CITY OF
BAINBRIDGE ISLAND

Planning Commission
Regularly Scheduled Meeting
Thursday, March 8, 2018
7:00 – 9:00 PM
Council Chamber
280 Madison Ave N
Bainbridge Island, WA 98110

REVISED AGENDA *REVISED*

7:00 PM	CALL TO ORDER Call to Order, Agenda Review, Conflict Disclosure
7:05 PM	PUBLIC COMMENT Accept public comment on off agenda items.
7:15 PM	Wyatt Apartments, SPR Conceptual Project Presentation
7:30 PM	SMP Amendment – Non-Conforming/Existing Structures Study Session Christy Carr, Senior City Planner
8:15 PM	Business/Industrial Regulations Study Session Jennifer Sutton, Senior City Planner
8:55 PM	NEW/OLD BUSINESS
9:00 PM	ADJOURN

TIMES ARE ESTIMATES

Public comment 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

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: March 8, 2018

To: Planning Commission

From: Christy Carr, AICP
Senior Planner

Subject: SMP Amendment – Nonconforming/Existing Structures

The March 8, 2018 meeting will focus on nonconforming/existing structures (Guiding Theme 1 and 2).

The same background material from the February 8, 2018 Planning Commission meeting will be useful for your review (outlined below). An additional document, that was provided in hard copy at that meeting, is attached: Existing Development Comparison Table. **Staff will provide recommendations for specific proposed revisions to policy and regulatory language prior to the meeting.**

Background material to frame the discussion:

- SMP Handbook Chapter 14 – Legally Existing Uses and Development
  - https://fortress.wa.gov/ecy/publications/parts/1106010part14.pdf
- SMP Handbook Chapter 4 – No Net Loss of Shoreline Ecological Functions
  - https://fortress.wa.gov/ecy/publications/parts/1106010part4.pdf
- WAC 173-27-080 – Nonconforming use and development standards
  - http://apps.leg.wa.gov/WAC/default.aspx?cite=173-27-080
- Excerpts from City's SMP – word search "nonconforming" highlighted – attached, section titles listed below:
  - Section 1.3.5.2 – Applicability of Bainbridge Island Shoreline Master Program (page 18)
  - Section 3.1 – Shoreline Designation Policies and Regulations (General) (page 22)
  - Section 4.1.3.4 – Vegetation Management – Regulations – Exceptions (page 77)
  - Section 4.1.3.5.9 – Vegetation Management – Regulations – Special Provisions for Point Monroe District (page 81)
  - **Section 4.2.1 – Nonconforming Uses, Non-Conforming Lots, and Existing Development (entire section provided, focus on applicability, goal, policies and existing development sub-sections – existing uses and lots will not be discussed) (page 121-128)**
  - Section 5.9.5 – Regulations – Residential Development Overwater (page 187)
  - Section 8.0 – Definitions (no net loss, nonconforming development, normal maintenance, normal repair)(page 247-248)
  - Appendix B-9 – Critical Areas – Geologically Hazardous Areas – Redevelopment of existing structures (page 293)

- Excerpts from the SMP Update process (2012-2013 only):
    - At its February 2, 2012 study session, the Planning Commission considered new legislation provided in ESSB 5451 that provides the discretion to local governments to include existing development as "conforming," provided any changes to the structure must meet the adopted standards. The Commission agreed that **retaining the terminology and provisions** of this section would provide more certainty and the same protection to existing development that the provisions of 5451 would provide for residential development.
    - At its March 13, 2013 study session, Council focused primarily on issues related to nonconformity, including whether terminology other than "non-conforming" should be used in the SMP Update. The Council **previously had made a preliminary recommendation to continue using the concept and term "non-conforming," rather than using the discretionary option** offered by SSB 5451. After further discussion, the Council **amended their recommendation, and directed staff to use the term "existing development" in the SMP Update to refer to legally permitted development that does not meet development standards in the revised code**. This is the same term used in the Critical Areas Ordinance.
    - At its March 13, 2013 study session, the Council also discussed the current and proposed SMP regulations relating to nonconforming structures, and reviewed how such structures are treated by shoreline, critical areas and zoning regulations. After considerable discussion, the Council agreed to **retain the provision that allows structures destroyed by an accident or natural disaster to be rebuilt in the same footprint**. However, the Council **recommended that structures that are voluntarily demolished by a property owner should be required to be rebuilt to conforming standards**. Council also agreed that **limited expansion within the buffer and away from the water would continue to be allowed for all existing primary single-family residences**.
    - At its March 13, 2013 study session, approved Council motions included:
        - I would move that we set the threshold for rebuilt if demolished voluntary at 0%
        - I move that a similar if not literally lifting out of the CAO restriction on rebuilding adjacent to a critical slope is inserted in the SMP to take care of that gap (staff presumes this means the Council's intent was to not allow reconstruction of existing structures in geologically hazardous areas and their buffers)

Recommended Planning Commission Action:

- Review background materials
- Consider and be prepared to discuss policy questions and proposed revisions to SMP language

City of Bainbridge Island -- SMP Amendment
Existing Development Comparison

Existing Shoreline Master Program

Action	Regulations for Single-Family (Primary) Structures
Repair	• Changes to the structure that would alter or increase the nonconformity are not permitted
Replacement (Intentionally Demolished)	• Existing structures may be maintained, repaired, renovated, or remodeled (note: does not say "replaced") • If moved, the structure shall be made to conform to regulations of this program
Replacement (Destroyed by Natural Cause)	• If an existing primary structure is damaged or destroyed by fire, explosion, earthquake, flooding or other casualty, it may be reconstructed to the bulk dimension existing immediately prior to the catastrophic event, provided: • The replacement structure shall not warrant new shoreline stabilization for the life of the new structure • The replacement structure meets geologically hazard provision for existing development in Section 4.1.5, Regulations – Nonconforming Uses, and Appendix B • If an existing primary residential structure is damaged or destroyed as described by natural causes, the existing primary residential structure configuration may be altered or expanded (per regulations below)
Expansion	**General requirements (applies to all structures):** • Any vertical or horizontal extension of a wall must meet current requirements • Adding to the footprint of an existing structure is permitted as long as the addition meets current requirements • No further encroachment into buffers permitted unless allowed in SMP or through an approved variance **Primary structures:** • Enlargement or expansion of the building configuration, including any new impervious surfaces located within the Shoreline Buffer shall be located landward of the existing or original building footprint, only one such expansion may occur within the lifetime of the development, and the expansion shall not exceed: ○ The allowed building area for Point Monroe District ○ The allowed building area for encumbered lots ○ For structures not meeting above; twenty five percent (25%) of the existing building footprint.
Expansion on/in steep slope	Redevelopment of existing structures: • If an existing structure is damaged or is intentionally demolished the new structure must meet all the provisions of a new structure. • Structural alteration to an existing legally constructed structure that does not increase the structural footprint and are determined by the City Engineer as having a minimal potential for increasing landslide hazard and meets the minimum buffer dimensions in B-9(E)(3)(i).
Residential accessory structures	If an existing residential accessory structure is damaged, destroyed or intentionally demolished, the reconstruction shall be in conformance with all standards of the Program (note: accessory structures are often intentionally demolished to replace in whole or part as "repair," e.g., rotten deck or stairs) An existing essential single family residential accessory structure may be reconstructed as follows: • Replacement structure is the same bulk dimension as the existing structure. • Replacement structure may be located within Zone 2 provided mitigation occurs in accordance with 4.1.2.5 – Revegetation Standards. • Attached decks essential to a single-family residence may be replaced in the same location. • All other applicable standards and provisions are met, including regulations of this Program, the Bainbridge Island Municipal Code, the septic system requirements of the Kitsap Health District, and any state and federal laws.

Existing Critical Areas Ordinance

Action	Regulations
General provisions – buildings	Structures and related improvements that were legally built or vested prior to the effective date of Ordinance No. 2005-03 that do not meet the setback or buffer requirements of this chapter may continue to exist in their present form, and may be altered, including remodeled, reconstructed, or expanded, if such alteration complies with the provisions of this section. Existing structures, not located in a geologically hazardous area, that were legally built or vested prior to the effective date of Ordinance No. 2005-03 may be altered if: • There is no change in the footprint of the building; • The remodel is entirely inside the existing building; • There is no further encroachment into the buffers required pursuant to this chapter unless a variance is first approved; or • Any expansion of the building footprint is exclusively on the sides that do not touch the buffers.
General provisions – structures other than buildings	Any structure other than a building that is damaged or removed to an extent that exceeds 50 percent of its square footage may be replaced or reconstructed in substantially the same location and of substantially the same design as the pre-damaged or pre-removed structure, if a complete application is submitted for any and all required construction permits within 180 days of the damage or removal. Existing property improvements other than structures, including driveways, parking areas, yards, play areas, storage areas, and similar improvements that were legally established or vested prior to the effective date of Ordinance No. 2005-03 may be altered if: • There is no change in the location of the improvement; • Any alteration of the improvement is entirely inside of the existing boundaries of the improvement; • There is no further encroachment into the buffers unless a variance is first approved; or • Any increase in the area of the improvement is exclusively on the sides that do not touch the buffers. • Alterations permitted by this section shall not be exempt from applicable city review or permit requirements or other applicable city codes.
Expansion on/in steep slope	Included in exemptions: Structural alteration to an existing legally constructed structure that does not increase the structural footprint and is determined by the city engineer as having a minimal potential for increasing landslide hazard

Proposed Critical Areas Ordinance

Action	Regulations
General provisions – buildings	Structures and related improvements that were legally built or vested prior to the effective date of Ordinance No. 2018-01 that do not meet the requirements of this chapter may continue to exist in their present form, and may be altered, including remodeled, reconstructed, or expanded, if such alteration complies with the provisions of this Section and all other applicable sections of this Chapter. Existing buildings that were legally built or vested prior to the effective date of Ordinance No. 2018-01 may be altered only one time within the lifetime of the structure and: • The expansion of the footprint is outside a landslide hazard area or landslide hazard area setback unless required for safety or seismic upgrades; • Any expansion of the footprint is located only within a critical area buffer. No expansion of the footprint is allowed within a wetland or fish and wildlife habitat conservation area; • Any expansion of the footprint within a critical aquifer recharge area is located outside the Native Vegetation Protection Area pursuant to BIMC 16.20.090.E. • Cantilevers over critical areas are not allowed; • The expansion of the footprint at ground level does not exceed 500 square feet; • Any expansion of the footprint is used only as indoor living space or to accommodate accessibility; • Any expansion of the footprint is no closer to the critical area than the existing footprint; and • If a building is harmed or destroyed by more than 50 percent of its square footage, the building must be reconstructed in compliance with the requirements of this Chapter.
General provisions – structures other than buildings	Existing property improvements other than buildings, including driveways, parking areas, yards and landscaped areas, play areas, storage areas, decks less than 5 feet in height, patios, and similar improvements that were legally established or vested prior to the effective date of Ordinance No. 2018-01 may be altered if: • Any alteration is in substantially the same location as the original property improvement; • Any expansion of the footprint is located only within the required buffer. No expansion of the footprint is allowed within the critical area itself and cantilevers over critical areas are not allowed; • Any expansion of the footprint is no closer to the critical area than the existing footprint; and • Any expansion of the footprint within a critical aquifer recharge area is located outside the Native Vegetation Protection Area pursuant to BIMC 16.20.090.E.

Existing Zoning Ordinance

Action	Regulations
General provisions – buildings	A nonconforming structure may remain and be used; provided, that: • Changes to the structure that would alter or increase the nonconformity are not permitted. • Any vertical or horizontal extension of a nonconforming wall must meet the applicable standards. • Adding to the footprint of a nonconforming structure is permitted as long as the addition meets the requirements of BIMC Title 18 (Zoning) • If moved, the structure shall be made to conform to regulations of this code • If a building is harmed or destroyed by more than 50 percent of its square footage, the building must be reconstructed in compliance with the requirements for the zone in which it is located
General provisions – structures other than buildings	Any structure other than a building that is damaged or removed to an extent that exceeds 50 percent of its square footage may be replaced or reconstructed in substantially the same location and of substantially the same design as the pre-damaged or pre-removed structure, if a complete application is submitted for any and all required construction permits within 180 days of the damage or removal.

CITY OF BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: March 2, 2018

To: Planning Commission

From: Jennifer Sutton, AICP
Senior Planner

Subject: Next Steps for Business Industrial Regulations

BACKGROUND

During the Comprehensive Plan update process, the City Council and the Planning Commission expressed concerns about the types of non-industrial, non-light manufacturing development that has occurred at the Sportsman Club Road Coppertop Business Park and which could otherwise be located in the Business/Industrial District (B/I), more specifically at the Day Road and SR 305 location, and the NE New Brooklyn Rd area.

To address such concerns, on September 27, 2016, the City Council approved interim Ordinance No. 2016-31 which imposed a limited moratorium, generally on business licenses building, and land use permits for new conditional uses, to provide an opportunity for the Council to study and consider this matter further and preserve future options. The 6-month moratorium expired on March 27, 2017. With the moratorium's expiration, the City Council concurred with City staff and the B/I business community that the mix of permitted and conditional uses could be reviewed and improved.

The moratorium was the beginning of a community conversation to allow for outreach to Business/Industrial business and property owners, and the wider business community. The City is held outreach meetings, beginning on March 14, 2017. Comments from these outreach meetings can be viewed on the City's website for that meeting date (see embedded hyperlink).

The City then held a town hall like meeting at City Hall on May 17, 2017, with property and business owners in the B/I zone, and prepared draft revisions to the permitted and conditional uses in the Business/Industrial district for that meeting (see attached) and reported back to the City Council on July 18, 2017. At that meeting, the City Council directed staff to continue to collaborate with the Business/Industrial community to amend the permitted/conditional uses and to add/modify use definitions for the B/I zone.

The City held a workshop on September 20, 2017 that solicited participation from the Business/Industrial community, and wider food/beverage/restaurant businesses on the Island. Information about the meeting identified several questions that the City wanted to use to focus the discussion. The workshop divided participants into groups based on B/I zoned areas -- Sportsman Club, Day Road, and New Brooklyn. The three groups then reported back to the whole group. The group then discussed questions related to craft food and beverage businesses.

The following overarching themes were expressed at the workshop:

1. Let the market and business owners decide where businesses can locate. Some businesses need the foot traffic to thrive, other businesses need sewer, and the City's zoning regulations can't account for all of the analysis that a business owner has to go through to choose a location.

2. The volume of professional services and healthcare business at Coppertop are working because of its location, and the City shouldn't eliminate those uses from possibly locating at Day Road or New Brooklyn. The group was not opposed to keeping them as conditional uses.

3. The craft food and beverage industry could grow substantially, and the City should recognize the opportunity, and develop regulations that don't inhibit that growth, such as limiting on-site sales of producers.

4. Coincidentally, all 3 B/I nodes are close to schools, and the city should continue to allow those recreation uses (e.g., karate, ballet, rock climbing) in those areas to reduce overall vehicle miles traveled.

At their October 3, 2017 meeting, the City Council confirmed by consensus that the Planning Department should move forward with an ordinance to clean up and clarify Business/Industrial uses and use definitions.

Next Steps

Attached to this packet are proposed changes to definitions and the permitted uses table. Also attached are the comments from the May and September public meetings, and relevant Comprehensive Plan Business/Industrial goals and policies.

The changes shown in this packet do not reflect any changes to the definitions or use table related to “healthcare facilities” or “professional services”. See number two above. In addition to discussing the revisions proposed, staff seeks guidance from the Planning Commission about the future of healthcare and professional services in the Business/Industrial zone. These changes agreed upon by the Planning Commission will eventually become an ordinance. Depending on Planning Commission feedback, staff will bring back additional information about design and use specific standards at the next opportunity (BIMC Chapter 18.15 and 18.09.030, respectively.

Bainbridge Island Municipal Code BIMC 18.36.030 *Definitions*
Current & Proposed Revisions Shown in ~~Strikeout~~/Underline Format

21. “Agricultural processing” means the commercial preparation and manufacturing of commodities such as wine or jam using crops or livestock raised primarily from island farms.

29. “Artist’s studio” means the workshop of an artist, writer, craftsperson, or photographer~~, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for portraits~~. An artist’s studio does not include a residence or living unit.

33. “Auto repair services” means the servicing of automobiles, including mechanical servicing and body work.

(NEW) “Boat building and boat repair facility” means a business involving the fabricating, manufacturing or repair of boats.

42. “Car wash, manual or automatic” means a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be: a single-unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

54. “Commercial moving and freight terminal” means a facility in which freight or goods are assembled for loading onto a vehicle for transfer to another location in return for a fee.

(NEW) Craft Food and Beverage: means the production and sale of ~~small-scale,~~ locally-produced food and beverage products. **NOTE: small-scale part of definition in Comprehensive Plan**

64. “Cultural facility” means a library, museum, art gallery, cultural center, community center (such as a community kitchen), convention center, exhibition hall, or meditation facility. “Cultural facility” does not include an artist studio.

66. “Day care center” means a building or structure in which an agency, person, or persons regularly provide care for 13 or more people in any 24-hour period and could include a public or private school.

NOTE: Educational Facilities definition revised in conjunction with revisions to indoor recreation definition & NEW definition for Vocational/Trade Instruction Facilities

78. “Educational facilities” means a public or private school or educational or training institution that offers a program of college, professional, environmental, preparatory, high school, middle school, junior high school, elementary, ~~or~~ kindergarten instruction, or preschool, or any combination of those facilities, ~~or any other program of trade, technical or artistic instruction (excluding single-day programs of instruction),~~ together with associated staff housing and/or conference facilities and other typical educational accessory uses.

207. Recreation Activities, Indoor. “Indoor recreation activities” means gymnasiums not accessory to an education institution, racket clubs, sports arenas, and similar uses. Martial arts, dance, yoga and other fitness classes are considered indoor recreation.

208. Recreation Activities, Outdoor. “Outdoor recreation activities” means golf courses, marinas, tennis courts, yacht clubs, athletic fields, swimming beaches, outdoor pools, and similar uses.

NEW **“Vocational/Trade Instruction Facilities**” means a school, especially one on a secondary level, that offers instruction and practical introductory experience in skilled trades such as mechanics, carpentry, plumbing, and construction.

85. “Equestrian facility” means a facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

95. “Food service establishment” means a building, or portion thereof, containing tables and/or booths, which is designed, intended and used for the indoor sales and consumption of food prepared on the premises, for employees of businesses within the development. The term “food service establishment” shall not include “restaurant,” “formula take-out food restaurant,” or “drive-through business.”

223. “Restaurant” means a restaurant or cafe (excluding formula take-out food restaurants) that sells prepared food or beverages and also offers accommodations for consuming the food or beverage on premises.
NOTE: “restaurant” definition provided for comparison only to “food service estb.”

101. “Governmental facility” means an institution operated by a federal, state, county, or city government, or special purpose districts.

105. “Group care facility” means a facility licensed by the state, that provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes or those suffering from the effects of drugs or alcohol; provided group care facilities shall not include day care centers, family day care homes, foster homes, schools, hospitals, jails, prisons, or health care facilities. This use also includes facilities that would meet the definition of a small group living facility except that they house more than six residents (not including caregivers).

113. “Health care facility” means a building or buildings used for human health care.

132. “Kennel” means a place where three or more adult domestic animals are kept commercially, generally overnight. A commercial kennel ~~is considered a professional service under this title and~~ is maintained to board, breed or treat the animals for profit and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, or animal foster home. An “outdoor kennel” is a kennel where the majority of the total area used for the business is out-of-doors, excluding parking areas.

155. “Manufacturing, light” means businesses located within a building and involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.

156. “Manufacturing, general” means any principally permitted use whose operations are predominantly out of doors rather than completely enclosed within a building. These uses include, but are not limited to, outdoor assembly businesses, equipment and vehicle yards, and outdoor recycling facilities.

157. “Manufacturing, small-scale” means a business that includes small-scale assembly, small-scale processing or other activities such as food processing, machine shops, wood shops, and electronic parts assembly; provided, that the use does not adversely impact the neighborhood through noise, odor, lighting, fire safety and transportation.

163. “Mobile retail food establishment” means a retail food establishment that is operated from a movable vehicle or other portable structure, and that routinely changes location, except that if the establishment operates from any one location for more than 30 consecutive days, the establishment is no longer a mobile retail food establishment. A mobile retail establishment shall not be considered a personal service.

191. “Park and ride facility/lot” means an area or structure intended to accommodate parked vehicles during normal commuting hours, usually 5:00 a.m. to 8:00 p.m., Monday through Friday, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Park and ride facilities shall be developed in accordance with BIMC 18.15.010, Landscaping and screening, and BIMC 18.15.020, Parking and loading.

192. Park and Ride Lot, Shared-Use. “Shared-use park and ride lot” means a parking lot or structure that was originally developed for a limited, nonresidential use, such as a church or theater, and serves the same function as a park and ride facility, subsection 191 of this section, but is restricted for use by commuters Monday through Friday only, usually from 5:00 a.m. to 8:00 p.m. A shared-use park and ride facility requires no expansion of existing parking area or number of stalls or any other development beyond maintenance, signage and striping normally conducted by Kitsap Transit for this purpose.

200. “Professional service” means a business or agency that provides services in an office environment and includes, but is not limited to, legal services, counseling services, real estate offices, financial services, insurance services, and government offices. Professional service does not include a health care clinic.

207. Recreation Activities, Indoor. “Indoor recreation activities” means gymnasiums not accessory to an education institution, racket clubs, sports arenas, and similar uses. Martial arts, dance, yoga and other fitness classes are considered indoor recreation.

208. Recreation Activities, Outdoor. “Outdoor recreation activities” means golf courses, marinas, tennis courts, yacht clubs, athletic fields, swimming beaches, outdoor pools, and similar uses.

217. “Recycling center” means a neighborhood or city-wide collection point for small refuse items, such as bottles and newspapers, located either in a container or a small structure.

221. “Religious facility” means a facility that operates for the advancement of a theological philosophy and the practices and rituals associated with the beliefs, faith, or creed of a church, religious society, congregation, or religious denomination, when such practices or rituals are legal.

222. “Research and development” means businesses that include, but are not limited to, laboratories for scientific research testing and experimental development that can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

227. “Self-service storage facility” means an establishment containing separate storage spaces that are leased or rented as individual units for the storage of household or business goods. The facility may contain manager living quarters and an office.

237. “Small wind energy generator” means a wind energy generator designed to generate no more than 10 kilowatts of energy.

257. “Transport and delivery services” means a use for the transport and delivery of goods, people, and services. These uses include, but are not limited to, taxi services, Meals-on-Wheels-type food delivery services, cleaning services, visiting health care services, and similar uses that involve frequent trips by motor vehicles to provide services. This use does not include uses where the delivery is secondary and incidental to a primary service delivered on site, such as restaurant delivery services.

262.a. “Utility, primary” means facilities that produce, transmit, carry, store, distribute, or process electric power, gas, water, sewage, or information and do not meet the definition of an accessory utility. Primary utilities include solid waste handling and disposal facilities, wastewater treatment facilities, utility lines, electrical power generating or transfer facilities, radio cellular telephone and microwave towers, and gas distribution and storage facilities.

265. “Veterinarian clinic” means a building or buildings used for animal or pet health care, including animal or pet boarding as part of that animal or pet health care. A veterinary clinic may include the incidental boarding of animals or pets undergoing treatment.

268. “Warehouse” means an establishment involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pick-ups. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

270. “Wireless communication facility” means an unstaffed facility for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas (e.g., omni-directional, panel/directional or parabolic) and related equipment.

Proposal to Modify BUSINESS/INDUSTRIAL DISTRICT: *PERMITTED* & *CONDITIONAL* USES (BIMC Chapter 18.09)

Proposed New Uses & Uses Suggested for ~~Deletion~~ (would become "Not Permitted")

PERMITTED USES	*CONDITIONAL USES*
Agricultural Processing	**Car Wash Facility**
Artist Studio	**Commercial Moving/Freight Terminal**
Auto Repair Services	**~~Cultural Facility~~**
Boat Building & Boat Repair	**~~Educational Facility (K-12)~~**
Craft Food and Beverage (Make "P" in MUTC/HS & NC Districts)	**General Manufacturing**
~~Day Care Center~~ (Note:Make "P" in some residential zones)	**Governmental Facility**
~~Educational Facility (Trade, Karate, etc.)~~	**~~Group Care Facility~~**
Equestrian Facility~~(Make "P" in R-0.4, "C" in R-1 & R-2)~~	**Healthcare Facility**
Food Service Establishment	**~~Indoor Recreation~~**
Indoor Kennel	**~~Outdoor Kennel~~**
Indoor Recreation (add fitness classes i.e. karate to definition)	**~~Outdoor Recreation~~**
Light Manufacturing	**Park and Ride Lot**
Marijuana Related Uses (see 18.09.030.K)	**Professional Service**
Mobil Retail Food Establishment	**Recycling Center**
Primary Utility	**~~Religious Facility~~**
Research and Development	
Self-service Storage Facility	
Small Wind Energy General	
Small-scale Manufacturing	
Transport and Delivery Service	
Veterinarian Clinic/Office	
Vocational/Trade Instruction Facilities	
Warehouse	
Wireless Communication Facility	

NOTE: If an existing business is classified as a use that becomes "Not Permitted" then that business would become a "Nonconforming Use" as regulated by BIMC Section 18.30.020. The business would be able to continue to operate in place, but would not be allowed to expand.

Table 18.09.020 Use Table

"P" = Permitted Use	"A" = Accessory Use	Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties
"C" = Conditional Use	"CA" = Conditional Accessory Use	
Blank = Prohibited Use	"T" = Temporary Use	

ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
PRINCIPAL USES																				
AGRICULTURAL Note: Agricultural uses may be subject to additional requirements in BIMC 16.12.040.E, Forest Practices. All agricultural uses are subject to the critical area regulations in Chapter 16.20 BIMC. Agricultural uses are not allowed within the shoreline jurisdiction pursuant to Chapter 16.12 BIMC.																				
Agriculture, Animal	P	P	P	C	C	C	C										P			A-1
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P							P			A-2
Agriculture Research Facility	C	C	C																	A-3

"P" = Permitted Use	"A" = Accessory Use	Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties
"C" = Conditional Use	"CA" = Conditional Accessory Use	
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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Agricultural Processing																P		P		
RESIDENTIAL Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																				
Household Living																				
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			B-1
Single-Family Dwelling existing on April 15, 1996											P	P	P							B-1
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	P			B-2
Commercial/Residential Mixed Use Developments											P	P	P	P	P	P	P	P		B-3
Group Living																				

"P" = Permitted Use	"A" = Accessory Use	Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties
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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Foster Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P			
Small Group Living Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
~~Group Care Facility~~	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	P	~~C~~	C	
PUBLIC AND INSTITUTIONAL																				
Community and Educational Facilities																				
Educational Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	~~C~~	C	C-1
New: Vocational/Trade Instruction Facilities																		**P**		
Governmental Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	C	C	C-2
Religious Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C	C	P	C	~~C~~	C	C-3
Parks and Park-Related																				

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Note: Parks and park-related uses may be subject to additional requirements in BIMC 16.12.040.H, Recreational Development.																				
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C-4
Park, Active Recreation	P	P	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Park, Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
Recreation Activity, Indoor	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	~~C~~ P	P	
Recreation Activity, Outdoor	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	~~C~~	P	
Other Public and Institutional																				
Cemetery	C	C	C																	
Day Care Center	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	~~P~~		C-5
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C-6

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Health Care Facility	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	P	C		C-7
CULTURAL AND ENTERTAINMENT																				
Artist Studio											P	P	P	P	P	P	P	P		
Club	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			
Commercial Amusement											P	P	P	P	P	P	C			
Cultural Facility	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	~~C~~	C	
Entertainment Facility											P					P	C			
COMMERCIAL SALES AND SERVICE Note: Commercial Sales and Service uses may be subject to additional requirements in BIMC 16.12.040.D, Commercial Development.																				
Accommodation																				

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Bed and Breakfast (3+ bedrooms)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P			
Inn											P	P	P	P	P	P	P			
Hotel											C			C	C	P				D-1
Animal Sales and Service																				
Equestrian Facility	C																	P		
Kennel, Indoor	C																	P		
Kennel, Outdoor	C																	C		
Veterinarian Clinic or Office	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	P	C	P		
Food and Beverage																				
Formula Take-Out Restaurant																P				D-2

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Restaurant											P	P	P	P	P	P	P			
Food Service Establishment																		P		D-3
Mobile Retail Food Establishment											P	P	P	P	P	P	P	P	P	D-4
New: Craft Food and Beverage											**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		
Offices and Services																				
Personal Service											P	P	P	P	P	P	P			D-5
Professional Service											P	P	P	P	P	P	P	C		D-6
Retail																				
Commuter-Oriented Retail Sales															P					D-7
Open-Air Sales for Garden Supply	C	C	C														P			

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Retail Sales											P	P	P	P		P	P			D-8
PRIVATE MOTOR VEHICLE-RELATED Note: Private motor vehicle-related uses may be subject to additional requirements in BIMC 16.12.030.C.6, Transportation Facilities.																				
Auto Repair Services																C	C	**P**		E-1
Car Wash Facility, Manual or Automatic																C	C	C		
Commercial Parking Structure											C									
Commercial Parking, Surface											P			P						E-2
Ferry Commuter Parking											P			P	P					E-3
Gasoline Service Station																C	C			
Motor Vehicle Sales																C				E-4

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Noncommuter Ferry Parking														C						E-5
Park and Ride Facility/Lot	C	C	C													C	C	C	C	E-6
Park and Ride Lot, Shared Use	C	C	C	C	C	C	C	C	C	C						C	C	C	C	E-7
Small Engine Repair																C	C			
Transport and Delivery Service																P	C	P		E-8
Motor Vehicle-Related Services, Not Including Retail and Not Otherwise Listed																C				
UTILITY AND TELECOMMUNICATIONS Note: Utility and telecommunications uses may be subject to additional requirements in BIMC 16.12.030.C.7.																				
Monopole or Lattice Tower	P																	P		

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Small Wind Energy Generator	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P/C	P/C	P/C	F-1
Solar Panel	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utility, Primary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	F-2
Public Communications Tower	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	A	F-3
Wireless Communication Facilities, Facility I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, Facility II	P										P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, Facility III	P																	P	P	
INDUSTRIAL USES Note: Industrial uses may be subject to additional requirements in BIMC 16.12.040.F, Industrial Development.																				

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Manufacturing and Production																				
Manufacturing, Small-Scale																	C	P		
Manufacturing, Light																		P		
Manufacturing, General																		C		
Mining and Quarrying	C	C	C																	G-1
Research and Development																		P		
Waste and Salvage																				
Recycling Center	C	C									C				C		C	C		G-2
Waste Transfer Facility	C																			G-3
Warehouse and Freight Movement																				

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Commercial Moving and Freight Terminal																		C		
Self-Service Storage Facility																	C	P		G-4
Warehouse																		P		
Ferry- and Waterfront-Related Note: Ferry- and waterfront-related uses may be subject to additional requirements in BIMC 16.12.040.C, Boating Facilities; and 16.12.050.C, Overwater Structures.																				
Barge Moorage and Off-Load Ships																			C	H-1
Boat Building																		**P**	C	H-2
Boat Repair Facility																		**P**	P	H-3
Cross Harbor Passenger-Only Ferry Terminal and Associated Parking																			C	

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Dry Storage for Boats and Marine Equipment																			P	
Ferry Terminal and Associated Docks, Ramps, Walkways, Trails, Waiting Rooms, and Holding Areas															P					
Ferry Slips and Repair Facility																			P	H-4
Marine Rental and Sales																			P	
Marine Way																			C	
Pleasure and Commercial Vessel Moorage																			P	
Small Boat Haul-Out Facility																			P	
Water-Related Supply and Retail Sale																			P	

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
ACCESSORY USES																				
Accessory Agricultural Education	A	A	A	A	A	A	A										A			I-1
Accessory Agricultural Retail, Minor	A	A	A	A	A	A	A										A			I-2
Accessory Agricultural Retail, Major	CA	CA	CA	CA	CA	CA	CA										CA			I-3
Accessory Agricultural Special Event	A	A	A	A	A	A	A										A			I-4
Accessory Agricultural Tourism	A	A	A	A	A	A	A										A			
Accessory Composting Bin	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Dwelling Unit (outside shoreline jurisdiction)	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A			I-5
Accessory Dwelling Unit (within shoreline jurisdiction)	CA	CA	CA	CA	CA	CA	CA		CA	CA							CA			I-5

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Accessory Agricultural Processing and Livestock and Poultry Slaughtering	A	A	A	A	A	A	A										A		A	I-6
Accessory On-Site Treatment and Storage Facilities for Hazardous Wastes																	A	A	A	I-7
Accessory Outdoor Storage																	A	A	A	I-8
Accessory Rain Garden/Swale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Rainwater Harvesting Barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-9
Accessory Small Wind Energy Generator	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-10
Accessory Solar Panel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Uses to Agriculture (not otherwise listed)	A	A	A	A	A	A	A										A			

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Accessory Utilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-11
Bed and Breakfast (1 – 2 bedrooms)	A	A	A	A	A	A	A	A	A	A							A			
Minor Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			I-12
Major Home Occupations	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA			I-13
Nonagricultural Accessory Uses and Structures (not otherwise listed)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	I-14
TEMPORARY USES																				
Temporary Construction Building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-1
Temporary Container Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-2
Temporary Commercial Parking											T	T	T	T	T	T				J-3

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSRI and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					
Temporary Public Events or Gatherings	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		J-4
Temporary Ferry Commuter Parking											T			T	T					J-5
Temporary Noncommuter Parking															T					J-6
Temporary Seasonal Sales	T	T	T								T				T	T	T	T		J-7
Temporary Homeless Encampment	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	J-8
MARIJUANA-RELATED USES																				
Marijuana Retailer																		P		K
Marijuana Processor																		P		K
Marijuana Producer																		P		K
Collective Garden																				

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ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I	Use-Specific Standards BIMC 18.09.030
											CC	MA	EA	Gate	Ferry [1]					

[1] In the ferry terminal district, all development shall include at least 10 percent of landscaped or naturally vegetated open space. Parking may be located under the open space. Development south of Winslow Way shall include pedestrian walkways that connect to Winslow Way East and Olympic Drive Southeast, and/or that align with Cave Avenue and Ferncliff Avenue.

LAND USE ELEMENT

Policy LU 6.4

The industrial *designated centers* at Day Road and Sportsman Club are intended to augment the Winslow, Lynwood, Island Center and Rolling Bay *designated centers* and allow a diverse economy with business retention, growth and innovation on the Island.

BUSINESS/INDUSTRIAL

GOAL LU-10

Provide appropriate Business/Industrial (B/I) zoned land to create opportunities for new businesses and expansion of existing Island businesses for diversity of jobs and for low-impact industrial activity that contributes to well-paying and new employment opportunities, where traffic congestion, visual, and other impacts on the surrounding *neighborhood* can be minimized.

Policy LU 10.1

The Business/Industrial (B/I) District is for light manufacturing development as well as other uses that add to the diversity of economic activity on the Island.

Policy LU 10.2

New manufacturing businesses that plan to utilize toxic/hazardous substances must list these substances and quantities projected for annual usage and demonstrate compliance with all Federal, State and Kitsap Public Health District requirements for their handling. Development proposals are evaluated using performance standards for the B/I district. Uses of certain toxic/hazardous substances can disqualify the application from approval because of potential environmental impact, however the City would consider factors such as quantity used, adequacy of storage, containment, spill management and waste disposal plans in reviewing such a proposal.

Policy 10.3

Coordinate with the Bainbridge Island Fire Department when reviewing development proposals concerning hazardous materials.

Policy LU 10.4

Applications for development approval within the B/I district must show that adequate water, wastewater, transportation, fire and storm drainage services are available to serve the development.

Policy LU 10.5

Ensure the adequate monitoring and enforcement of hazardous material regulations.

Policy LU 10.6

Performance standards for the B/I district address odor, lighting, noise, vibration, signage, traffic volumes, ingress and egress, parking, delivery and loading areas, and pedestrian and vehicle circulation, to create safe, efficient, compatible conditions among a variety of on-site uses and to protect adjacent residential *neighborhoods*.

Policy LU 10.7

B/I uses must be visually screened year-round from adjacent non-industrial properties and roadways, especially scenic highway SR 305. The visual screening could be achieved through a combination of vegetation and building setback that would add depth to the buffer.

Policy LU 10.8

Discourage the inappropriate designation of isolated Business/Industrial Districts.

Policy LU 10.9

Isolated B/I activities are designated to reflect historical use and the designation shall not be expanded.

ECONOMIC ELEMENT

DIVERSIFIED ECONOMY

GOAL EC-1

Promote economic vitality, growth and stability.

Bainbridge Island has the opportunity to create a robust, resilient and durable economy by demonstrating early leadership and acknowledging the changes that will affect our economy. Planning for these changes and taking actions that support and encourage a local economy will help reduce community vulnerability to issues such as aging demographics, housing availability, transportation constraints, and *climate change*.

By providing enterprises that both serve and employ local residents, Bainbridge Island will be better able to withstand fluctuations in the larger regional economy. In addition, people who live and work in their community are available to invest time and money in their families, organizations, and community life. A key to a healthy, stable and vital economy is to create and undertake business opportunities that anticipate and respond to conditions that affect our community. This would include identifying emerging needs and markets so that Bainbridge Island businesses benefit from being on the leading edge of change.

Policy EC 1.1

Develop and maintain regulations that provide support for our community's businesses.

Policy EC 1.2

The city *should* embrace diverse and innovative business opportunities compatible with community values and develop programs to make Bainbridge Island an attractive location for those businesses.

Bainbridge Island is affected by regional, national, international and global environmental and economic trends and changes in the physical environment. While we cannot control global economic or environmental conditions we can support the local economy by providing *policy* direction and *land use infrastructure* to allow for and encourage robust economic activities that are prepared for and responsive to change.

Policy EC 1.3

Coordinate with local business groups to track commercial activity, identify trends and assess the economic health of the Island. Create an Economic Development Strategy to identify creative and appropriate ways for the City to encourage and stimulate business activity.

Policy EC 1.4

Support entrepreneurism by providing adequate *land use* designations in keeping with the character of the Island, while avoiding investment in sectors, activities, or *infrastructure* that will not remain viable in the foreseeable future.

Policy EC 1.5

In order to provide opportunities for business enterprise, adequate space must be provided for efficient use of existing developed areas near public transportation (e.g. ferry, bus service) and for growth that recognizes and protects the Island's valued natural amenities, its limits of land and water and the quality of its residential *neighborhoods*.

Policy EC 1.6

Coordinate with the business community and others to monitor the Island's business climate and make appropriate adjustments to the economic vitality strategy

Policy EC 3.6

Create opportunities to foster green technology and industries, such as energy, waste and information technology, which have the potential to create local, family wage jobs in our community at the same time we are protecting our natural beauty, environmental and economic health.

DEVELOPMENT IN *DESIGNATED CENTERS*

GOAL EC-6

As the city's *designated centers* evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.

Policy EC 6.1

Enhance the existing *designated centers* to help the Island economy prosper and provide a high quality of life, creating ancillary benefits such as decreasing pollution (including *greenhouse gas emissions*), protecting *open space*, and creating local family wage jobs.

Policy EC 6.2

Utilize urban design strategies and approaches to ensure that changes to the built environment are at a locally appropriate scale and enhance the Island's unique attributes, in recognition of the economic value of "sense of place."

Policy EC 6.3

Develop urban design strategies to ensure that the built environment is appropriate for present and future conditions, including the impacts of *climate change.*

Policy EC 6.4

Ensure the efficient flow of people, goods, services, and information in and throughout the Island with *infrastructure* investments, particularly within and connecting to *designated centers*, to anticipate the needs of the Island's businesses.

Policy EC 6.5

Promote emerging business sectors such as artisanal and small-scale producers, including *craft food and beverages*, as well as low-impact, specialty manufacturing, including software, electronics and green technology.

Policy EC 6.6

Preserve and enhance activities that feature Bainbridge Island's history of maritime, agricultural and artistic enterprises.

PUBLIC/PRIVATE PARTNERSHIPS

GOAL EC-7

Partner with local businesses and business associations on programs and projects to diversify and grow the City's economic make-up, reduce sales leakage, attract spending by visitors, enhance local employment, and increase municipal tax revenues to support local services.

Policy EC 7.1

Leverage technology assets, such as existing fiber connections, to support technology- based businesses and potentially to pursue new revenue streams.

Policy EC 7.2

Focus "buy local" community marketing on consumer spending segments in which there is significant "leakage" and also a strong possibility of recapturing spending.

Policy EC 7.3

Support and enhance social, cultural, artistic, nature based recreational and other learning activities for residents, workers and visitors.

Policy EC 7.6

Support and enhance the role of the *craft food and beverage* industry as attractions for residents and visitors alike.

BUSINESS/INDUSTRIAL

GOAL EC-15

The Business/Industrial (B/I) *land use* designation should provide space for job creating enterprises. Island based businesses provide the possibility of living and working in the community. It is the purpose of the B/I land use designations to provide opportunities for light industrial and other non-retail activities. The City should be prepared to respond to a changing marketplace and the business opportunities perceived by its citizens, when those opportunities require pre- existing infrastructure and well-designed accommodations in order to flourish.

Policy EC 15.1

Promote manufacturing and business/industrial employment as an important source of family wage jobs on Bainbridge Island.

Policy EC 15.2

New Business/Industrial (B/I) *land use* designations will be considered based on the following:

- Proximity to existing B/I.
- The total amount of and expected need for B/I-zoned land.
- Compliance with all *policies* in the Land Use Element.
- Reasonable proximity to SR 305.
- Availability of public sewer and water, *or* whether permitted uses might safely use wells and septic systems or other alternative systems that are approved by the Kitsap Public Health District.
- Consideration of pollution and *aquifer recharge* concerns.
- Adjacency to non-*residential land uses*.
- Minimal impact to resi*dential land uses*, *neighborhoods* and *open space*/conservancy and agriculture areas.

Policy EC 15.3

Conform Business/Industrial development to all Business/Industrial performance standards, the requirements of Site Plan and Design Review, and applicable design guidelines.

HIGH PRIORITY ACTIONS

EC Action #1 Adopt and maintain an Economic Development Strategy to coordinate public and private efforts to grow and sustain a healthy economy on the Island

EC Action #3 Assure that adequate parking is available to support businesses.

BUSINESS/INDUSTRIAL REGULATIONS MEETING

MAY 17, 2017

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Roger Katz – Island Craft	Thank council, staff, planning commission – for trying to broaden inclusiveness of permitted uses. Indoor recreation like Jazzercise – where can they exist if they aren't allowed in the B/I zone. Doesn't seem to be a conflict with industrial uses currently there – they're located in big buildings with parking. Reevaluate nonconforming use. Jennifer Sutton: Indoor recreation requires bigger spaces to operate. We would like to move this from conditional to permitted use. The educational facility category is broad - at the very least, we should split it into smaller categories. Gary Christensen: The process to move from nonconforming use to conditional use is very costly. We should either allow or not allow a use.
Elliott Green – Island Craft	I have a photography studio. The city now identifies this as a permitted use. There is an oversight in the code, "workshop of a photographer is ok but the public can't come in for instruction and people can't sit for photos." Please correct.
Tony Puma– Island Craft	Business/Industrial zoning began as a way to isolate business activities. In part that was to protect some uses from high rent. As uses change the rent structure changes. The island needs a place where folks can make noise while they create their work. The city needs to investigate the nature of uses as well as their impacts. The problem with a list is if an activity is not on the list, it's not allowed. It would be better to have an overall description of business intent and characterization - not just a list of good and bad. I am more comfortable with a definition than a list. Gary Christensen: Most uses would have a definition associated with them.
Tony Puma – Island Craft	The absurdity of not allowing Elliot (Green) to do portraits is crazy. Someone who wrote this didn't look at bigger picture. Gary Christensen: A community involved process will help staff create a list.

STAFF RESPONSE OR COMMENT

BUSINESS/INDUSTRIAL REGULATIONS MEETING

MAY 17, 2017

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Juliette LeDorze – IOS Ranch	I don't want a list, I would prefer a description with examples of what types of occupations fit those descriptions. Bainbridge today isn't the same as it was years ago. Our future is more Coppertop Business Park-like. Winslow has high rent and their bathrooms, for example, are not as nice as those at Coppertop. We own a commercial equestrian facility designed in 2011 - built to be sustainable. We own 2 semi-trucks and tractors to handle hay. It looks industrial, it is not a mom and pop farm. Please make a list of descriptions. If you allow too much retail, it will drive up the rent. Please help.
Mary Copeland – Mavericks Baseball	Our future is our children and it's because of children that families move here. We need to keep the kids occupied with healthy activities. The school district has sports that occupy their fields. Where can the kids go?
Doug Nelson – Coppertop Park	When they originally built Coppertop Park, the intent was for it to be occupied by Business/Industrial businesses. Now, 24 out of 38 businesses would be considered nonconforming. As much commerce is happening there as at a neighborhood service center. Businesses like access, sewer, location, parking, and the ease of transporting kids in and out. I am concerned with the list, it would change the vibrancy that the community enjoys. We have lower rents and larger spaces which is attractive for businesses that may not exist otherwise. Gary Christensen: These 3 areas are not alike. Coppertop has sewer and parking, other areas don't. Should Coppertop be designated differently than the other two?
Steve Rabago – Day Road Industrial Park	With respect to Coppertop, it is a neighborhood service center – it's evolved that way naturally. The other areas are also services centers though, with businesses that support employees with food, medical, etc. I don't like the list. Businesses outside of Winslow have to go *somewhere*. I like the idea of working collaboratively with the city to address this issue.

STAFF RESPONSE OR COMMENT

BUSINESS/INDUSTRIAL REGULATIONS MEETING

MAY 17, 2017

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Joseph Lacko – Day Road Business Park	The city crossed professional services off the list. I am planning on moving offices from California to Bainbridge and I'd like to have them at the business park. But I'd have to argue with the city to allow that use in my own business park.
Jackie Chipman - Citizen	I want all conditional uses crossed off and businesses allowed to operate like they do at Coppertop. Sorry staff, it's more work for you to work this way. Be more openminded.
Terry McGuire - Day Road Property Owner	I echo Jackie Chipman's statement. Eliminate conditional uses and review businesses on a case by case basis and include public comment.
Mary Copeland – Mavericks Baseball Juliette LeDorze – IOS Ranch	Copeland: Equestrian use is exactly what I'm talking about. Kids have an opportunity to express themselves through these kinds of activities. Why is this use crossed of the list? LeDorze: I provide a farm for horses to exercise and train. People can still keep horses on their smaller properties but take them to my larger place to exercise. My farm helps maintain the rural character of the island.
Joseph Lacko – Day Road Business Park	We have to respect what the city is trying to accomplish. Look to Silverdale as an example of what happens when you allow everything to happen. There's value in what we are doing here but we have to strike a balance. Oversight helps things from being messy. I appreciate the changes the city's made to the list so far. Gary Christensen: It will require time and investment to organize these zones. This is not the final list. The city does want to discourage incompatible uses and prevent conflicts between business and residential areas.
Val Tollefson – City Councilmember	It seems by the comments today that performance based evaluation would address these concerns. I would be interested to know what folk think about the consequences of not changing the zoning at all until the city figures the process out.

STAFF RESPONSE OR COMMENT

BUSINESS/INDUSTRIAL REGULATIONS MEETING

MAY 17, 2017

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Tony Puma – Island Craft	You are making the economics more difficult by mixing both Industrial and Business zones together. They each have different needs. Spread the words apart and have performance standards for each. Gary Christensen: We need to be more resilient and have a community conversation about what we want to see going forward. Meeting standards and criteria instead of identifying uses defines Performance Based zoning. There is greater flexibility and discretion in terms of standards.
Jon Quitslund – Planning Commissioner	Traffic impact is a major issue with projects that come before the Planning Commission. Would traffic impact be a factor in performance based zoning? Gary Christensen: Yes. Those projects would still go through a process to confirm compatibility.
Doug Nelson – Coppertop Park	The market dictates if a business is compatible - some businesses have moved back to Winslow to get the traffic flow required for their success. They have 250 spaces for parking now. If parking is a part of performance based zoning, he'd be supportive.
Joseph Lacko – Day Road Business Park	I'm concerned with performance based zoning. I'm on a septic system. I might be required to confirm to new standards. Although this sounds good, it may bite us in the end. Gary Christensen: Performance based zoning would require a work plan to organize the process.
Kelly Muldrow/Commercial Real Estate Broker	I like performance based standards because they align with how the market behaves.

STAFF RESPONSE OR COMMENT

BUSINESS/INDUSTRIAL REGULATIONS MEETING

MAY 17, 2017

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Roger Katz – Island Craft	Time-wise, what would we be buying into if we changed to performance based zoning? Gary Christensen: The next steps would include taking these discussions to city council and telling them what we've heard and getting their feedback. This program would have to balance with other programs the city is already working on. Council would provide direction.
Juliette LeDorze – IOS Ranch	Going back to list - if we kept status quo, would it be list without the highlights. Is there an interim option to use the highlighted list? Gary Christensen and Jennifer Sutton: Yes.
Steve Rabago – Day Road Industrial Park	I like the idea of a community workshop. It would work well if all the stakeholders worked through definitions. There would already be buy in before the program went before the Planning Commission and City Council.
Susan Goodwin - Day Road property owner	I hope we aren't having a moratorium while zoning is considered.
James Buskirk – Island Craft	Small contractors, such as HVAC businesses - their use is not on either list, is this deliberate? Jennifer Sutton: The definition of light manufacturing is broad. Contractors would be ok.
Doug Nelson – Coppertop Park	I am in favor of a workshop. Performance based standards would reduce anxiety of where your business falls on a list. The moratorium pit business owners against each other. Don't do that again. Work to come up with proper zoning. Gary Christensen: There's no further discussion about putting a moratorium in place. Not on the table.

STAFF RESPONSE OR COMMENT

COMMENTER OR BUSINESS NAME	COMMENTS/QUESTION
Rex Oliver – Chamber of Commerce	There has to be a list to use a starting point. There must be a way to include exceptions. The economy has taken a drastic turn in the last few years, the word "retail" should be thrown out. "Retail' doesn't exist in its former form. It's a bad definition. We should have a workshop and participants should be the folks who would be affected. The workshop must take place when it's convenient for the participants, not just employees or city council. Jennifer Sutton: Is morning a good time for meeting? (many hands go up) Rex Oliver: Why not offer morning and evening meetings? Kelly Stickney: I will email Listserv and ask for input on meeting times.
Chuck Everett - Bainbridge Brewing	Thanks to the city for having this discussion. We need to preserve business industrial space so we have room to grow. We are looking to the future, what will our business look like? Coppertop has been a great success, it is a neighborhood service center and is possibly a separate issue. It's not like Day Road Industrial Park.
Jon Quitslund – Planning Commission	Each zone is distinct and so are neighborhood centers. We have a lot of work to do for Island Center for example. Points have been made that Coppertop is a lot like a neighborhood service center. I think performance based thinking is important.
Mary Copeland – Mavericks Baseball	Can the city use technology to reach out to people? Have online meetings where people can participate from offices. Can they receive information electronically? Gary Christensen: We will look at a number of tools for future meetings.
Meeting ended at 9:55 a.m.	

STAFF RESPONSE OR COMMENT

BUSINESS/INDUSTRIAL REGULATIONS MEETING

SEPTEMBER 20, 2017

Table: New Brooklyn B/I Area
Small group of people at top of hill with similar businesses agreed that COBI had an obligation to balance commercial, residential and recreational areas. COBI should be more in line with protecting the line of businesses they are in because it helps define the Island and should attract more businesses. There should be supporting infrastructure to encourage business development. COBI has not necessarily been supporting with the type of permitting codes and should create some that are more helpful and encouraging of businesses. Not opposed to youth programs in their zone. Rather than restricting certain areas from being in certain areas, encourage and support more businesses to be in the area. Have the City be supportive with infrastructure and codes that fit what they do.
Table: Sportsman Club B/I Area
High foot traffic – definition of what constitutes this? Designation is already pedestrian. Multi trip destination. How should the Island plan for expansion and other business uses. Why should change occur when current mix is working? No visibility into what businesses are trying to get permits and access that necessitated change. Referenced previous meeting and the idea of grandfathering in was confusing. Why would you limit growth 20 years down the line? Healthcare, professional based inquiries. Need entrepreneurial space for people to develop and grow their businesses. Why is this more of a push on to property owners and tenants. Tenants should be providing input to owners who speak with City. Seems like this is a backward process. Something about school. Businesses that serve children can have risks mitigated. Do not limit child services. Natural symbiosis that occurs since near schools. Great functioning facilities in Coppertop that would take a long time to develop now.

Table: Day Road B/I Area
Not necessary to have high foot traffic. Type of businesses should be determined between landlord and tenant as long as appropriate infrastructure is available. Offices, etc., should be determined by landlord and tenant. Child services should be allowed with special needs worked out between landlord and tenant. Rather than exclude businesses, include everything. COBI support would include infrastructure and expediting permit applications. Incentivize desireable uses that would bring businesses wanted on the Island. Use zone as incubator zone. If business wants to be there and has the appropriate facilities, parking, etc., it should be allowed.
All Groups: Craft Food and Beverage Discussion
Permitting in B/I zones hinges upon retail factor. Unique situation being in middle of island. Hoping to see uses opened up and defined and allowed to have retail option at front of production.
Would like to see these businesses in Rolling Bay. It would be a great addition to that area.
Supported idea of a specific craft/food beverage category if going to stick to a list of B/I acceptable businesses. Would like to see businesses grow instead of being restricted. Would like to see clear definition of craft/food businesses. Felt Infrastructure was the problem, not zoning. Wanted to see COBI support this industry.
Loved Coppertop but would love to see a distillery getting big enough to move into the higher priced downtown area. If room and infrastructure was available, craft/food industries should be allowed. Spoke against the wineries only being allowed to open to customers two weekends a month. The City needed to want to support these businesses and have code that supports them. Felt entrepreneurs did not have a voice on council.
Signage no allowed on street; finds this has a broader applicability to businesses. Would like to see more signs allowed. Someone else stated they didn't see the City enforcing sign code, so people should just put their signs up anyway.

BUSINESS/INDUSTRIAL REGULATIONS MEETING

SEPTEMBER 20, 2017

COBI needs to define what size businesses are and treat them accordingly. Felt Traffic Impact fees are not fair because they do not take into account the business size. Wastewater fees are really high also. Felt there needed to be some common sense used by COBI. Felt if black and white, define more and better. If going to be gray rules, then be a little more flexible in permitting.
Should not do away with studio tours.
Wanted to further discussion on Rolling Bay, Lynwood Center, etc. Lots of traffic downtown but also felt that there should be opportunity in B/I centers.
COBI support with sidewalk on north side of New Brooklyn.
Energy and focus should be on small craft food and beverage businesses.
Transportation from ferry to help support B/I areas like Day Road, New Brooklyn, and other business hubs.