



ISLAND CENTER SUBAREA PLANNING  
STEERING COMMITTEE SPECIAL MEETING  
WEDNESDAY, DECEMBER 19, 2018  
\*\*7:00-8:30 PM  
CITY HALL  
COUNCIL CONFERENCE ROOM  
280 MADISON AVENUE N  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

\*\*Please note different meeting location and later start time.

- |         |                                                                                     |
|---------|-------------------------------------------------------------------------------------|
| 7:00 PM | Call to Order, Agenda Review, Conflict Disclosure                                   |
| 7:05 PM | Review and Approve Minutes<br>November 20, 2018<br>December 5, 2018                 |
| 7:10 PM | Review DRAFT Goals from 12/5 Meeting                                                |
| 8:15 PM | Discuss 2019 Meetings Location                                                      |
| 8:20 PM | Discuss Agenda for Next Regular Meetings<br>January 16 (No meeting January 2, 2018) |
| 8:25 PM | Public Comment                                                                      |
| 8:30 PM | Adjourn                                                                             |

***\*\*TIMES ARE ESTIMATES\*\****

Public comment will be taken after each agenda item is completed. Public comment time at meeting may be limited to allow time for Committee members to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at [pcd@bainbridgewa.gov](mailto: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](mailto:jrasely@bainbridgewa.gov)**

REVIEW AND APPROVAL OF MEETING AGENDA  
REVIEW EXISTING CONDITIONS MATERIALS  
DEVELOPING GOALS FOR ISLAND CENTER  
CITY ETHICS PROGRAM TRAINING  
PUBLIC COMMENT  
NEXT STEPS, DISCUSS AGENDA FOR 12/5 MEETING  
ADJOURN

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**REVIEW AND APPROVAL OF MEETING AGENDA:**

Chair Maradel Gale called the meeting to order at 6:30pm. Committee members in attendance were Michael Loverich, Asaph Glosser, Mark Tierman, Sam Marshall, and John Decker. Micah Strom, Michael Killion (Planning Commission), Jane Rein (Design Review Board), Donna Harui and Scott Anderson were absent and excused. City staff present were Jennifer Sutton Senior Planner and Carla Lundgren Administrative Specialist who recorded and prepared the minutes.

No conflicts of interest were disclosed.

**REVIEW EXISTING CONDITIONS MATERIALS**

John Owen and Easton – Makers Architecture and Urban Design  
(Discussion/Presentation Only)

**PUBLIC COMMENT**

**Catherine Purves (citizen)** - Referred to page 18 of the draft report, spoke to clarify that it is commuter traffic from High School Rd to Fletcher Bay Road and not just a “freight corridor” as referred to in the draft report.

**DEVELOPING GOALS FOR ISLAND CENTER**

Introduction by John Owen, Makers Architecture and Urban Design

This agenda item was postponed to the 12/05 meeting due to time constraints. The committee members were asked to review the planning goal section of this report and discuss at the 12/05 meeting.

**CITY ETHICS PROGRAM TRAINING**

Scott Wilder, Chair, City Ethics Board  
(Presentation Only)

**NEXT STEPS, DISCUSS AGENDA FOR 12/05 MEETING**

- Developing Goals for Island Center – Focus on Planning Goals
- Elect a Vice Chair

**ADJOURN**

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Call to Order (Attendance, Agenda, Ethics)  
Review & Approve Minutes – November 7, 2018  
Discussion: Setting Goals  
Review Existing Conditions Material  
Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2  
Public Comment  
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Maradel Gale called the meeting to order at 6:35 PM. Members in attendance were Micah Strom, Scott Anderson, John Decker, Asaph Glosser and Mark Tiernan. Donna Harui and Michael Loverich were absent and excused. Jane Rein (Design Review Board) was present. Sarah Blossom (City Council) and Michael Killion (Planning Commission) were absent and excused. City Staff present were Planning Director Gary Christensen, Engineering Manager Mike Michael, Long Range Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes.

The agenda was reviewed. There were not any changes in status.

**Review & Approve Minutes – November 7, 2018**

**Motion:** Motion to accept the minutes as presented.

**Anderson/Strom:** Passed unanimously

**Discussion: Setting Goals**

City Consultant John Owen (Makers Architecture and Urban Design, LLP) facilitated the discussion/setting of goals. The phrase “A diverse design aesthetic that is consistent with the historical nature of the community,” was coined to describe the overarching desired development style for the Island Center area.

**Public Comment**

**Lisa Neal, Citizen** – Spoke about affordable housing and that the community was pretty clear that was not a high priority and thought the Steering Committee needed to be very specific about what they were looking for or they would end up with high-density condos, which she felt the community did not want.

**Discuss Agenda & Dates for Upcoming Regular Meetings: December 19 and January 2**

December 19, 2018 - Review clean copy of the goals developed at this meeting.

The Steering Committee elected Micah Strom to Vice-Chair.

**Adjourn**

The meeting adjourned at 8:23 PM.

ISLAND CENTER SUBAREA PLAN *DRAFT* GOALS FROM 12/5 STEERING COMMITTEE MEETING:

| TOPIC AREA       | EXISTING CONDITIONS ISSUE                                                                                                                              | PLANNING GOAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | STRATEGY/ACTION |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| PLACE/IDENTITY   | <div><div>1. Island Center does not have a central destination or focal point.</div><div>2. People value Island Center’s “rural” ambience.</div></div> | <div><div>1. Enhance the sense of community at Island Center and make it a place where people want to meet and spend time.</div><div>2. Recognize and encourage continued agricultural and horticultural uses.</div><div>3. Link and celebrate the parks open spaces, services and attractions in and near Island Center</div><div>4. Ensure that new development reinforces Island Center’s physical character and social connections.</div><div>5. For built elements, incorporate the Center’s existing and historic character, which features a diverse mix of small-scale buildings. OR</div><div>6. Foster a diverse design aesthetic that captures and honors the historical nature of this Island Center community</div><div>7. Enhance the Center’s natural environment and landscape character, which is an important part of its aesthetic character.</div></div> |                 |
| BUSINESS/ECONOMY | <div><div>1. Parking is challenging for businesses</div><div>2. Island Center residents travel to Winslow for most services</div></div>                | <div><div>1. Recognize the importance of the existing business community and help it thrive and diversify.</div><div>2. Encourage the creation of new, independent, economically and environmentally sustainable businesses that benefit the community and are appropriate in scope, size, and design.</div><div>3. Integrate higher density housing for moderate income and workforce residents, provided that the increased density is accompanied by a public benefit.</div></div>                                                                                                                                                                                                                                                                                                                                                                                        |                 |



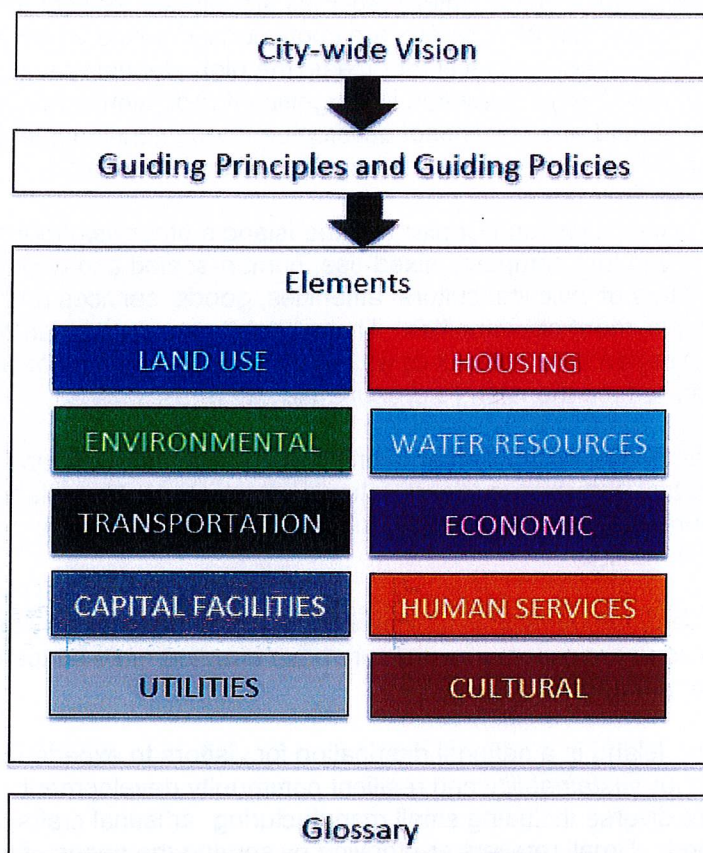
| TOPIC AREA     | EXISTING CONDTIONS ISSUE                                                                                                                                                                                                                                                                                                                                                             | PLANNING GOAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | STRATEGY/ACTION                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| TRANSPORTATION | <ol style="list-style-type: none"><li>1. There is heavy traffic on Miller Rd and New Brooklyn Rd.</li><li>2. Miller Rd is used as a way to avoid congestion on 305</li><li>3. Pedestrians and bikes lack safe and connected routes.</li><li>4. Island Center is served by a transit line with high ridership.</li></ol>                                                              | <ol style="list-style-type: none"><li>1. Improve mobility, circulation, and safety for all transportation modes through:<ol style="list-style-type: none"><li>a. Minimizing the traffic congestion, caused by new development, especially at Miller Road and New Brooklyn Road</li><li>b. Adding pedestrian walkways and bicycle lanes where appropriate.</li><li>c. Integrate “Traffic Calming” into roadway design (that is, slowing traffic at appropriate locations to improve safety and comfort.)</li><li>d. Improving service and comfort for transit riders.</li></ol></li></ol>                                                                                                                                                                                                                                                                                                              | <ol style="list-style-type: none"><li>1. Add shelters for bus riders</li></ol> |
| ENVIRONMENT    | <ol style="list-style-type: none"><li>1. Fletcher Bay water quality impacted by stormwater sediment and wastewater septic systems</li><li>2. There is no public access point at Fletcher Bay</li><li>3. Private wells experience problems</li><li>4. Residents of the general study area favor keeping density in Winslow and not changing the atmosphere of Island Center</li></ol> | <ol style="list-style-type: none"><li>1. Preserve, protect, and restore natural features, including salt water bodies, shorelines, stream corridors, open spaces and stands of mature trees.</li><li>2. Provide better visual and public access to and between Fletcher Bay, the Grand Forest and other local open spaces and attractions.</li><li>3. Protect watershed viability and surface and groundwater, including aquifer recharge, and take steps to ensure that water quality and natural shoreline conditions on Fletcher Bay are maintained, if not improved.</li><li>4. Recognize and protect wildlife and fish</li><li>5. Ensure that development minimizes and mitigates significant impacts, including impacts to the watershed’s natural systems (so there is no net loss of ecological function) and increases in air, noise, and light pollution (impacts to dark skies).</li></ol> |                                                                                |

Fig. IN-5 Comprehensive Plan

The *GMA* requires that a *comprehensive plan* include five "mandatory" elements: Land Use, Housing, Transportation, Capital Facilities, and Utilities. The *GMA* gives specific direction about what information and local policy decisions must be contained in each of these mandatory elements. This Plan includes all the mandatory elements and sets forth the City's preferred policies in each.

Cities are authorized to adopt additional "optional" elements. This Plan includes five optional elements: Environmental, Water Resources, Economic, Human Services and Cultural.

The ten Elements in this Plan each contain three distinct components: a *Vision Statement*, *Goals and Policies*, and a list of prioritized *Implementing Actions*. Terms that are defined in this Plan's glossary are italicized.



## BAINBRIDGE ISLAND VISION 2036

Bainbridge Island's people reflect a range of ages, ethnicities, household sizes, livelihoods and personal aspirations – we are 28,660 individuals who share a strong sense of community and a commitment to environmental stewardship. We respect this legacy of the generations that came before, beginning with the Island's indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies.

Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, service employees and retirees. We are an optimistic, forward-looking and welcoming people – open to new ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. There is no word for exclusion in Lushootseed, the language of the first peoples of Puget Sound.

Our success at balancing the inter-dependent goals of environmental stewardship, economic development and the needs of our people is evident in the many ways we have



accommodated growth, addressed the impacts of *climate change* and conserved our environment.

Bainbridge Island's water resources are climate resilient and are able to sustain all forms of life on the Island. *Aquifers* are continuously monitored and managed to maintain our supply of fresh water at a level that meets the high standards for drinking. Education on water conservation has resulted in a significant reduction in the average water consumption per household and *low impact development* techniques applied to all land uses and redevelopment helps to recharge the Island's *aquifers*.

Winslow, Lynwood Center and the Island's other *neighborhood centers* have gracefully evolved into compact, mixed-use, human-scaled and walkable places. They are the thriving centers of civic life, cultural amenities, goods, services and a wide range of housing and employment opportunities. These centers are pedestrian districts, linked to each other and the region by a network of walkways, bicycle trails and *transit* that promote healthy lifestyles and reduce the Island's *greenhouse gas emissions*.

Bainbridge Island's other taxing districts, Bainbridge Island Metropolitan Park & Recreation District, Bainbridge Island School District, Bainbridge Island Fire District and Kitsap Regional Library through Bainbridge Public Library all play significant roles in making this a healthy community.

*Affordable housing* is available for much of the local service sector workforce. Improvements in communication infrastructure have enabled more successful local enterprises, including home-based business.

The Island is a national destination for visitors to experience artistic excellence and learn about *sustainability* and resilient community development. Local employment opportunities are diverse including small manufacturing, artisanal crafts, high tech, e-commerce, arts and food. Small retailers are thriving by serving the needs of local residents as well as visitors. A robust non-profit sector strengthens *social capital* while providing services and employment opportunities.

Outside of the *designated centers* the predominant land use pattern is lower density with lower building heights which minimizes the footprint of the built environment and maximizes the protection of tree canopy, *aquifers*, surface waters and *fish and wildlife habitat*. The Island's broad conservation landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures and a housing stock that has become more compact, energy-efficient and well-integrated into the landscape.

*Agriculture* is a thriving part of the Island's economy. All City-owned agricultural land is under cultivation and produces seasonal foods for local consumption. The number of *farms* on private acreage has increased and is supplementing the local food supply. Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high *level of service*. All residents have reliable electric power, telecommunication services to meet their needs, potable water, solid waste and recycling services, and storm water facilities that prevent flooding and erosion while eliminating pollutants before the water enters Puget Sound.

The good will, imagination and pragmatism of our citizens foster an environment in which we engage with, listen to, and learn from one another. Bainbridge Island functions as a caring



community that provides human services where needed to maintain the well-being of all its members, where every person feels connected to the community and where each individual has opportunities.

Community cultural planning sets direction for integrating the arts, humanities and history with urban design, economic development, education and other initiatives that nurture the quality of life on Bainbridge Island.

Artistic creativity and humanistic inquiry advance other community goals such as economic vitality, quality education, and community planning and design. Investments in the arts and humanities are investments in the growth of the community, enriching the lives of its residents and making Bainbridge Island a better place to live.

## GUIDING PRINCIPLES

While the *Vision* describes a preferred future outcome for Bainbridge Island, the *Guiding Principles* and associated Guiding Policies provide the *policy* direction needed to navigate toward that desired future.

### Guiding Principle #1

**Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, *farms*, marine views and access, and scenic and winding roads supporting all forms of transportation.**

#### Guiding Policy 1.1

Develop an island-wide conservation strategy to identify and apply effective methods to preserve the natural and scenic qualities that make the Island a special place, including better protection for the shoreline, trees, soils, native plants, and *farms*.

#### Guiding Policy 1.2

Accommodate new growth in *designated centers* that meet the Island's identified needs for housing, goods, services and jobs while respecting conservation and environmental protection priorities.

#### Guiding Policy 1.3

The built environment represents an important element of the Island's special character. Improve the quality of new development through a review process that implements the community *vision* and supports long-term goals for the preservation of the Island's special character.

### Guiding Principle #2

**Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.**

**Guiding Policy 2.1**

Manage the water resources of Bainbridge Island for the present and the future, recognizing that the Island's finite *groundwater* resources [*aquifers*] are the sole source of our residents' water supply and are critical perennial sources for our surface waters and the ecosystems they support.

**Guiding Policy 2.2**

As part of long-range land use planning, consider the impacts of future development to the quality and quantity of water that will be available to future Islanders and to the natural environment. Maintain sustainable *groundwater* withdrawal, protect aquifer recharge areas, guard against seawater intrusion and prevent adverse impacts to water quality from surface pollution.

**Guiding Policy 2.3**

Preserve and protect the ecological functions and values of the Island's *aquatic resources*.

**Guiding Policy 2.4**

Anticipate and prepare for the consequences of *climate change* on our *aquatic resources*. These changes include sea level rise, altered precipitation patterns, as well as any other changes in climate and community response to climate in order to ensure ample quality, quantity and seasonal integrity of surface water and *groundwater* for the Island's people and ecosystems.

**Guiding Policy 2.5**

Create a Bainbridge Island surface and *groundwater* management plan for the purpose of maintaining the long-term health of our fresh water *aquifers* and surface waters.

**Guiding Policy 2.6**

Recognize the importance of our water resources to present and future generations of Bainbridge Islanders, and apply the *precautionary principle*.

**Guiding Policy 2.7**

Recognize the water resource needs of *farms*, home gardens and domestic landscapes and support planning and conservation practices that ensure the sustainable use of our Island's finite *groundwater* resources.

**Guiding Principle #3**

**Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.**

**Guiding Policy 3.1**

Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create *affordable housing*.



**Guiding Policy 3.2**

Make budget decisions that adequately consider the well-being of all Island residents with the goal of providing opportunities to be contributing members of the community.

**Guiding Policy 3.3**

Support, protect and enhance the value of the arts and humanities as essential to education, quality of life, economic vitality, the broadening of mind and spirit, and as treasure in trust for our descendants.

**Guiding Principle #4**

**Consider the costs and benefits to Island residents and property owners in making *land use* decisions.**

**Guiding Policy 4.1**

Respect private property rights protected by the State and U.S. Constitutions.

**Guiding Policy 4.2**

Recognize that private property rights are not absolute but must be balanced with necessary and reasonable regulation to protect the public health, safety and welfare.

**Guiding Principle #5**

**The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.**

**Guiding Policy 5.1**

Regulate all development on the Island consistent with the long-term health and carrying capacity of its natural systems.

**Guiding Policy 5.2**

Recognize that the sustainable use of the Island's finite land base is served by *green building* practices.

**Guiding Policy 5.3**

Preserve and enhance the Island's natural systems, natural beauty and environmental quality.

**Guiding Policy 5.4**

Protect and enhance wildlife, fish resources and natural ecosystems on Bainbridge Island.

**Guiding Policy 5.5**

Recognize and protect the Usual and Accustomed fishing areas of neighboring Tribes.

## Guiding Principle #6

Nurture Bainbridge Island as a *sustainable community* by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

### Guiding Policy 6.1

Promote environmental *sustainability* by supplementing the State's mandated 20-year plan horizon with a horizon of one hundred years in order to recognize the longer-term life cycles of natural systems. Tailor *green building* practices and public *infrastructure* investments to be in line with this longer-term perspective.

### Guiding Policy 6.2

Promote an equitable social environment on the Island by addressing basic human needs including *affordable housing*, personal health and safety, mobility and increased access to human services, civic and cultural amenities.

### Guiding Policy 6.3

Promote economic *sustainability* and work to provide economic opportunities for all community residents.

### Guiding Policy 6.4

Promote food production as part of the *land use* planning process.

Fig. IN-6 Sustainable Community





## Guiding Principle #7

**Reduce *greenhouse gas* emissions and increase the Island's *climate resilience*.**

### Guiding Policy 7.1

Mitigation: Participate with state, regional and local partners to reduce *greenhouse gas* emissions consistent with the 1990 benchmark and future year targets set forth in state law, educate the public about *climate change* and incentivize Island activities including *land use* patterns and building practices that reduce *greenhouse gas* emissions.

### Guiding Policy 7.2

Adaptation: Minimize or ameliorate the impacts of *climate change* on our community and our Island's ecosystems through climate-informed policies, programs and *development regulations*.

### Guiding Policy 7.3

Evaluate the climate vulnerabilities and implications of City actions and identify policies that alleviate those vulnerabilities. Consider the effects of shifting conditions (sea level rise, changing rainfall patterns, increasing temperatures and more extreme weather events) and the effects they cause (altered vegetation, changing water demands, economic shifts).

## Guiding Principle #8

**Support the Island's *Guiding Principles* and Policies through the City's organizational and operating budget decisions.**

### Guiding Policy 8.1

Promote good governance and an Island culture of citizenship, stewardship and civic engagement.

### Guiding Policy 8.2

Update each City Department's work program annually, allocate sufficient time and resources and provide needed policy direction to achieve consistency with and implement the *Comprehensive Plan* in a manner that is transparent and consistent with the community *Vision*.

### Guiding Policy 8.3

Grow a diversified and vibrant local economy.

### Guiding Policy 8.4

Nurture a healthy and attractive community including a focus on the quality of the built environment through progressive *development regulations* and reviews.

### Guiding Policy 8.5

Build reliable *infrastructure* and connected mobility that encourages physical activity such as biking and walking while also respecting the Island's scenic qualities.

### Guiding Policy 8.6

Grow a green, well-planned, environmentally sustainable community.



2/28/17

**Guiding Policy 8.7**

Plan for a safe city where citizens, City Officials, and Law Enforcement work together in an environment of accountability and trust.

**Guiding Policy 8.8**

When implementing policies, consider longer-term, indirect or unintended consequences of decisions.

## WHAT A COMPREHENSIVE PLAN IS AND IS NOT

There is an important distinction between a *comprehensive plan* and a *development regulation*. The former is a policy statement that provides direction. The latter is a control on how land may be used, which is one of the ways in which a *policy* statement is implemented.

The GMA definition of a *comprehensive plan* is:

"Comprehensive land use plan," "*comprehensive plan*," or "plan" means a generalized coordinated land use policy statement...

RCW 36.70A.030(4)

Thus, the Bainbridge Island *Comprehensive Plan* is a "policy statement" that provides important direction to a variety of City actions including but not limited to, the adoption of its capital budget and its *development regulations*. However, the Plan is not a "land use control" which means that it is not designed or intended to be applied directly to development permits.

The GMA definition of *development regulations* is:

"Development regulations" or "regulation" means the controls placed on development or land use activities by a . . . city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto . . ."

RCW 36.70A.030(7)

The GMA also states:

"Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its *comprehensive plan*."

RCW 36.70A.120

The "shall perform its activities" phrase suggests broader application of *comprehensive plan* policies than simply codes and capital budgets. On Bainbridge Island, the City maintains a number of *functional plans*, such as the City's utility plans as well as programs it funds and



## LAND USE INTRODUCTION

The Land Use Element is one of the mandatory elements of the *Comprehensive Plan* under the *Growth Management Act (GMA)*. It addresses the general location and distribution of *land uses* within the City and, in combination with other Plan Elements, guides the use of land on Bainbridge Island. These other Elements include:

- The Environment and Water Resources Elements that address the protection and conservation of natural systems including the Island's *sole source aquifer*, the quality and quantity of water, habitat, vegetation and air.
- The Housing Element that identifies strategies to increase the diversity of *housing types* and the supply of *affordable housing* on the Island.
- The Economic Element that encourages programs and policies to support economic vitality and opportunity for Island residents.
- The Transportation Element to provide mobility and safety for all users while respecting neighborhood character and climate resilience.
- The Capital Facilities and Utilities Elements to address the infrastructure needed to serve the planned land uses.

Taken together, these Elements balance the Island's highly held values of environmental stewardship with the needs of its people for housing, health, safety, economic opportunity and access to goods, services, recreation and cultural amenities. All of these Elements are guided by the eight *Guiding Principles* set forth in the Introduction Chapter of this *Comprehensive Plan*. These Principles emphasize the importance of shaping future growth and redevelopment in a way that retains the Island's character and quality of life that its residents so highly value.

Future growth on Bainbridge will be accommodated in a manner that is consistent with the responsible stewardship of its finite natural resources and the requirements of the *GMA*. With that overall goal in mind, this *Comprehensive Plan* goes beyond the *GMA*'s minimum requirements. For example, it exceeds the *GMA*'s minimal requirement to address water resources as a component of the Land Use Element by instead devoting an entire additional Element to Water Resources. The *GMA* requires plans to be based on a twenty-year horizon, but this plan uses a fifty-year/one hundred-year horizon to better account for the implications of *climate change* and the much longer-term cycles of natural systems and public infrastructure investments.

The [Kitsap County 2014 Buildable Lands Report](#) showed that the Island has sufficiently zoned land in 2016 to accommodate the anticipated population and employment growth through the year 2036. Therefore, any localized increase in *density* over current zoning *should* further one or more of these public purposes:

1. Shift *density* from *critical areas* or farmland to Winslow or other *designated centers*.
2. Increase the range and supply of *housing types* and *affordable housing*.
3. Contribute to public *infrastructure* or public amenities in excess of what is needed to mitigate the impacts of an individual project's development.
4. Reduce *greenhouse gas* emissions.
5. Plan for the effects of *climate change* to avoid or ameliorate the impacts.

Another important component of the Plan's implementation are benchmarks and targets against



which to assess progress. For example, the Housing Element sets aspirational targets to increase the diversity of *housing types* and supply of *affordable housing* and establish benchmarks, a monitoring program and a schedule for progress reports. A monitoring program must be created to track progress in achieving other aspects of the Plan's *vision* and *goals*.

## LAND USE VISION 2036

The environment, values and culture of our Island community have been protected, conserved and enhanced by managing growth according to the *Comprehensive Plan's Guiding Principles, Goals and Policies*.



Fig. LU-1 Typical Island Designated Center

Most of the preceding two decades of growth have been attracted to the high quality of life in the Island's thriving **Designated Centers** where cultural amenities, employment and housing opportunities abound and *public services*, utilities and *infrastructure* are efficiently provided.

These **Designated Centers** are compact, human-scaled and pedestrian-oriented, promoting a healthy lifestyle and are linked to each other and the region by a network of trails and *transit*. (See Fig. LU-1.)

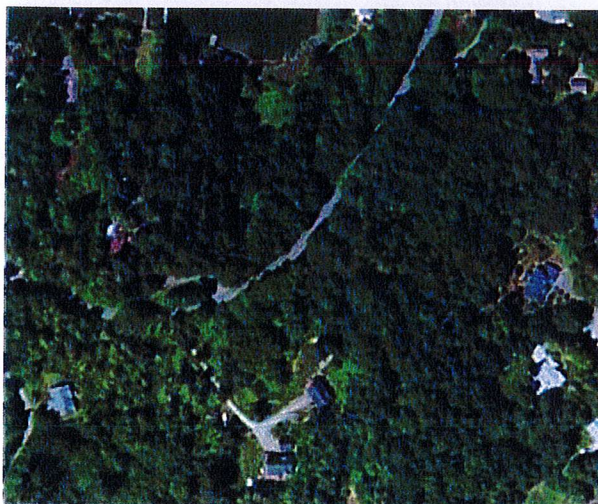


Fig. LU-2 Typical Island Conservation Area

Outside of the **Designated Centers**, almost 90% of the Island is a green and open landscape. The residential *land use* pattern in this **Conservation Area** minimizes the footprint of the built environment and embodies design principles that protect the Island's *aquifers*, surface waters and *fish and wildlife habitat*.

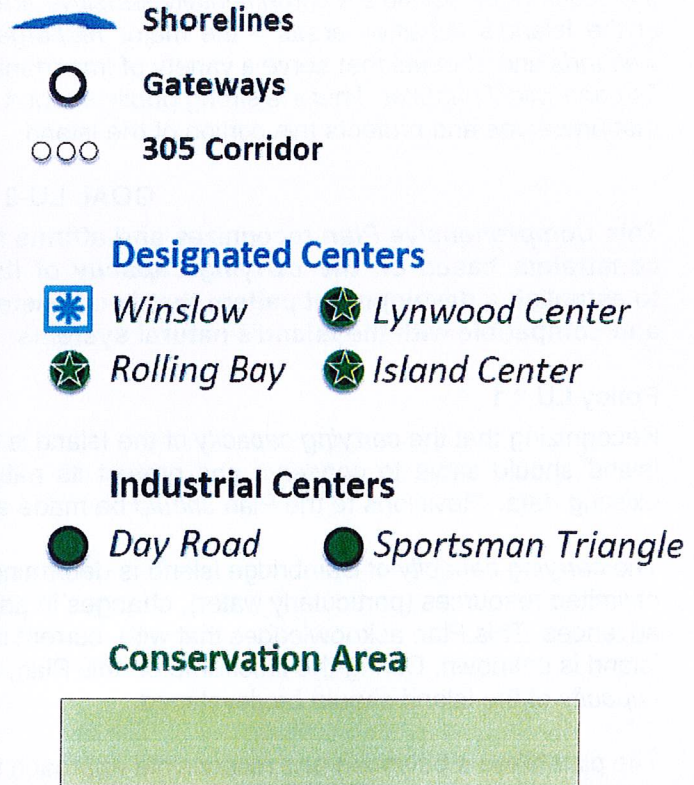
This broad landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures, freestanding residences and *conservation villages*. (See Fig. LU-2.)

The evolving **Designated Centers** and **Conservation Areas** on Bainbridge Island embody the successful implementation of the Island Land Use Concept. (See Fig. LU-3.)





**Fig. LU-3. Island-wide  
Land Use Concept**



## GOALS & POLICIES

### GOAL LU-1

Plan for growth based on the growth targets established by the *Kitsap Regional Coordinating Council*: 5,635 additional residents and 2,808 additional jobs from 2010-2036 and at the same time promote and sustain high standards that will enhance the quality of life and improve the environment of the Island.

### Policy LU 1.1

The City accepts the *Kitsap Regional Coordinating Council (KRCC)* population allocation and will continue to analyze the impacts of these allocations as the Comprehensive Plan is implemented. With an allocation of 28,660, the Island must plan for an increase in population of 5,635 persons and 2,808 jobs by the year 2036.



### **Policy LU 1.2**

Outside of Winslow and the *Designated Centers*, the Island has a rural appearance with forested areas, meadows, *farms* and winding, narrow, heavily vegetated roadways. These characteristics represent an important part of the Island's special character that is so highly valued by its residents.

As important as preserving Island character is to its residents, of equal importance is the protection of the Island's *environmentally sensitive areas*. These outlying areas contain much of the Island's sensitive areas – the major *recharge* areas for the Island's *aquifers*, *wetlands* and *streams* that serve a variety of important functions. Much of the area serves as *fish and wildlife habitat*. There is strong public support to encourage a pattern of development that preserves and protects this portion of the Island.

### **GOAL LU-2**

**This *Comprehensive Plan* recognizes and affirms that as an Island, the city has natural constraints based on the *carrying capacity* of its natural systems. The plan strives to establish a development pattern that is consistent with the *Goals* of the community and compatible with the Island's natural systems.**

### **Policy LU 2.1**

Recognizing that the *carrying capacity* of the Island is not known, the citizens of Bainbridge Island should strive to conserve and protect its natural systems within the parameters of existing data. Revisions to the Plan *should* be made as new information becomes available.

The *carrying capacity* of Bainbridge Island is determined by many factors including the supply of limited resources (particularly water), changes in patterns of consumption and technological advances. This Plan acknowledges that with current information, the *carrying capacity* of the Island is unknown. During the timeframe of this Plan, additional information on the *carrying capacity* of the Island should be developed.

The plan takes a balanced and responsible approach to future development. As our understanding of the Island's capacity changes, the recommendations of this Plan should be reconsidered to ensure they continue to represent a responsible path for the long-range future of the Island.

### **Policy LU 2.2**

Establish a public education program to foster the community's understanding of the natural systems on the Island and their *carrying capacity*.

### **Policy LU 2.3**

This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and landowner, the City sets an example of environmental stewardship so that others will be encouraged to do so.

### **Policy LU 2.4**

Develop a City program that recognizes and rewards stewardship so that others will be encouraged to follow suit.



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#### Policy LU 2.5

Prepare a Bainbridge Island Climate Change Strategy and Water Conservation Plan.

#### GOAL LU-3

Develop a meaningful process for citizen participation that includes participation from all segments of the Island community.



Fig. LU-4 Listening sessions with citizens helped kick off the 2016 *Comprehensive Plan* update.

### ISLAND-WIDE CONSERVATION AND DEVELOPMENT STRATEGY

#### GOAL LU-4

As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

#### Policy LU 4.1

Focus development and redevelopment on the Island over the next fifty years in *designated centers* that have or will have urban levels of services and *infrastructure* while increasing conservation, protection and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.

#### Policy LU 4.2

Adopt a multi-year work program to undertake the subarea planning for the *designated centers* of Island Center, Rolling Bay, Sportsman Triangle and Day Road. The product will be *Subarea Plans* for each of the *designated centers* that will be adopted as part of the *Comprehensive Plan*.



**Policy LU 4.3**

Updating the Winslow Master Plan is a high work program priority because the greatest potential for achieving many of the City's development priorities is focused there including increasing the diversity of *housing types* and the supply of *affordable housing* while helping to reduce the development pressures in the Island's conservation areas.

**Policy LU 4.4**

Subarea planning for each *designated center* shall be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.

**Policy LU 4.5**

Subarea planning for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix and the desired and required services and *infrastructure* to serve the selected use mix and intensity.

**Policy LU 4.6**

The Future Land Use Map in Fig. LU-5 establishes the future distribution, extent and location of generalized *land uses* on the Island.

**Policy LU 4.7**

Continue to utilize the *goals, policies* and use regulations of the Shoreline Master Program to protect the environmental quality of and public access to the Island's saltwater shoreline.

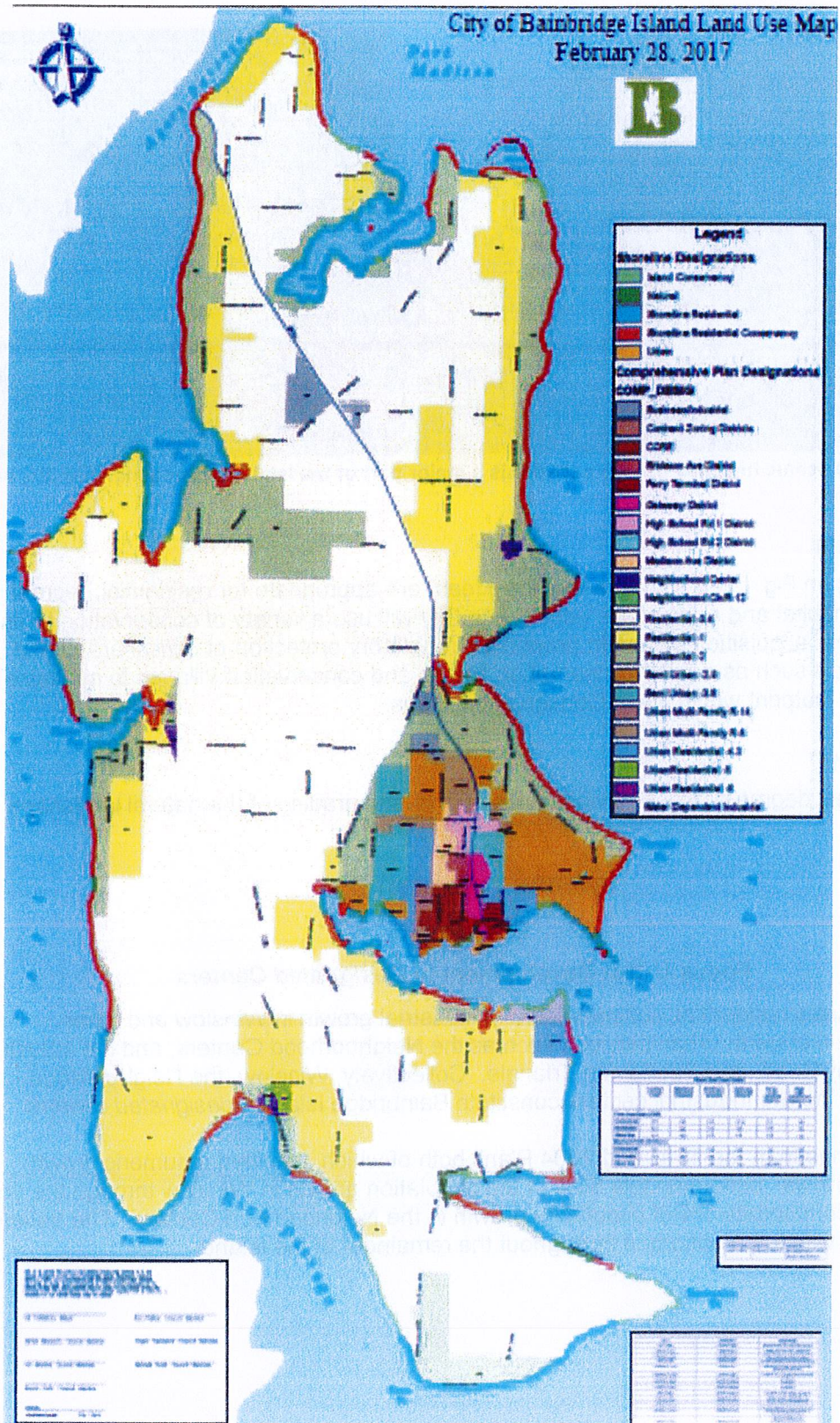
**Policy LU 4.8**

The SR 305 corridor with its gateways at the Washington State Ferry landing in Winslow and the Agate Pass Bridge, is a major regional facility managed by the Washington State Department of Transportation. Actively work with the State and others to minimize the traffic impacts of SR 305 on mobility, safety, air quality, noise and the visual character of Bainbridge Island while also serving both the motorized and non-motorized needs of Island residents and businesses.

**Policy LU 4.9** Coordinate the City's planning programs and *development regulations* concerning *open space* preservation with the efforts of appropriate organizations to identify and prioritize conservation and *open space* opportunities, and to acquire and administer *conservation easements*.



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**Fig. LU-5 Future Land Use Map**





**Fig. LU-6** The scenic highway SR 305 corridor is a major part of the Island's functional mobility and visual character.

#### **Policy LU 4.10**

Lands shown on Fig. LU-3 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and *open space* uses. The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of *critical areas* and innovative tools such as aquifer conservation zoning and conservation villages to minimize the development footprint within these Conservation Areas.

#### **Policy LU 4.11**

To the greatest degree practical, prohibit clearcutting and grading of the natural landscape.

### **DESIGNATED CENTERS**

#### **GOAL LU-5**

##### **Focus Urban Development in *Designated Centers***

The Plan focuses residential, commercial, and industrial growth in Winslow and other *designated centers* with urban services such as the Neighborhood Centers, and the industrial centers at Day Road, and Sportsman Triangle. Collectively, Winslow, the Neighborhood Centers, and the two industrial centers constitute Bainbridge Island's *designated centers*.

This is a change from the 1994 and 2004 Plans both of which specified a numeric growth strategy as follows: accommodate 50% of the population growth in Winslow through the year 2012 and accommodate 5% of population growth in the Neighborhood Centers. The balance of the growth was to be absorbed throughout the remainder of the Island.



### Policy LU 5.1

Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the GMA this Plan:

- Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

### Policy LU 5.2

Increased density over and above the existing zoning in the Neighborhood Centers *should* only occur through a shift in *density* from areas identified in the Island-wide Conservation Strategy through *PDRs*, *TDRs* or other mechanisms and through the use of *density bonuses* for *affordable housing*.

### Policy LU 5.3

Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in Winslow and neighborhood centers.

### Policy LU 5.4

Sustainable development and redevelopment will be focused in the *designated centers* through a combination of intergovernmental and public-private partnerships, *affordable housing* programs, “green” capital projects and *low impact development* standards.

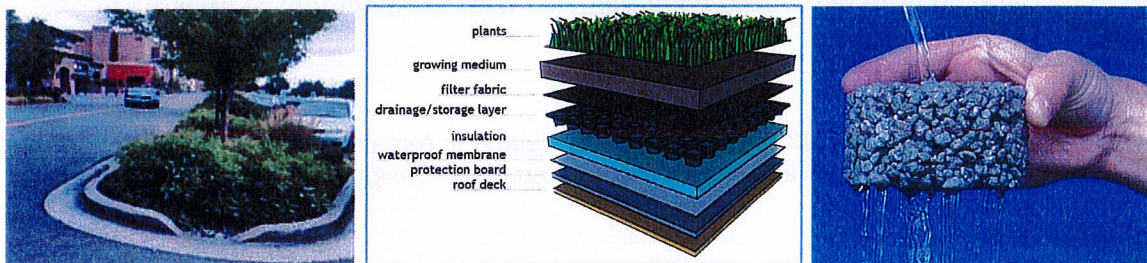


Fig. LU-7 *Low Impact Development* methods mimic natural drainage processes

### Policy LU 5.5

Implement a *green building* code.

### Policy LU 5.6

Create mechanisms for retaining and preserving *open space* near *designated centers*.

### Policy LU 5.7

Encourage the design of buildings in *designated centers* for a long life and adaptability to successive uses over time.

### Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.



**Policy LU 5.9**

Design and locate development to avoid or minimize potential conflicts with agricultural activities and recognize right-to-farm regulations in developments located adjacent to agricultural uses.

**Policy LU 5.10**

Improve transportation facilities between *designated centers* to reduce *vehicle miles traveled* and *greenhouse gas* emissions.

**Policy LU 5.11**

Commercial and residential *density* within *designated centers* may be increased through the use of:

- *Affordable housing*.
- *TDRs (transferable development rights)*.
- Contributions to public *infrastructure* and public amenities in excess of what is required to mitigate the impacts of development.
- Transfer of residential *density* within the MUTC and the High School Road Districts or within neighborhood centers.
- Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ferry-related parking under building.

**GOAL LU-6**

**Ensure a development pattern that is true to the *Vision* for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.**

**Policy LU 6.1**

*Land use* designations reflect the priority of Bainbridge Island to remain primarily residential and agricultural with nonresidential development concentrated in the *designated centers*.

**Policy LU 6.2**

Promote dense residential and commercial development and encourage human activity within Winslow, the heart of Bainbridge Island. In order to create a vibrant city center direct growth where *infrastructure* exists, reduce reliance on the automobile, provide opportunities for *affordable housing* and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors who drive downtown for shopping, participation in local government, attendance at cultural events and centers, and to use other resources in Winslow.

**Policy LU 6.3**

Island Center, Rolling Bay, and Lynwood Center offer housing and small-scale, commercial and service activity outside of Winslow. These Neighborhood Centers are allowed to develop at higher *densities* to reinforce their roles as centers.



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#### 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.

#### Policy LU 6.5

Process applications for development approval on Bainbridge Island within the timelines established in the City's *land development regulations* in order to ensure affordability, fairness, citizen notification and predictability in the land development process.

#### Policy LU 6.6

*Accessory dwelling units* are considered allowed uses in all residential zoning districts except R-6 to reflect the policies in the Housing Element to provide for a variety of housing options, especially affordable housing, in areas designated for residential development.

#### Policy LU 6.7

Water or wastewater *infrastructure* which may contribute to system capacity exceeding local need, *shall* not be used to justify development counter to the City-wide *land use* policies.

#### Policy LU 6.8

Review and specify the authority and the role of the Design Review Board, Hearing Examiner, Planning Commission and City Council in the land use development review and decision-making process. Land use actions can be ministerial, quasi-judicial and legislative in nature. As part of this review, consider a role for the Planning Commission and/or Design Review Board in reviewing preliminary long subdivisions.

#### Winslow Town Center

The Winslow Master Plan (Appendix D) encourages development of a *neighborhood* that contains a strong, vital downtown where people want to live, shop and work. Outside the mixed use, higher *density* center, there would be a variety of housing choices, from higher *density multifamily* areas immediately adjacent to the downtown to single-family residential *neighborhoods*.



Fig. LU-8 Winslow Way buildings and uses create human scale, pedestrian orientation and character



## GOAL LU-7

The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Winslow Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The high residential *density* of Winslow requires the Central Core Overlay District to provide services and products that meet the needs of residents as well as visitors.

### Policy LU 7.1

The Island's major center for new commercial development is the Mixed Use Town Center (MUTC) and the other commercial districts in Winslow.

Development within the MUTC and High School Road Districts shall be consistent with the Winslow Master Plan. The level of development is determined using Floor Area Ratio (FAR) rather than *dwelling units* per acre. The use of FAR may result in an increase in the base level of development (*density*) over the existing zoning, but will provide greater flexibility in type and size of housing units that will further the *goals* of this Plan.

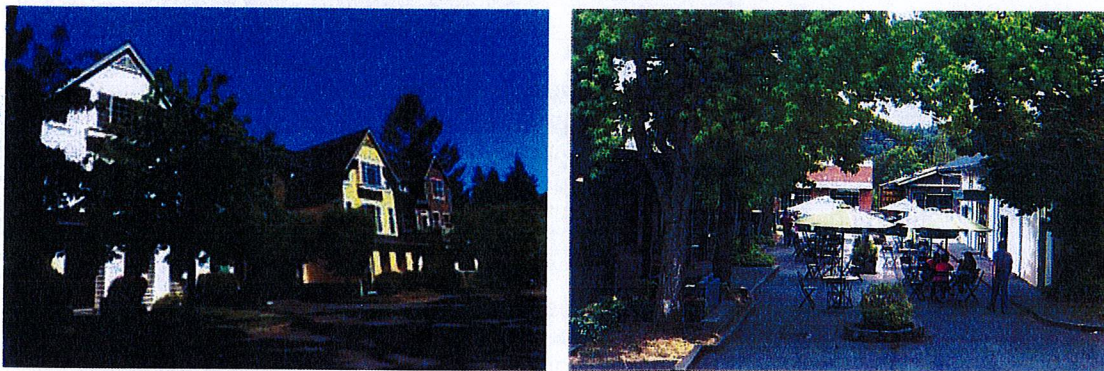


Fig. LU-9 Winslow Residential, Commercial and Civic Uses are inter-connected

### Policy LU 7.2

Phasing mechanisms and incentives *should* be developed to promote the timely and logical progression of commercial and residential development.

### Policy LU 7.3 Central Core Overlay District

The Central Core is the most densely developed district within the Mixed Use Town Center. Within this Overlay District, residential uses are encouraged, but exclusive office and/or retail uses are permitted. *Mixed-use development* within the Central Core Overlay District that includes a residential component may be exempt from requirements to provide off-street parking for the residential component of the project.

### Policy LU 7.4 Ericksen Avenue Overlay District

The purpose of this Overlay District is to preserve the unique and historical features of the *neighborhood* and to provide for a mix of residential and small-scale non-residential development. Retail development is permitted only on the ground floor, while residential and office development is permitted on the upper floors. Historic (pre-1920) single-family residential structures on Ericksen may be converted to non-residential use, provided that the structure is preserved. However, any additions to the structure must be added to the rear and must be



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compatible with the character of the original structure. New buildings shall employ traditional building forms, roof shapes, and relationship of building to street to be compatible with the historic structures on Ericksen Avenue.

**Policy LU 7.5 Madison Avenue Overlay District**

The purpose of this Overlay District is to provide for a mix of residential and small-scale non-residential development. All retail and office development greater than one story above grade shall include a residential component. Retail development is permitted only on the ground floor.

**Policy LU 7.6 Gateway Overlay District**

The corridor along SR 305 from Winslow Way to the parcel north of Vineyard Lane is the gateway to Bainbridge Island, and new uses should enhance its role as the gateway while also protecting the Winslow Ravine.

**Policy LU 7.7 Ferry Terminal Overlay District**

This District is intended to provide an attractive setting for ferry and associated transportation-oriented uses, and to serve as the entry point for Winslow. This District is also a new mixed-use neighborhood that complements the character and vitality of the Core District, serving both neighborhood residents and commuters.

**High School Road District**

**GOAL LU-8**

**The High School Road District is intended to provide mixed use and commercial development in a pedestrian-friendly retail area.**

**Policy LU 8.1**

The High School Road District includes a diversity of types of shopping and employment. A variety of *commercial uses* are allowed which offer goods and services for the convenience of Island residents.

**Policy LU 8.2**

Promote *pedestrian-oriented* mixed use and residential development to offer a variety of housing types and sizes.





Fig. LU-10 High School Road Area

#### Policy LU 8.3

Auto-oriented uses and drive-through businesses that benefit from access to SR 305 shall be limited to the yellow dashed area shown in Fig. LU-10.

#### Policy LU 8.4

To visually screen development year-round, properties with frontages along SR 305 shall provide a vegetated buffer along the highway that includes the preservation and protection of existing vegetation. Access to these properties should not be directly from SR 305.

#### Policy LU 8.5

The properties designated on the Land Use Map as High School Road

District II are each limited to no more than 14,400 square feet of retail use. Retail use between 5,000 and 14,400 square feet requires a conditional use permit. This portion of High School Road is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5 units per acre and *should* have less intense uses than the remainder of the High School Road district.

Since existing businesses are located in this area and infrastructure is in place, this Plan recommends the area for the High School Road designation, but with a limitation on the size of retail uses.



Fig. LU-11 High School Road Area Mid and Low Rise Buildings

#### Policy LU 8.6

To ensure visual appeal and pedestrian and bicycle safety, the land *development regulations* include design standards for:

- Building height, bulk and placement.
- Landscaping including screening of parking lots and development of *pedestrian-oriented* streetscape with building and landscaping (including trees) located at the street edge.
- Lot coverage.



- *Open space.*
- Road access and internal circulation including pedestrian connections, developing more pedestrian crossings and requiring parking in the rear wherever possible.
- Signage.
- Additional *transit* stops on both sides of SR 305.

### NEIGHBORHOOD CENTERS

The Neighborhood Centers provide Island-wide commercial and service activity outside Winslow. These areas are to be developed at higher *densities* to reinforce their roles as community centers. The neighborhood centers will help reduce traffic congestion by providing an alternative to shopping in Winslow.

#### GOAL LU-9

**Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow.**

##### Policy LU 9.1

The Neighborhood Centers provide Island-wide small-scale commercial and service activity and *mixed-use development* outside Winslow.

##### Policy LU 9.2

Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

##### Policy LU 9.3

Allow development of Neighborhood Centers in areas designated on the Future Land Use Map.

### Lynwood Center

##### Policy LU 9.4

Any new development or expansion of existing development in Lynwood Center will be required to connect to *public sewer* when available or meet other Health District requirements when appropriate.

A subarea plan has been completed for Lynwood Center. Appendix E is the "Lynwood Center Special Planning Area Report and Final Recommendations" adopted as a *subarea plan* in 1997.





**Fig. LU-12 Lynwood Center is a thriving mixed-use pedestrian neighborhood center**

### **Island Center**

#### **Policy LU 9.5**

The boundaries for Island Center are as shown on Fig. LU-5, the Future Land Use Map. Any changes to the boundaries may be considered during the subarea planning process.

#### **Contract Zone: Miller Road/Battle Point Drive**

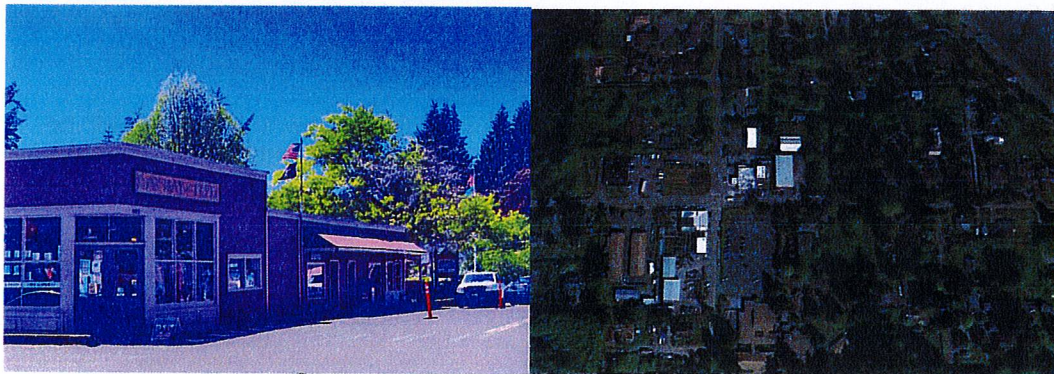
#### **Policy LU 9.6**

The 16.7-acre site on Miller Road is designated a contract zone to recognize the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities.

### **Rolling Bay**

#### **Policy LU 9.7**

The boundaries for Rolling Bay are as shown on Fig. LU-5, the Future Land Use Map. Any changes to the boundaries may be considered during the subarea planning process.



**Fig. LU-13 Rolling Bay Center is a cluster of primarily retail and civic uses**



### **Standards for all *Neighborhood Centers***

The following standards ensure that development will be designed to fit into the scale and character of the existing centers and the adjacent residential *neighborhoods*. The City developed design prototypes or illustrated design guidelines for each of the three Neighborhood Centers to serve as a visual reference for the future development of the community. These design guidelines can be crafted to recognize the distinct qualities of each *designated center*.

#### **Policy LU 9.8**

The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses and housing which are compatible with the scale and intensity of the surrounding residential *neighborhood* and which minimize the impact of noise, odor, lighting, fire safety and transportation on the *neighborhood*.

#### **Policy LU 9.9**

*Mixed use development* is encouraged.

#### **Policy LU 9.10**

Proposed uses must consider the impact on water quality, stormwater *runoff* and *environmentally sensitive areas* such as *wetlands*, *streams* and *aquifer recharge areas*.

#### **Policy LU 9.11**

The *development regulations* should include design standards for:

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- Parking requirements including location of parking to the rear or side yards unless otherwise provided for in a *Subarea Plan*.
- Landscaping including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.
- Lighting standards that prevent unnecessary glare and light trespass on neighboring residential properties.
- Noise level limits appropriate for *mixed use development*.
- Location and screening of service areas such as dumpsters.
- *Open space*.
- Pedestrian linkages.

#### **Policy LU 9.12**

Encourage *neighborhood* participation in defining the design standards for each Neighborhood Center.

#### **Policy LU 9.13**

Establish and implement a street tree plan and planting program for major roadways at the Neighborhood Centers.

#### **Policy LU 9.14**

Develop a parking plan for each Neighborhood Center if appropriate.



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**Policy LU 9.15**

Consider opportunities for providing a *neighborhood* commons or meeting place with any proposal for major redevelopment of an existing Neighborhood Center or as part of development of a new Neighborhood Center to encourage the use of the Neighborhood Center by surrounding residents.

**Policy LU 9.16**

To minimize visual and environmental impacts, encourage parking in the rear or side yards or underground of *multifamily*, commercial and *mixed use developments*. Design parking lots to be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street, parking area and main entrance. Consider solar access when planning size and type of trees within a parking lot.

**Policy LU 9.17**

Infill within the boundaries of Neighborhood Centers through the *transfer of development rights* from the *Conservation Areas* of the Island (See Fig. LU-3) or through an *affordable housing density bonus*.

**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.