

Call to Order, Agenda Review, Conflict Disclosure
Review and Approve Minutes – March 31, 2021
Public Comment
Discuss Submitted Committee Questions/Suggestions/Comments & Confirm Any Changes to DRAFT Subarea Plan
Complete Steering Committee Recommendation on DRAFT Island Center Subarea Plan
Next Steps for Island Center Subarea Plan: Post Steering Committee
Public Comment
Adjourn

Call to Order, Agenda Review, Conflict Disclosure

Chair Maradel Gale called the meeting to order at 6:35 PM. Steering Committee Members in attendance were Vice-chair Micah Strom, Donna Harui, Michael Loverich, Sam Marshall, John Decker, Asaph Glosser, Donna Harui, Michael Pollock (City Council), Jon Quitslund (Planning Commission) and Shawn Parks (Design Review Board). Mark Tiernan was absent and excused. City Staff present were City Engineer Peter Corelis, 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, and the Conflict Disclosure read. Each Steering Committee Member disclosed their interest in the Island Center area.

Review and Approve Minutes – March 31, 2021

Motion: I move to approve the minutes for March 31, 2021, as distributed.

Glosser/Strom: Passed Unanimously

Public Comment

Lisa Neal – Asked the Steering Committee to take a formal vote on any open issues of the plan tonight.

Discuss Submitted Committee Questions/Suggestions/Comments & Confirm Any Changes to DRAFT Subarea Plan

Senior Planner Jennifer Sutton presented the comments, questions and suggestions sent in by Steering Committee Members.

Motion: I move that the language included in the comments in the agenda on page 57 of the PDF that I proposed be included in the plan.

Glosser/Decker: Passed Unanimously

- It was agreed that Steering Committee Member Donna Harui would provide a photo of Bainbridge Gardens to be included in the historical section of the plan.
- Consensus was reached to include the changes Committee Member Michael Loverich asked for in the historical section.
- Consensus was reached that stronger language should be used to support agriculture in the broader study area which supported the Comprehensive Plan.
- Consensus was reached to rephrase the land use policy related to concentrating any density from a split zone property into an Island Center zoned portion of the property.
- It was agreed to add language that would support undergrounding electrical wires.
- It was agreed to change “Allow for non-conforming uses to relocate when there is a clear public benefit” to “Allow for non-conforming uses to relocate within the Island Center Zone on the property or adjacent property when there is a clear public benefit (with the same limitations of a non-conforming use).”

Motion: I make a motion to accept my suggestion to the residential zoning (on page 58 of the agenda packet) to replace what is currently in the report.

Loverich/Decker: 6 Ayes (Anderson, Decker, Glosser, Loverich, Marshall, Strom)

0 Nays

1 Abstention (Harui)

Amendment to Motion: An amendment to the motion was requested by Mr. Glosser to increase the density from R-4 to R-8 with the report then reading “All properties with IC designation can build up to R-8 density if all additional units are affordable and other development standards are met.”

Glosser: 5 Ayes (Anderson, Decker, Glosser, Marshall, Strom)

1 Nay (Loverich)

1 Abstention (Harui)

Complete Steering Committee Recommendation on DRAFT Island Center Subarea Plan

Motion: I move that we as a committee present a single alternative and that alternative is number 3.

**Glosser/Anderson: Passed 5 Ayes (Anderson, Gale, Glosser, Harui, Strom)
3 Nays (Decker, Loverich, Marshall)**

Amendment to Motion: I would just like to make a friendly amendment to reduce the R-8 to R-4.

**Loverich/Strom: Failed 4 Ayes (Loverich, Marshall, Strom, Decker)
4 Nays (Anderson, Glosser, Harui, Gale)**

Motion: I move that the appendix include what we formally understood to be alternatives one and two to give the community full visibility into the work this committee has done.

**Glosser/Decker: Passed 7 Ayes (Anderson, Decker, Glosser, Harui, Loverich, Marshall, Strom)
0 Nays**

Motion: I move to include any minority perspective on the final decision of the vote in the approved plan.

Glosser/Marshall: Passed 7 Ayes (Anderson, Decker, Glosser, Harui, Loverich, Marshall, Strom)

Next Steps for Island Center Subarea Plan: Post Steering Committee

Public Comment

Lisa Neal – Asked if the Steering Committee landed on R-8 or R-4. The answer was R-8.

Kerry Kriner – Spoke about the technical nature of undergrounding electrical wires.

Sam Marshall asked for confirmation that the R-4 versus the R-8 was strictly related to Michael Loverich's proposal.

Adjourn

Meeting adjourned at 9:16 PM.