western Pocket	1.5	\$4,600,000

Option No.	Treatment	Disposal	Reliability		Acreage Requirements		O&M Requirements		Construction Cost		Effluent Quality		Score
			Level	Score	Level	Score	Level	Score	Level	Score	Level	Score	
1	Septic Tank	Drainfield	High	3	High	1	Low	3	Low	3	Low	1	11
2	Sand Filter	Subsurface Drip System	Medium	2	Medium	2	Medium	2	Medium	2	Medium	2	10
3	Recirculating Gravel Filter	Subsurface Drip System	Medium	2	Medium	2	Medium	2	Medium	2	Low	1	9
4	Mound System	Mound System	Low	1	Medium	2	High	1	Medium	2	Medium	2	8
5	Aerobic Treatment Unit	Subsurface Drip System	Medium	2	Medium	2	High	1	Medium	2	Medium	2	9
6	Membrane Bioreactor	Percolation Pond	High	3	Low	3	High	1	Medium	2	High	3	12