

Call to Order, Agenda Review, Conflict Disclosure  
Review and Approve Minutes – August 26, 2020 and September 30, 2020  
Public Comment  
Future Island Center Zone(s) and Nodes:  
    Complete Uses Discussion - Residential & Education Uses  
    Complete Review of DRAFT Development Standards  
Discuss Transportation Improvements for DRAFT Plan  
Next Steps in Completing DRAFT Island Center Plan:  
    Review DRAFT Subarea Plan Outline  
Public Comment  
Adjourn

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### **Call to Order, Agenda Review, Conflict Disclosure**

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

Conflict disclosure statements were made.

### **Review and Approve Minutes – August 26, 2020 and September 30, 2020**

August 26, 2020

**Motion: I move to accept.**

**Harui/Loverich: Passed Unanimously**

September 30, 2020

**Motion: I'll make a motion to approve.**

**Loverich/Harui: Passed Unanimously**

### **Public Comment**

**Lisa Neal** – Thanked the Steering Committee for thought put into Use Tables and reminded them to keep in mind the Vision Statement and what they would want to see in the area. She reminded them that if they wanted affordable housing they would have to say so now because the current code allowed density for mixed-use development without affordable housing.



ISLAND CENTER SUBAREA PLANNING  
STEERING COMMITTEE  
SPECIAL MEETING MINUTES  
WEDNESDAY, OCTOBER 28, 2020

**Kerry Kriner** – Stated she had submitted a comment letter from PSE about primary utilities and the hope they would not become prohibited uses. She wanted to make sure they would be able to maintain and develop new systems as needed.

**Future Island Center Zone(s) and Nodes:**

**Complete Uses Discussion - Residential & Education Uses**

**Complete Review of DRAFT Development Standards**

Vice-chair Strom asked Planning Commissioner Jon Quitslund to expand upon his statement regarding uses that may be better suited to Winslow proper rather than a neighborhood center during the last meeting.

**Discuss Transportation Improvements for DRAFT Plan**

Discussion postponed until next meeting.

**Next Steps in Completing DRAFT Island Center Plan:**

**Review DRAFT Subarea Plan Outline**

Discussion postponed until next meeting.

**Public Comment**

**Lisa Neal** – Asked them to look at the number of households that need to get out of the area before asking for on-street parking.

**Adjourn**

Meeting adjourned at 8:58 PM.

**Island Center Subarea Planning Process Steering Committee Meeting  
Attendee Report - October 28, 2020**

Report Generated: 11/4/2020 10:34

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views
Island Center Subarea Planning Process Steering Committee	966 9134 8844	10/28/2020 18:18	160	5	0	5	22	0

Host Details						Country/Region
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Name
Yes	Jane Rasely	jrasedy@bainbridgewa.gov	10/28/2020 18:18	10/28/2020 20:58	160	USA

Panelist Details						Country/Region
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Name
Yes	Micah Strom	micah.strom@cobicommittee.email	10/28/2020 18:19	10/28/2020 20:58	159	USA
Yes	Michael Loverich	michael.loverich@cobicommittee.email	10/28/2020 18:28	10/28/2020 20:58	150	USA
Yes	Jennifer Sutton	jsutton@bainbridgewa.gov	10/28/2020 18:21	10/28/2020 20:58	157	USA
Yes	Charlie Wenzlau	charlie@wenzlauarchitects.com	10/28/2020 18:19	10/28/2020 20:58	159	USA
Yes	mark	mhtiernan@hotmail.com	10/28/2020 18:31	10/28/2020 20:58	148	USA
Yes	Jon Quitslund	jon.quitslund@cobicommittee.email	10/28/2020 18:28	10/28/2020 20:58	151	USA
Yes	Asaph Glosser	asaph.glosser@cobicommittee.email	10/28/2020 18:36	10/28/2020 20:17	101	USA
Yes	John Decker	john.decker@cobicommittee.email	10/28/2020 18:29	10/28/2020 20:58	149	USA
Yes	Mike Michael	mmichael@bainbridgewa.gov	10/28/2020 18:36	10/28/2020 20:58	142	USA
Yes	Daniel Harris	daniel@weareframework.com	10/28/2020 18:31	10/28/2020 18:47	16	USA
Yes	Daniel Harris	daniel@weareframework.com	10/28/2020 18:52	10/28/2020 20:43	111	USA
Yes	Daniel Harris	daniel@weareframework.com	10/28/2020 20:46	10/28/2020 20:58	13	USA
Yes	Donna Harui	donna.harui@cobicommittee.email	10/28/2020 18:30	10/28/2020 20:58	148	USA
Yes	Jeff Arango	jeff@weareframework.com	10/28/2020 18:26	10/28/2020 20:58	152	USA
Yes	Scott Anderson	scott.anderson@cobicommittee.email	10/28/2020 18:33	10/28/2020 20:58	145	USA
Yes	Sam Marshall	sam.marshall@cobicommittee.email	10/28/2020 18:31	10/28/2020 20:58	148	USA

Attendee Details										Country/Region
Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Name
Yes	Kerry	Kerry		kerry.kriner@pse.com	10/28/2020 18:41	approved	10/28/2020 18:41	10/28/2020 20:58	137	USA
Yes	Lisa Neal	Lisa	Neal	no@yahoo.com	10/28/2020 18:32	approved	10/28/2020 18:32	10/28/2020 20:58	146	USA
Yes	mark	mark		mhtiernan@hotmail.com	10/28/2020 18:19	approved	10/28/2020 18:30	10/28/2020 18:31	1	USA
Yes	Andy Swayne	Andy	Swayne	andy.swayne@pse.com	10/28/2020 18:55	approved	10/28/2020 18:55	10/28/2020 20:58	123	USA
Yes	Tami Meader	Tami	Meader	tamimeader@gmail.com	10/28/2020 17:52	approved	10/28/2020 18:34	10/28/2020 19:45	71	USA

Other Attended						Country/Region
User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name		
12063694254	10/28/2020 18:37	10/28/2020 20:17	101	United States of America		

# Development Standards

TBD

Standard	Existing NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Max. Lot Coverage	35 %			
Max. Building Height	35 ft. (est. 3 stories)			
Max. Height with CUP for Nonresidential Uses	45 ft.			
Base Residential Density	R-2: one unit/20,000 ft <sup>2</sup>			
Residential Density with Bonus	R-3 with affordable housing, TDR or in mixed-use development			
Front Setback	20 ft. max.			
Side & Rear Setbacks	0 ft. between NC properties; 15 ft. to Residential Zones			
Max. Building Footprint	NA			
*Floor Area Ratio	NA			

\*Affordable Housing Task Force Report Recommending switching to FAR from units/acre density to promote smaller units and affordable housing