



**Planning Commission Regular Meeting
Thursday, January 8, 2026**

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
<https://bainbridgewa.zoom.us/j/86561143070>
or Telephone: US: +1 253 215 8782
Webinar ID: 865 6114 3070

Agenda

1. Call to Order / Land Acknowledgement - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. Approval of Agenda / Conflict of Interest Disclosure - 6:05 PM

3. Planning Commission Meeting Minutes - 6:10 PM

A. Minutes

4. Public Comment - 6:15 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person. Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

5. Planning Director's Report - 6:25 PM

6. Regular Business - 6:30 PM

A. Planning Commission Meeting Attendance

B. Comprehensive Plan Update: Recommendations on Introduction Chapter and Land Use Element

7. Good of the Order - 7:50 PM

8. Adjournment - 7:55 PM

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication, such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modifications to programs, services, or activities, please contact the ADA Coordinator, Anshu Wahi at awahi@bainbridgewa.gov or 206-947-0803 as soon as possible, preferably at least 2 business days prior to the meeting.



**Planning Commission Regular Meeting Agenda Bill
Thursday, January 8, 2026**

Agenda Item: Minutes

Department: Planning Commission

Agenda Section: Planning Commission Meeting Minutes - 6:10 PM

Estimated Time: 5 Minutes Minutes

Recommendation:

First: I move to approve the minutes from Nov. 13, 2025, as presented. **Second:** I move to approve the minutes from Dec. 11th, 2025, as presented.

Narrative:

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission Minutes 20251113 - Draft
2. Planning Commission Minutes 20251211 - Draft



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 13, 2025

MEETING MINUTES

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Sarah Blossom called the meeting to order at 6:07 PM and read the Land Acknowledgement. Present in chambers were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, and Alex Preudhomme. Present via Zoom was Commissioner Ariel Birtley. Also present was Council-Liaison Jon Quitslund, PCD Director Patty Charnas, City Planners Victoria Lewelling and Auburn Lovett. Excused from tonight's meeting were Commissioners Sean Sullivan and Ben Deines.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

MOTION: I move to approve the agenda.

Garcia/Peter Schaab: The motion carried unanimously, 5-0.

3) PLANNING COMMISSION MEETING MINUTES -

3.a) **Minutes**

[Cover Page](#)

[Planning Commission Minutes 20251023 - Draft.pdf](#)

MOTION: I move to approve the minutes from the October 23, 2025, meeting, as presented.

Garcia/Peter Schaab: The motion carried unanimously, 5-0.

3.b) **Minutes**

[Cover Page](#)

[Planning Commission Minutes 20251030 - Draft.pdf](#)

MOTION: I move to approve the minutes from the October 30, 2025, meeting, as presented.

Garcia/Peter Schaab: The motion carried unanimously, 5-0.

3.c) Minutes

[Cover Page](#)

[Planning Commission Minutes 20251106 - Draft.pdf](#)

MOTION: I move to approve the minutes from the November 6, 2025, meeting, as presented.

Garcia/Peter Schaab: The motion carried unanimously, 5-0.

4) PUBLIC COMMENT INSTRUCTIONS -

4.a) Public Comment Instructions -

[Cover Page](#)

[Instructions_for_Providing_Public_Comment_for_all_PC_agendas_20250103.pdf](#)

Public comment received.

5) PLANNING DIRECTOR'S REPORT -

[Cover Page](#)

No Director's Report provided.

6) PUBLIC PARTICIPATION MEETING -

6.a) Puget Sound Energy (PSE) Murden Cove to Winslow Substation Transmission Line Upgrade Project

[Cover Page](#)

[PSE Project Narrative.pdf](#)

[MurdenCove_ProposedProject_Mapbook_20230803_PLN52698.pdf](#)

[PLN52698 Preapplication Conference Summary 3.19.24.pdf](#)

[PLN53086 Preapplication Conference Summary 9.2.25.pdf](#)

[PSEMUR-WIN PPM_COBI.pdf](#)

Chair Sarah Blossom introduced Planner - Victoria Lewelling, who presented an overview of the project and introduced PSE representatives who provided details on the proposed project. Questions from the Planning Commission followed the presentation. Public comments were received following the Q&A.

MOTION: I move to propose to the City Council, the creation of a subcommittee that will evaluate, and review opportunities, where PSE and private property landowners can come together, regarding landowner's easements, for the benefit of the public good.

Birtley/Peter Schaab: The motion carried 4-1, with Commissioner Garcia dissenting.

6.b) Animal Magnetizm (PLN52940) Public Participation Meeting

[Cover Page](#)

[ANIMAL MAGNETIZM PROPOSED SITE PLAN \(4\).pdf](#)

[PLN52940 PRE magnetizm 1.2.25.pdf](#)

[Animal Magnetizm Site Plan Oct 2025 \(1\).pdf](#)

[Animal Magnetizm Project Narrative for Planning Participation Meeting \(3\).pdf](#)

Chair Blossom introduced Associate Planner - Auburn Lovett, who provided a brief overview of the project and introduced the applicant who provided further details of the proposed project. Questions from the Planning Commissioners followed and public comments were received.

6.c) Bainbridge History Museum Expansion (PLN53111) Public Participation Meeting

[Cover Page](#)

[Basic Site Plan \(4\).pdf](#)

[2025 Planning Commission Presentation_Combined.pdf](#)

[Planning Commission - PROJECT DESCRIPTION \(1\).pdf](#)

Chair Blossom reintroduced Associate - Planner Auburn Lovett, who provided a brief overview of the project and introduced the applicant who presented further details on the project. Questions were taken from the Planning Commission and public comment was received.

7) NEW BUSINESS -

7.a) Bainbridge History Museum Expansion- Historic Preservation Program review of exterior renovations

[Cover Page](#)

[PLN53111_City Presentation_HPP.pdf](#)

[2025 Historic Preservation Presentation_Combined.pdf](#)

Chair Blossom reintroduced Associate Planner Auburn Lovett who provided information on the historic preservation presentation of the Bainbridge History Museum and reintroduced the applicant presented their historic proposal of the project. Questions were taken from the Commissioners.

MOTION: I move to issue a Certificate of Appropriateness for the proposed exterior renovations for Bainbridge History Museum.

Garcia/Peter Schaab: The motion carried unanimously, 5-0.

8) FOR THE GOOD OF THE ORDER -

Nothing offered for the Good of the Order.

9) ADJOURNMENT - 8:13 PM

DRAFT



CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 11, 2025

MEETING MINUTES

1) CALL TO ORDER/LAND ACKNOWLEDGMENT -

Chair Blossom called the meeting to order at 6:07 PM and read the Land Acknowledgement. Present in Chambers were Commissioners Blossom, Garcia, Schaab, Birtley, and Deines. Excused were Commissioners Sullivan and Preudhomme. Also present in Chambers were Council Liaison Jon Quitslund, Senior Planner Jennifer Sutton and Planning Manager Darron Buchanan. Mayor Ashley Mathews joined the meeting via Zoom at 6:49 PM.

2) AGENDA REVIEW / DISCLOSURE OF CONFLICTS -

No conflicts disclosed.

MOTION: I move to approve the agenda as presented.

Schaab/Garcia -The motion carried unanimously, 5-0.

3) PLANNING COMMISSION MEETING MINUTES -

3.a) **Minutes**

[Cover Page](#)

[Planning Commission Minutes 20251023 - Draft.pdf](#)

MOTION: I move approval of the Planning Commission meeting minutes from October 23, 2025.

Garcia/Schaab - The motion carried unanimously, 5-0.

3.b) **Minutes**

[Cover Page](#)

[Planning Commission Special Meeting 20251204 Minutes.pdf](#)

MOTION: I move to approve of the Planning Commission special meeting from December 4, 2025.

Garcia/Schaab - The motion carried unanimously, 5-0.

4) PUBLIC COMMENT INSTRUCTIONS -

4.a) **Public Comment Instructions -**

[Cover Page](#)

[Instructions for Providing Public Comment for all PC agendas 20250103.pdf](#)

Public comment received.

5) **PLANNING DIRECTOR'S REPORT -**

Planning Manager Darron Buchanan provided the Director's report. Chair Blossom also recognized Councilmember Quitslund for his service to the community at this, his last Planning Commission meeting as a Councilmember and Council-Liaison to the Planning Commission.

6) **UNFINISHED BUSINESS -**

6.a) **Recommendations on Updates to the Winslow Subarea Plan**

[Cover Page](#)

[12 11 PC Remaining Winslow Subarea Plan Items for Planning Commission Recommendation.pdf](#)

[Dec 11 PC WSP Land Use Materials.pdf](#)

[CPP 1220 Housing Targets.pdf](#)

[2025 Bremerton-Silverdale MSA HUD Median Income Table.pdf](#)

[Planning Commission 2025 Motions for WSP Comp Plan.pdf](#)

MOTION: I move to recommend a maximum FAR of 2.5 for the Ferry Zone.

Blossom/Schaab - The motion failed 1-4.

AYES: Sarah Blossom

NOES: Ariel Birtley, Benjamin Deines, Peter Schaab, Criss Garcia

MOTION: I move to recommend a maximum FAR for of 4.0 for the Ferry and High School zones.

Deines/Birtley - The motion carried 4-1.

AYES: Ariel Birtley, Benjamin Deines, Peter Schaab, Criss Garcia

NOES: Sarah Blossom

MOTION: I move that for unincentivized, in the Ferry District, the FAR 2.5, for understory (tuck-under) parking or affordable housing (additional story) it's 3.0, and for both understory (tuck-under) and affordable housing it's 4.0.

Birtley/Deines - The motion failed 2-3.

AYES: Ariel Birtley, Benjamin Deines

NOES: Sarah Blossom, Peter Schaab, Criss Garcia

MOTION: I move to allow 4.0 FAR in the Ferry and High School zones to be achievable through both incentives of tuck-under parking and 25% or more of the units serving those with 80% or less AMI.

Deines/Birtley - The motion carried unanimously, 5-0.

Mayor Ashley Mathews left the meeting at 7:14 pm.

MOTION: I move to have the consultants bring back a recommendation for a tiered Floor Area Ratio (FAR) system for the Ferry Zone with the goal of incentivizing smaller unit sizes.

Blossom/Deines - The motion carried unanimously, 5-0.

MOTION: I move to direct the Winslow Subarea Plan consultants to recommend a revised tiered FAR structure and standards for all of the Winslow Subarea mixed use districts that would incentivize a diverse range of unit configurations, sizes, and pricing, and provide us with a capacity impact analysis.

Schaab/Deines - The motion failed 2-3.

AYES: Benjamin Deines, Peter Schaab

NOES: Sarah Blossom, Ariel Birtley, Criss Garcia

MOTION: I move to keep the area shown as zone TBD in its existing zone, which would mean R2.9 north of High School Road, R8 south of High School Road.

Deines/Blossom - The motion carried unanimously, 5-0.

MOTION: I move to ask the consultant to create a tiered FAR structure to incentivize smaller unit sizes for the High School Road zone.

Blossom/Schaab - The motion carried unanimously, 5-0.

MOTION: I move to recommend the Central Core Zone boundary as originally recommended by the Planning Commission on June 5, 2025, except for the “Winslow Way Overlay District” corridor area, and parcel ID 4-095, and step-backs recommended by the Planning Commission on October 30, 2025.

Schaab/Blossom - The motion carried unanimously, 5-0.

MOTION: I move to extend the Winslow Way Overlay district along Winslow Way, east of Hwy 305, to Ferncliff.

Blossom/Birtley - The motion carried unanimously, 5-0.

MOTION: I move to have the proposed code language come back with the step-back after 2 floors/stories.

Blossom/Schaab - The motion carried unanimously, 5-0.

MOTION: I move to recommend that the area west of the central core zone, currently shown as TBD, be reverted to existing zoning, which includes some parcels that are already part of the central core, thus adjusting the central core boundary to include those parcels.

Schaab/Blossom - The motion carried unanimously, 5-0.

MOTION: I move to recommend in the Central Core Zone that if tuck-under parking and 25% of the residential units in the building provide housing affordable to households earning 80% AMI and below, the FAR is 3.0.

Schaab/Deines - The motion carried unanimously, 5-0.

MOTION: I move to incorporate the goals and policies LU 7.8 and WMP 2-12.1 through 2-12.5 to include that in the recommended goals and policies document for the Winslow Subarea.

Deines/Birtley - The motion failed 2-3.

AYES: Ariel Birtley, Peter Schaab

NOES: Sarah Blossom, Benjamin Deines, Criss Garcia

MOTION: I move to incorporate LU 7.8 and WMP 2-12.1 thru 2-12.5 into Winslow Subarea goals and policies, with the following revision: the city should consider a civic and cultural connection overlay district within the mixed-use town center.

Deines/Blossom - The motion carried 3-2.

AYES: Benjamin Deines, Peter Schaab, Criss Garcia

NOES: Sarah Blossom, Ariel Birtley

MOTION: I move for within the Winslow Subarea to recommend that the City reduce existing residential parking requirements by one-half but no less than .5 spaces per residential unit.

Deines/Schaab - The motion carried unanimously, 5-0.

Commissioner Ben Deines left the meeting at 9:03 PM.

MOTION: I move that staff draft a condition of approval that requires a developer to demonstrate its plan for managing its on-site parking demand including conditions written into HOA rules, or CCNRs, if applicable.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend in the Connection Zone when there is tuck-under parking and at least 20% of the residential units in the building provide housing affordable to households earning 80% AMI and below, that the maximum FAR be 1.5.

Schaab/Birtley - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that the parcels north of New Brooklyn and east of North Town Woods that are currently zoned business industrial retain that zoning designation.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that the rest of the New Brooklyn and Sportsman Club Road area in the expanded Winslow Subarea Plan boundary retain its current zoning along the west and east side of Sportsman Club Road.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that all remaining zones within the Winslow Subarea not already address retain existing zoning.

Schaab/Blossom - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move to recommend that within the Winslow mixed use zones, that any development that provides 100% of its residential units as affordable to households at or below 80% AMI, be allowed to have base height plus an additional 2 stories without adding tuck-under parking.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that staff come back with a proposal for an affordable housing overlay zone that applies to R zones within the Winslow Subarea Plan.

Blossom/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

MOTION: I move that the Affordable Housing Overlay Zone will take into account that any recommendations maintain similar scale and building form to the existing neighborhoods.

Birtley/Schaab - The motion carried 4-0.

ABSENT: Benjamin Deines

7) **FOR THE GOOD OF THE ORDER -**

Discussion Only.

8) **ADJOURNMENT -** 9:56 PM

DRAFT



Planning Commission Regular Meeting Agenda Bill **Thursday, January 8, 2026**

Agenda Item: Planning Commission Meeting Attendance

Department: Planning Commission

Agenda Section: Regular Business - 6:30 PM

Estimated Time: 20 minutes Minutes

Recommendation:

Discussion

Narrative:

This agenda item is intended to provide the Planning Commission with an opportunity to review and clarify procedures related to meeting attendance, including advance requests to be excused from a meeting made 24 hours or more prior to the meeting date, and the appropriate actions to be taken when attendance issues arise. While the City's Municipal Code and Governance Manual already establish baseline attendance requirements and expectations for commissioners, this discussion is meant to offer additional clarity, consistency, and practical guidance for implementation.

As the Commission looks ahead to the new year, this item will allow members to collectively discuss, refine, and finalize clear steps to address situations involving multiple excused or unexcused absences. The goal is to ensure shared understanding among current Planning Commissioners, promote accountability and transparency, and support the effective functioning of the Commission while

remaining consistent with existing City regulations and policies.

Fiscal Impact:

None

Community Engagement and Outreach:

Not Applicable

Attachments:

None



Planning Commission Regular Meeting Agenda Bill Thursday, January 8, 2026

Agenda Item: Comprehensive Plan Update: Recommendations on Introduction Chapter and Land Use Element

Department: Planning Commission

Agenda Section: Regular Business - 6:30 PM

Estimated Time: 1.5 Hours Minutes

Recommendation:

This meeting will review and make recommendations on the Comprehensive Plan *Introduction Chapter* and on the *Land Use Element*. Suggested motions on updated policies are presented for consideration by the Planning Commission.

Narrative:

BACKGROUND: The periodic update to the City's Comprehensive Plan was due on December 31, 2024 and is now a year overdue. The City Council adopted Resolution 2025-18 directing the Planning Commission and staff to make progress on completing the plan update so that the City Council can work on plan adoption by June 2026.

State law requires local Comprehensive Plans to look out twenty years to plan for future population, housing, and employment, the amounts of which are established by state and regional agencies. For the first time ever, a new state law requires local governments to plan for and accommodate housing types for all income levels.

The current periodic Comprehensive Plan update will advance the City's planning horizon from 2036 to 2044. The Winslow Town Center is the City's most populated center and supports urban levels of services for its residential and employment base. The 2044 Comprehensive Plan will focus population and employment growth primarily in the

Winslow area. This is in keeping with the City’s current long-term growth strategy, which supports new population and employment in Winslow while conserving sensitive environmental areas, open spaces and forests outside Winslow Town Center. A Subarea Plan for the Winslow town center is a key component to the Comprehensive Plan update.

The Planning Commission completed its recommendation on the Winslow Subarea Plan and now will review and make recommendations on the Comprehensive Plan. In accordance with Resolution 2025-18, only those updates that are essential to complying with state comprehensive plan mandates will be considered.

SUMMARY: The Planning Commission begins its review and recommendation of the Citywide Comprehensive Plan with the *Introduction* chapter and *Land Use Element*. City staff suggestions show only essential changes to each chapter in strikeout/underline format.

The City’s Race Equity Advisory Committee (REAC) shared with the City Council a suggested update to the Guiding Principles portion of the *Introduction* chapter. Those suggested updates are shared with the Planning Commission for consideration in their work.

Suggested updates to the *Land Use Element*:

- Consideration of a new “Park” land use/zoning designation be added to the Comprehensive Plan and supporting development standards. Such a designation would apply to currently established public parks. The Bainbridge Island Metro Parks and Recreation District (BIMPRD) strongly supports this change, so that its parks are not subjected to residential or commercial land use standards and permitting requirements.
- Review and confirmation of existing Business/Industrial zoning boundaries and standards.
- Review and confirmation of existing Neighborhood Center zoning boundaries and standards.

Maps and supporting graphics have been prepared to assist with Planning Commission work on motions.

Finally, after Plan adoption, the Planning Commission has identified additional work on land use planning and development standards. Such work includes topics such as the Transfer of Development Rights (TDR) program, form-based and middle housing codes and the consideration of allowing two accessory dwelling units in selected zoning districts.

Additional information about the update to the Comprehensive Plan can be found on the project website: <https://cityofbainbridgeisland.civilspace.io/en/projects/2024-comprehensive-plan-periodic-update>

Fiscal Impact:

Community Engagement and Outreach:

dedicated project webpage; Planning Commission meetings in 2024,2025;
community engagement in 2024

Attachments:

1. Resolution No. 2025-18 Related to Comp Plan and WSP update Schedule
2. Jan 8 PC Suggested Motions
3. Draft INTRODUCTION Jan 2026
4. REAC Email to City Council forwarding Guiding Principles Proposal
5. Draft LAND USE Element Jan 2026

RESOLUTION NO. 2025-18

A RESOLUTION of the City of Bainbridge Island, Washington, adopting a schedule to complete the state mandated Periodic Update of the City's Comprehensive Plan and development regulations by June 30, 2026; directing the planning staff and planning commission to achieve certain deliverables by specific target dates, limit the scope of staff proposed or planning commission recommended amendments to only those essential to achieving compliance with state law; deferring non-essential tasks, and clarifying the roles of the planning staff, the planning commission, and the City council liaisons to perform this work.

WHEREAS, the Growth Management Act (GMA) at RCW 36.70A.130 required that the City adopt a Periodic Update of its Comprehensive Plan and Development Regulations by December of 2024; and

WHEREAS, Bainbridge Island's Periodic Update is now eleven months overdue, which exposes the community to legal and financial risks, including appeals to the State Growth Management Hearings Board, a compliance audit by the Washington State Department of Commerce, the loss of state grant eligibility for infrastructure and environmental improvements, and the imposition by the state of financial sanctions; and

WHEREAS, among the state grants currently at risk is a \$720,500 Department of Ecology grant to fund improvements to aquifer recharge functions in the Manzanita Watershed that will be forfeited if the City remains in noncompliance with the Periodic Update mandate beyond mid-2026; and

WHEREAS, at the Council's request the City Attorney in August 2025 wrote a Legal Opinion which advises the City to consider the guidance provided by the State Growth Management Hearings Board in the cases *Futurewise v. Mercer Island* and *Kitsap Association of Property Owners v. Kitsap County*; and

WHEREAS, since January 2025, the Planning Commission has been engaged in the development of the Winslow Subarea Plan, where the majority of the City's future growth is anticipated to occur; and

WHEREAS, while the Planning Commission's work on the Winslow Subarea Plan over the past eleven months has made progress, achieving the City Council's objective of adopting the Periodic Update by mid-2026 will require that the Commission conclude its Winslow Subarea Plan work by the end of the current calendar year, and significantly accelerate the pace of work as it turns to updating the Elements of the comprehensive plan in 2026 that directly relate to new state mandates; and

WHEREAS, accelerating this pace requires adapting and clarifying the scope of the Planning Commission’s review and relying on the expertise of the Planning Department and its consultants to format, flesh out and subsequently present for Commission consideration the limited number of essential amendments needed to achieve a GMA compliant periodic update; and

WHEREAS, the City Council concludes that this accelerated pace of work and clarification of the respective roles of the Planning Commission, Planning Staff and consultants is necessary to meet the urgent need to adopt the required periodic update amendments by no later than June 30, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council adopts the Periodic Update work program in Attachment A and directs the Planning Department and Planning Commission to implement the target dates, task sequences, roles and deliverables detailed in this Resolution.

Section 2. The Planning Commission is directed to finish its draft of the Winslow Subarea Plan and related regulations by December 18, 2025 with the understanding that the Planning Department and its consultants will then format and continue to flesh out that draft Subarea Plan and regulations for subsequent review as a part of the City’s periodic update Preferred Alternative.

Section 3. The Planning Department is directed to prepare proposed amendments to the Comprehensive Plan Introduction and the below listed Comprehensive Plan Elements and to submit a recommended draft of each to the Planning Commission for review during meetings in the following months:

January 2026: Review of the Introduction, Housing, Land Use, and Transportation Elements

February 2026: Review of the Water Resources, Environment, and Utilities Elements

March 2026: Review of the Capital Facilities Element and the Winslow Subarea Plan and development regulations.

Section 4. The Planning Commission is directed to limit the scope of its review exclusively to the above listed Introduction and Elements and include in the Preferred Alternative only those policies and development regulations identified by the Planning Department and City Attorney as essential to achieving compliance with State Law and internal consistency among the Elements.

Section 5. The City’s appointed advisory committees, boards, and councils are invited to submit written comments on Comprehensive Plan Elements to the Planning Department and Planning Commission by the end of 2025.

Section 6. The Planning Department is directed to revise the Comprehensive Plan to adopt by reference the City’s Housing Action Plan, Groundwater Management Plan, Climate Action Plan, and Island-wide Mobility Plan.

Section 7. During review of the Comprehensive Plan Elements listed in Section 3, the Planning Department and Planning Commission are to identify policies addressing:

- (1) Near term City actions to remove or reduce regulatory barriers to the creation of housing; and
- (2) Strategies for immediate and long-term actions to conserve water and improve aquifer recharge.

The Steering Committee will discuss structure, process, direction, and resources for a Housing Implementation Strategy to plan for and subsidize the lowest AMI income brackets. A Housing Implementation Strategy would draw upon the Housing Action Plan, identify City and partner organization actions, and identify public funding tools. The Steering Committee may provide recommendations for subsequent consideration and action by the Planning Commission or City Council, and if adopted, could be included by reference in the Comprehensive Plan.

Section 8. The Planning Department is directed to work with consultants to prepare the Housing capacity analysis and Final Environmental Impact Statement for the Comprehensive Plan and Winslow Subarea Plan.

Section 9.

- (a) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the general public, to the City’s appointed advisory committees, and to the City Council, of all public meetings and public hearings. Written comments and questions pertaining to agenda items will be welcomed by Planning staff, the Planning Commission, and the Council.
- (b) Regarding the scope, approach, and schedule set forth in this Resolution for City completion of the Periodic Update, the Planning Department is directed to give appropriate notice to the Puget Sound Regional Council, the Kitsap Regional Coordinating Council, Kitsap County, the Washington State Departments of Commerce and Ecology, the Suquamish Tribe, and the Office of the Governor.

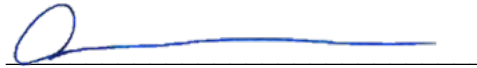
Section 10. The City Council shall appoint two Council members to serve as “Periodic Update Liaisons” to attend the 2026 meetings of the Planning Commission. It is the purpose of these Council liaisons not only to provide updates to the full Council on the progress being made, but also to provide support and clarification as needed to the Planning Commission regarding the direction provided by this Resolution.

Section 11. The City Council shall refrain from assigning non-Periodic Update responsibilities to the Planning Commission for the first six months of 2026.

Section 12. This resolution shall take effect and be in full force immediately upon passage.


PASSED by the City Council this 12th day of November 2025.

APPROVED by the Mayor this 12th day of November 2025.



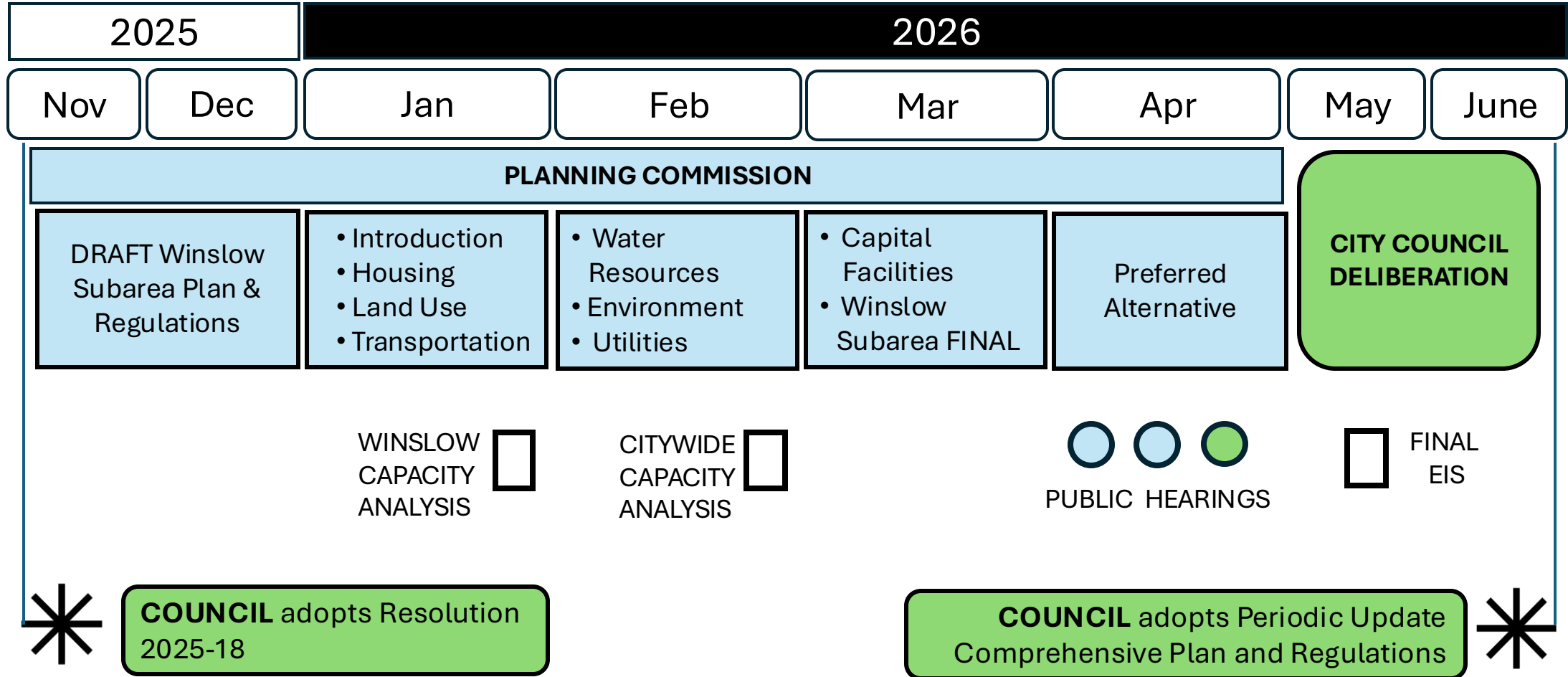
Ashley Mathews, Mayor

ATTEST/AUTHENTICATE:

By: 

Christine Brown, MMC, City Clerk

ATTACHMENT A - CITY OF BAINBRIDGE ISLAND PERIODIC UPDATE WORK PROGRAM



CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

Suggested Motions for Consideration of the *Introduction* and *Land Use Element* for the
Comprehensive Plan Update
January 8, 2024

INTRODUCTION

1. Bringing the Introduction “Up to Date”

The *Introduction* chapter of the Comprehensive Plan has several sections that should be amended to update sections on demographics and previous Bainbridge Island comprehensive planning.

Suggested Motion:

- I move to recommend that the various sections of the *Introduction* be retained but updated by City staff to reflect changing conditions and updated data.

_____ PASS _____ DID NOT PASS

2. Guiding Principles

The Guiding Principles and Policies portion of the *Introduction* was added during the 2016 Comprehensive Plan update. The City’s Race Equity Advisory Committee (REAC) has worked on a proposal to update the Guiding Principles; the proposal was forwarded to the City Council in November, 2025.

Suggested Motion:

- I move that the Planning Commission refer the REAC suggested Guiding Principles to the Steering Committee and for that body to return to the Planning Commission with recommended updates to the Guiding Principles in the Introduction chapter.

_____ PASS _____ DID NOT PASS

LAND USE ELEMENT

3. Consider Creating a new “Park” Zone

Alternatives 2 and 3 of the Draft Environmental Impact Statement (DEIS) proposed adding a new “Park” zone that would apply to public parks. The Bainbridge Island Metro Parks and Recreation District (BIMPRD) has supported this change, so that its parks are not subjected to residential or commercial land use standards and permitting requirements. If approved, the zone would also apply to the City-owned Waterfront Park. See proposed “Park” policies on Draft Land Use Element page LU-24.

Suggested Motion:

- I move that the Planning Commission recommend that a new “Park” zone be added to the Comprehensive Plan Future Land Use Map, goals and policies, and that City staff draft implementing regulations to be reviewed by the Planning Commission along with other implementing development regulations.

_____PASS _____DID NOT PASS

4. Business/Industrial (B/I) Zone

The Draft Environmental Impact Statement (DEIS) studied intensifying B/I development standards in place (Alternative 2 “Go Up”) or keeping development standards the same but expanding the B/I zone (Alternative 3 “Go Out”) . See policies on Draft Land Use Element pages LU 19-20. Existing B/I properties are either a) fully or almost fully developed without the ability to expand without variances, or b) vacant. Alternative 2 studied adding commercial capacity to the B/I zone by increasing allowed lot coverage from 35% to 50% and maximum building height from 35 to 45 feet.

Suggested Motions:

- I move that the Planning Commission recommend that the boundaries of the B/I zone remain unchanged.

_____PASS _____DID NOT PASS

- I move that the Planning Commission recommend that the lot coverage standard for the B/I zone be increased from 35% to 50%.

_____PASS _____DID NOT PASS

5. Neighborhood Center (NC) Zone: Lynwood Center

The Draft Environmental Impact Statement (DEIS) studied intensifying NC development standards primarily within existing zoning (Alternative 2 “Go Up”) or keeping development standards the same but expanding the NC zone (Alternative 3 “Go Out”). See policies on Draft Land Use Element pages LU 9-11 and 16-19.

Suggested Motion:

I move that the Planning Commission recommend that the boundaries and development standards of the Lynwood Center NC zone and area remain unchanged.

_____PASS _____DID NOT PASS

6. Neighborhood Center (NC) Zone: Island Center

The Draft Environmental Impact Statement (DEIS) studied intensifying NC development standards primarily within existing zoning (Alternative 2 “Go Up”) or keeping development standards the same but expanding the NC zone (Alternative 3 “Go Out”). See policies on Draft Land Use Element pages LU 9-11 and 16-19.

Suggested Motion:

- I move that the Planning Commission recommend that the boundaries and development standards of the Island Center NC zone and area remain unchanged.

_____PASS _____DID NOT PASS

7. Neighborhood Center (NC) Zone: Rolling Bay

The Draft Environmental Impact Statement (DEIS) studied intensifying NC development standards primarily within existing zoning (Alternative 2 “Go Up”) or keeping development standards the same

but expanding the NC zone (Alternative 3 “Go Out”). See policies on Draft Land Use Element pages LU 9-11 and 16-19.

Suggested Motion:

- I move that the Planning Commission recommend that the boundaries and development standards of the Rolling Bay NC zone and area remain unchanged.

_____ PASS _____ DID NOT PASS

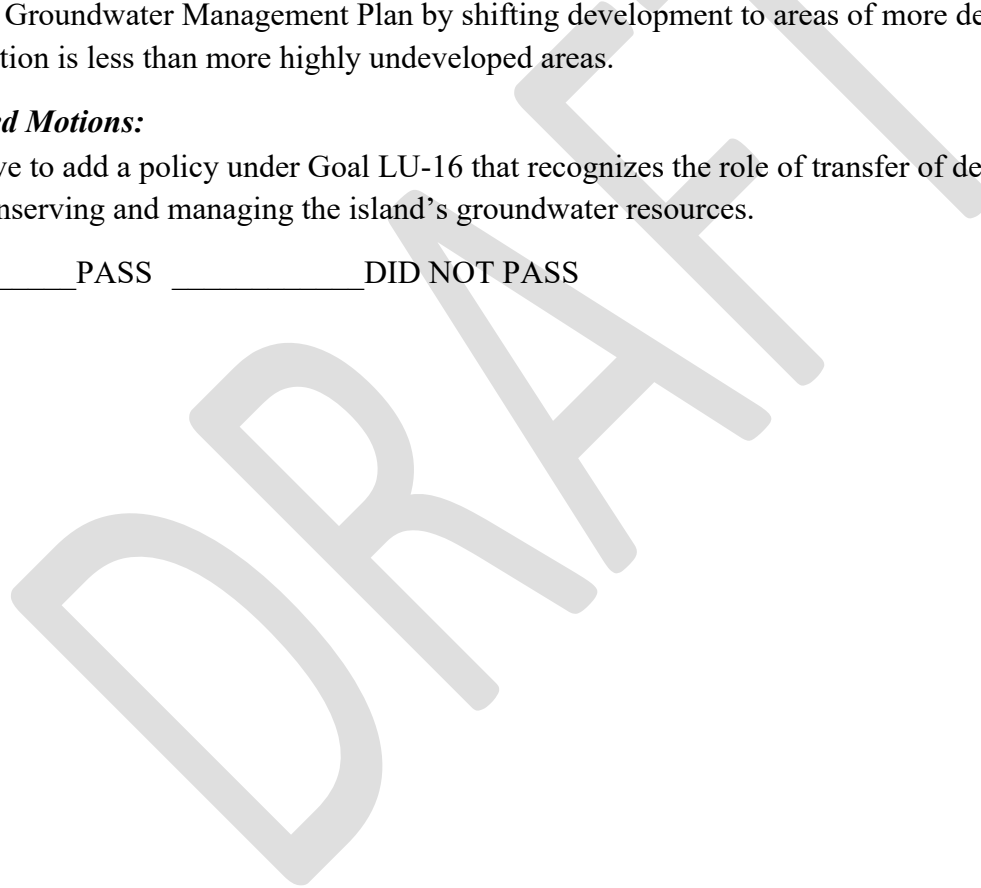
8. Transfer of Development Rights

The current Comprehensive Plan Goal LU-16 states: “Prioritize program goals and establish and maintain a purchase and transfer of development rights program, to allow transferring development rights from areas intended for conservation and promoting development in areas suitable for denser development.” A transfer of development rights program could potentially support the implementation of City’s Groundwater Management Plan by shifting development to areas of more density where water consumption is less than more highly undeveloped areas.

Suggested Motions:

- I move to add a policy under Goal LU-16 that recognizes the role of transfer of development rights in conserving and managing the island’s groundwater resources.

_____ PASS _____ DID NOT PASS





COMPREHENSIVE PLAN INTRODUCTION

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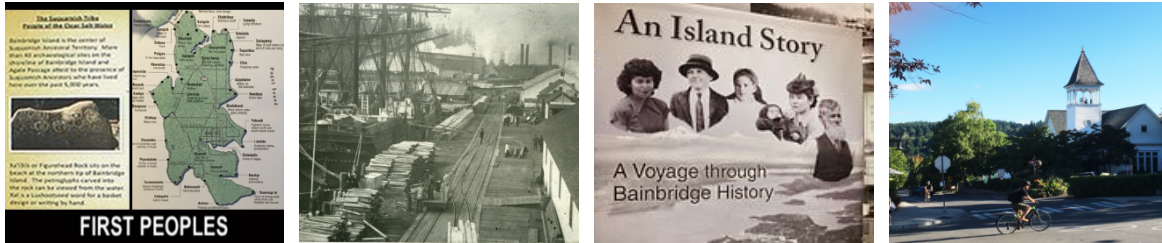
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BAINBRIDGE ISLAND Past, Present and Future

BAINBRIDGE ISLAND HISTORY



This historical overview provides a foundational perspective to aid community planning in better understanding and preserving the rich and multifaceted history of Bainbridge Island.

Land

Bainbridge Island is split into two geologic areas, with the southern third composed of sedimentary bedrock approximately thirteen to thirty million years ago. Lying on a seismic fault line, its most prominent feature is the steep gradient at Bill Point, a backdrop for Rockaway Beach. This fault runs from Eagle Harbor to Seattle. Together with other active faults, a 9.0 plus earthquake involving the North American and Juan de Fuca Plates is a valid disaster potential for Bainbridge Island. Fortunately, only three earthquakes over 6.0 have occurred since World War II: in 1949, 1965, and 2001.

Successive glacial periods left behind deep bodies of water and numerous islands from Puget Sound to Alaska. Resulting deep water sheltered harbors and acidic topsoil influenced human settlement. The primary concern for the Island's southern third is limited water supply caused by impenetrable bedrock. The northern two-thirds, with Eagle Harbor as the dividing line, is composed primarily of sand, clay, and gravel deposits. While still commercially extracted, their primary benefit is an easily accessible ground water source.

People

Suquamish Ancestors first inhabited Bainbridge Island and the Kitsap Peninsula around 13,000 years ago and continue to live in the area to the present day. The Suquamish People occupied winter villages and seasonal camps throughout the island as they fished, hunted, collected shellfish, and gathered plants and other vegetation resources. Several areas on the island have religious significance to Tribal members and some areas near the marine shoreline were burial sites. Many significant cultural resources have been documented along the contemporary marine shoreline of Bainbridge Island. Inland portions of the island have not been investigated as intensively as shoreline landforms but likely have evidence of past Suquamish land use.

The “discovery” of the Island came in 1792 with the arrival of George Vancouver. The United States showed little interest in the region until the Louisiana Purchase and the Lewis and Clark expedition. In 1841 Captain Charles Wilkes entered Puget Sound to map the area. He designated Bainbridge Island as an island rather than a peninsula and named it for the War

of 1812 commander, Commodore William Bainbridge. He also named Eagle Harbor, Bill Point, Wing Point, Port Blakely, Port Madison and Point Monroe.

Non-native settlement of the Island began in 1853 when George Anson Meigs ventured into Puget Sound to establish a lumber mill to serve the San Francisco market. He purchased an existing mill near present day Kingston and relocated it to Port Madison. The treaty of Point Elliot ceded any Suquamish claims to Bainbridge Island and Meigs laid claim to the northern third of the Island through the US Patent Office. The Meigs Lumber and Shipbuilding Company was born and soon the mill town of Port Madison had all the accoutrements of a late 19th-century mill town.

Peaking in the 1870s, Port Madison declined slowly until ceasing operations in 1890. Concurrent to its demise, the Port Blakely Mill, owned by Captain William Renton, was ascending after relocating from Port Orchard in 1865. It reached its peak in 1890 as the largest lumber mill in the world. Also at this time, the Hall brothers relocated their ship building business from Port Ludlow to Port Blakely to become one of the best-known names in the business.

Port Blakely's success laid the foundation for additional industries and eventual reshaping of the Island's human geography. The mill and shipyard attracted immigrants from around the globe notably from Scandinavia and Japan. The Hall brothers expanded their operation with a move to Eagle Harbor in 1903. The Pacific Creosote Company was located across the harbor near Bill Point. Port Blakely Mill closed in 1922 resulting in a refocus of commercial activity to the Eagle Harbor area.

Commercial *agriculture* centered on strawberry *farms* developed by Japanese immigrants who originally came to work at Port Blakely. The acidic soil proved ideal for the seasonal cultivation of strawberries. Japanese families used their American born children as title holders, since immigrants were not allowed to become citizens or own property. Large tracts of wasted timberland were purchased, cleared of stumps and debris, and successfully farmed for generations. A grower's association was formed to aid marketing.

World War II abruptly altered Bainbridge Island's economy. Executive Order 9066 ordered West Coast Japanese relocated to internment camps for the war's duration. This resulted in a severe disruption of strawberry farming from which it never fully recovered. Following exclusion of the Japanese-American community, many Filipinos managed the strawberry *farms* and businesses.

Modern Development

Scheduled auto ferry service from the Island to Seattle commenced in 1937 and solidified Winslow's identity as the Island's urban center. Both the middle school and high school were located there. Prior to this, passenger only ferries, locally known as the, "mosquito fleet," had made scheduled stops at a number of small coastal communities around the Island. A significant development in the initial postwar years was the completion of the Agate Pass Bridge and State Highway 305 in 1950, directly linking the Island to the Kitsap Peninsula.

Postwar Bainbridge Island transitioned from rural to suburban with the advent of a convenient commute to Seattle and the peninsula. Regional economic changes caused increasing numbers of people to relocate here, especially during the 1960's and 70's. Farming and local industries remained important, but were no longer the economic mainstay

they were historically. A proposed major shopping center and housing development in the late 1980's precipitated a move by a group of Islanders to seek local control by becoming an incorporated city.

Despite incorporation however, Bainbridge Island remains a desired place to live has done little to slow growth, especially with increasing regional population pressure stemming from Puget Sound's burgeoning technology industry. According to the US Census Bureau American Community Survey (ACS), the 2022 median family income on Bainbridge Island (2009-2013) was \$151,290 95,481 compared to Kitsap County and the whole of Washington State at \$93,675 and \$90,325 59,478, respectively. In 2022, tThe average home value median sales price of a single-family home on the Island (2009-2013) was \$1.5 million 551,700 compared to the state average of \$262,100. Comparatively, Kitsap County's median home sale value in June 2022 was \$600,000, about 39 percent the size of Bainbridge Island's median value.

The 2008 recession temporarily postponed a restructuring of Winslow's downtown core. The subsequent economic upturn has since seen its completion, but also fostered controversial projects such as the shopping complex at State Highway 305 and High School Road.

History is a continuum and the preservation of historic buildings and resources by a community is an ongoing autobiographical undertaking. The results of historic preservation choices become a legacy for future generations to appreciate, learn from and live by.

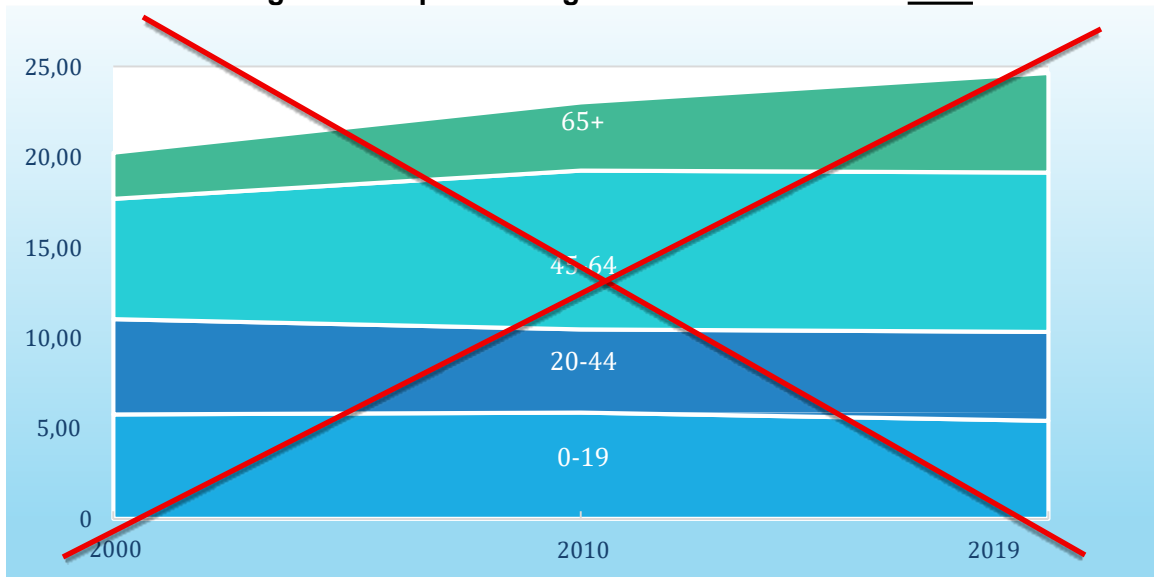
BAINBRIDGE ISLAND TODAY

People

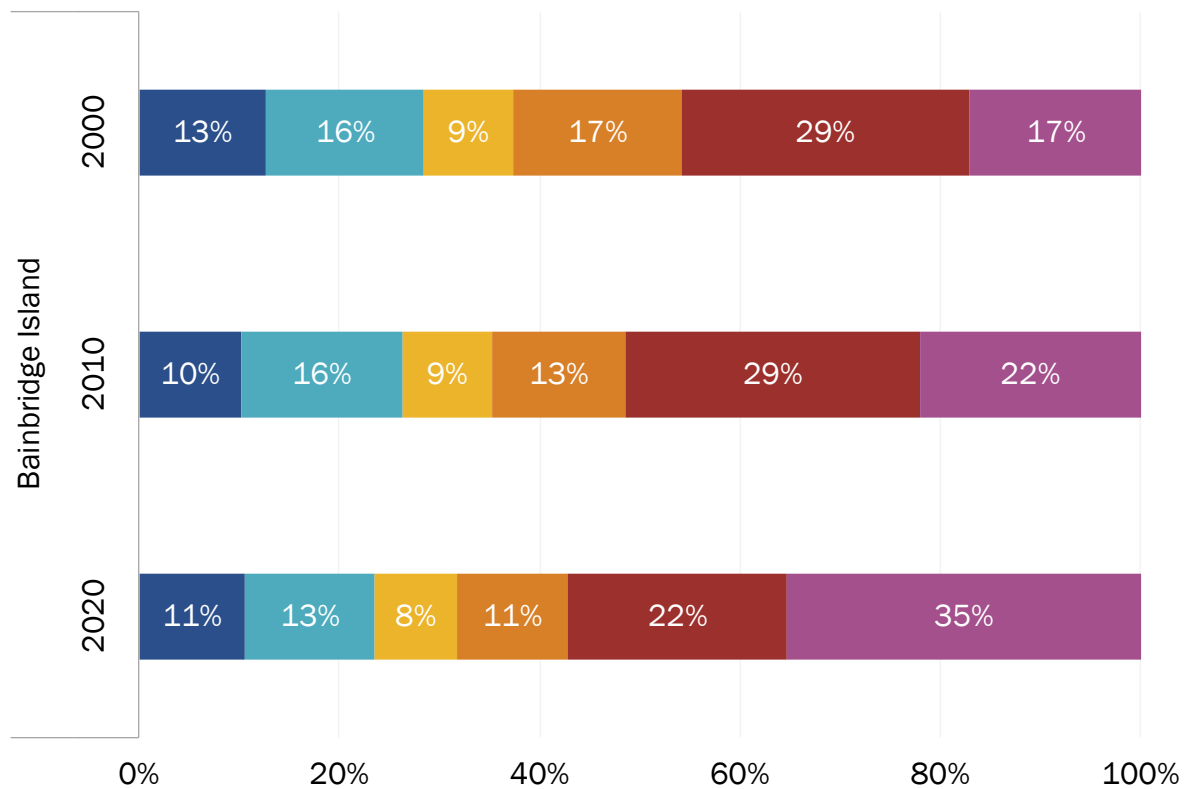
The population of the Island in 2015-2022 was 23,850 25,060, which was a modest increase from the 2010-2020 population of 23,025 24,825. Demographically Bainbridge Island is predominantly white (91-87.9%) while the Hispanic, Asian and mixed race portions of the population are roughly 3% each. 7.4% of the Island's population is foreign-born. Black or American Indian/Alaskan Native persons each make up 0.2%, while persons identifying as Asian or Hispanic each make up over 3% of the Bainbridge Island population. The number of people identifying as two or more races increased between 2010-2022, from 4.7% to 6.4% of the Bainbridge Island population.

Islanders are relatively well-educated with 66.6 74 % of the adult population (25+ years of age) having a bachelor's degree or higher, and 34% having a graduate or professional degree. In 2020, wWith the majority of the population above 45 years of age, the composition of the Bainbridge Island population (57%) is markedly different than that of both Kitsap County (44%) and Washington State (41%). The median age of Bainbridge Islanders in 2016 2020 is 49 50 years old, which is nearly more than 10 years older than that of Kitsap County (39 years old) and 12 years older than that of Washington State.

Fig. IN-1 Population Age Cohorts 2000 to 2019 2020



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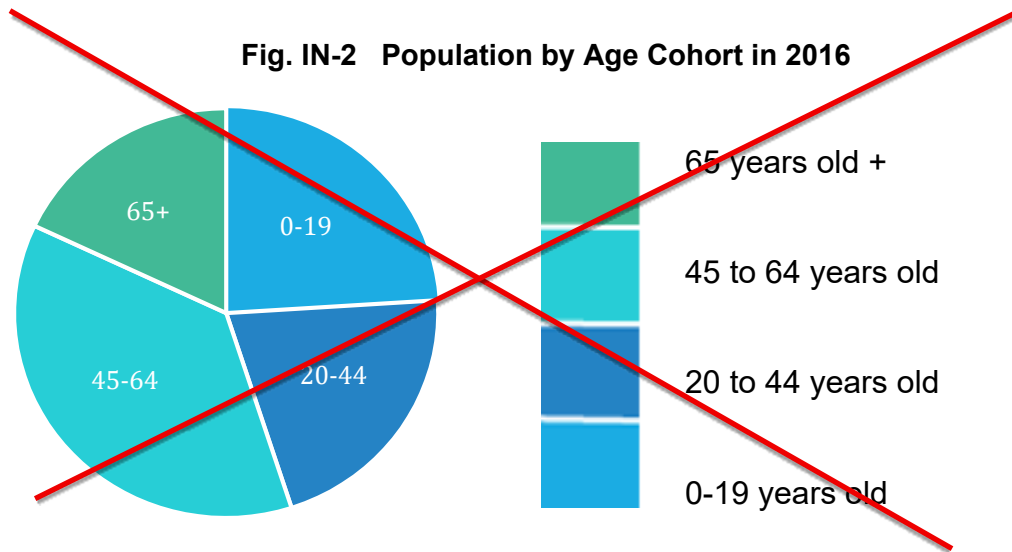


■ Under 10 ■ 10 to 19 ■ 20 to 34 ■ 35 to 44 ■ 45 to 59 ■ 60 and older

Source: 2000-2010 ~~2020~~ U.S. Census and Experian Census Area Projections & American Community (ACS) 5-year data.

Bainbridge Island's population is relatively affluent. The trend line from the years 2000 ~~2010~~ through 20159 ~~2020~~ indicates relative a 13% increase in yearly household incomes above \$100,000 \$150,000 and corresponding decreases in the percentage of households earning

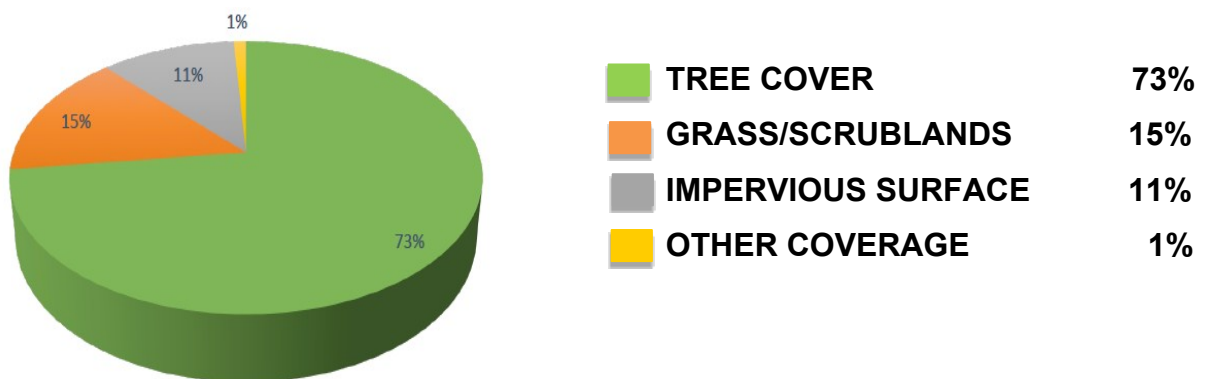
below \$100,000, from 53% in 2010 to 40% in 2020. The 20% of households earning between \$100,000-\$149,999 is estimated to have remained the same between 2010-2020. Source: U.S. Census, Community (ACS) 5-year data 2006-10 and 2016-20 estimates. More detailed data about population demographics, including household incomes and housing affordability, are presented in the Bainbridge Island Housing Needs Assessment and the Bainbridge Island Economic Profile, which are Plan Appendices C and A, respectively.



Island-wide Land Profiles

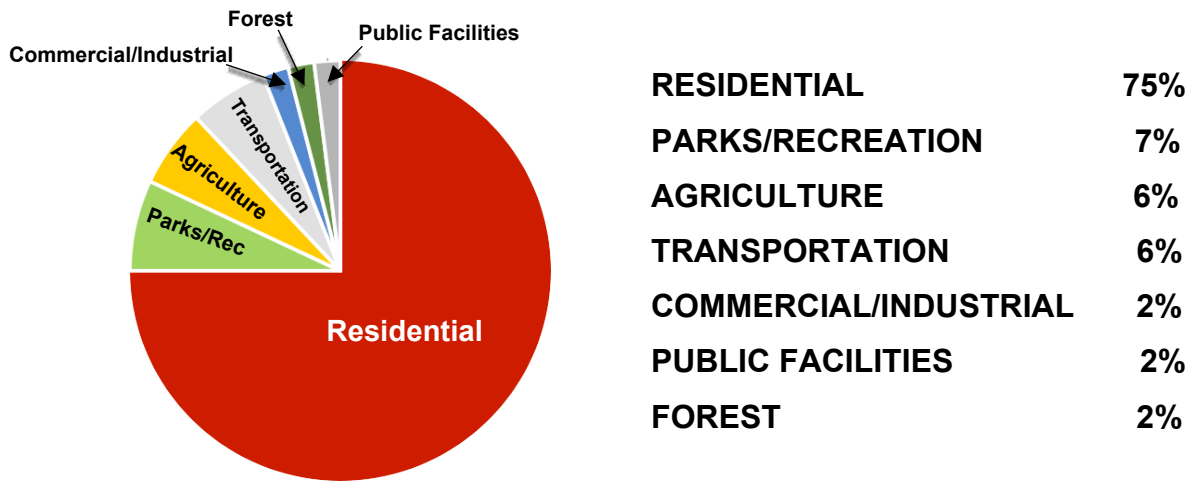
Almost 88% of the twenty-six square miles of the Island's land coverage is either tree cover or grass/scrublands. The developed portions of the Island constitute impervious surface totaling about 11% of its land area.

Fig. IN-3 Land Coverage Types



The predominant land use on Bainbridge Island is residential (75%), with forest, agriculture, parks/recreational lands totalling another 15%. The remaining 10% of the Island is transportation (6%), Commercial/Industrial (2%) and Public Facilities (2%). See Fig. IN-4.

Fig. IN-4 Land Use Types



The protection and support of existing *farms* and the preservation of prime agricultural lands and *farms* of local significance are important *goals* of the residents of Bainbridge Island. Agricultural lands provide *open space*, habitat, *groundwater* recharge, local food production with fewer transportation impacts and cultural value. Their protection can augment *sustainability goals*.

Farming on the Island provides economic, social, aesthetic and nutritional benefit to the community. Equally important, protection of agricultural lands will enhance the cultural and economic diversity and help retain the Island’s rural character. *Open space* dedicated to *agriculture* also conserves environmental resources.

Farm operations on the Island are unique. Small *farms* ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island with some clustering in a few locations. The specialty, high-intensity, small *farms* will continue to be an important adjunct to farming in the future.

The City currently owns sixty acres of public farmland that has been managed under contract by a non-profit organization. That organization also works with private landowners, seeking ways to increase the amount of land used for food production, and to conserve the land for agricultural uses over the long term. To preserve public farmland, the City *should* consider designating its public farmland properties as Agricultural Resource Land (ARL) consistent with WAC 365-190-050. Other non-profits are also involved in promoting *agriculture* on Bainbridge.

Agriculture is a vulnerable enterprise in any rapidly growing area. As land values continue to rise the economic viability of *farms* on Bainbridge Island depends on the farmers’ industry and ingenuity and on public policies that provide incentives and tax relief.

HISTORY OF COMPREHENSIVE PLANNING ON BAINBRIDGE

The ~~2016-2024~~ Update is the ~~second~~third major revision to the *Comprehensive Plan*. The first Plan was officially adopted in 1994. Work on the first Plan began in 1990 when then Mayor Sam Granato appointed members to the *Comprehensive Plan Advisory Committee* (CPAC). This was soon after residents in the unincorporated area of Bainbridge (population of 12,000; area of 17,700 acres) voted to annex into the City of Winslow (population of 3,000; area of 2,800 acres) and form the City of Bainbridge Island.

The timing for forming CPAC in 1990 was fortuitous, as the State of Washington that same year passed the *Growth Management Act*. The very first section of the GMA reads:

The legislature finds that the uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizen, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

RCW 36.70A.010

With the two parts of Bainbridge Island joined by annexation, CPAC was charged with creating a plan for the entire island. Twenty staff members of CPAC and 130 citizens from around the Island made a fresh start at planning for the Island as a whole. A 17-member citizen participation committee was charged with obtaining broad community participation and carried out a telephone survey and 16 focus groups.

The 1994 version of the *comprehensive plan* covered five elements (Land Use, Housing, Water Resources, Transportation and Capital Facilities). Two more elements were later added: the Cultural element in 1998 and the Economic element in 1999. Around 50 architects, engineers and other citizens contributed to a Winslow Design Workshop as part of the 1994 planning. This eventually led to the adoption of the Winslow Master Plan approved in May 1998. A sub-area ~~master plan~~ was adopted for Lynwood Center in 1997. A number of amendments to the *Growth Management Act* and the Bainbridge Island *Comprehensive Plan* have been adopted in the intervening years between 1994 and the present.

A state-mandated update of the *Comprehensive Plan* began in 2000 and was completed in 2004. A steering committee was appointed consisting of three city council members and three planning commissioners, who were supported by City staff. The update consisted of three phases. Phase One produced a "Staff Review 2000", which contained a review of actions to implement the plan and recommendations for revising some of the goals and policies. In addition, the "Community Values Survey Report" was published in July 2000. This survey showed that community values and visions had not changed significantly since 1994. The most significant changes made in 2004 were the creation of the Environmental Element (based on portions of the Land Use Element) and a Human Services Element.

'Winslow Tomorrow' was an ambitious planning process begun in 2004 that led to revision of the Winslow *Master Plan* in 2006 and the ongoing modernization of Winslow's infrastructure. Another significant milestone in the City's planning history was the issuance

January 2026 ~~2/28/17~~

in 2007 of the Final Report of the Mayor's 2025 Growth Advisory Committee. That document laid the groundwork for portions of the 2016 *Comprehensive Plan* update, including the concept of designating several centers for future growth on the Island.

The City began its work on the 2016 update the *Comprehensive Plan* in 2014. At the time, the existing land use population and employment capacity was sufficient to meet the 2024-2036 population and employment targets, therefore it was not necessary to intensify or change any land use or zoning at that time. Through this update, the City confirmed its growth strategy to focus or incentivize growth in *designated centers* and promoting stewardship in the *conservation area*. The *Plan* Vision statement was updated and Guiding Principles added. The updated *Plan* was approved by the City Council in February 2017.

This brings us to the development of the 2016 2024 *Comprehensive Plan*.

THE FUTURE: NAVIGATING BAINBRIDGE ISLAND 2024-2044

From ~~2023-2014~~ through ~~2026-2016~~, the City of Bainbridge Island undertook the update of the *Comprehensive Plan* (the Plan). This project, ~~led by the integrated project to update the Winslow Subarea Plan, titled “Navigate Bainbridge,”~~ involved an extensive public outreach program that engaged hundreds of citizens in dozens of public meetings, workshops, open houses and public hearings culminating in the adoption of the Plan by the City Council.



The ~~2016-2024~~ update of the Plan was prepared pursuant to the authority and requirements of the *Growth Management Act (GMA)* which is codified in the Revised Code of Washington (RCW) as Chapter 36.70A. The *GMA* ~~has been amended to~~ requires that the Plan be reviewed and updated at least every ~~eight ten~~ years, instead of eight years, which means the periodic update cycle for Bainbridge Island is ~~2016, 2024, 2034~~~~2~~ and so on.

Since the 2016 update, the *GMA* has been amended by Washington State House Bill 1220 to require that in addition to planning for population employment growth, local governments must ‘plan for and accommodate’ housing affordable to all income levels. As such, the Department of Commerce was directed to project future housing needs for each county in the state, and to allocate projections according to income bracket (i.e. extremely low income, very low income, etc.). In 2023, the City of Bainbridge Island collaborated with Kitsap County and the other cities in Kitsap County, through the Kitsap Regional Coordinating Council (KRCC), to review the housing allocation methodology and ultimately establish housing allocations by income bands, to be utilized through each jurisdictions Comprehensive Plan Update process. On June 6, 2023, the KRCC Executive Board unanimously voted to add the recommended housing allocations to the Countywide Planning Policies as Appendix F.

The specific requirement to plan for lower income housing units meant that unlike the 2016 periodic update, the City would have to intensify zoning and land use in some areas and adopt additional affordable housing tools to demonstrate compliance. It has long been recognized that the Winslow area, well served by transit and utilities, is the best place to accommodate affordable housing, and the bulk of the discussion has taken place through the concurrent update to the Winslow Subarea Plan. Although these discussions have been heated at times, the changes made with this 2024 Plan update are generally already supported by Plan *goals* and *policies* adopted in the 2016 Plan update, or earlier.

Among its many provisions, the *GMA* requires that the Plan must have sufficient land capacity and urban services adequate to accommodate at least the next twenty years of growth. This Plan provides for sufficient land and urban services to accommodate the City’s growth allocation through the year ~~2044-2036~~, however it also uses a longer time horizon where appropriate. For example, policies in this Plan recognize that the life cycle of a sustainably built environment is multi-decade while planning for natural systems and addressing climate change requires a multi-generational perspective.

The *GMA* also requires that the Plan provide for sufficient *capital facilities* (e.g., roads, sewer and water, parks, public buildings) to accommodate the City’s twenty-year allocations of population and employment growth. This Plan does so. While the *GMA* does not require a *comprehensive plan* to provide *policy* direction to a jurisdiction’s operating budget,

the *Guiding Principles* of the Bainbridge Island Plan explicitly state this Plan provides direction to both the capital and operating budgets.

The Plan is organized as follows: it begins with a City-wide *Vision* that describes the preferred future for Bainbridge Island in the year 2036-2044. That is followed by eight *Guiding Principles* and associated Guiding Policies that provide substantive direction to the ten Elements (i.e., chapters) of the Plan. They also provide direction to the City's *functional plans* such as its parks, stormwater and utilities plans.

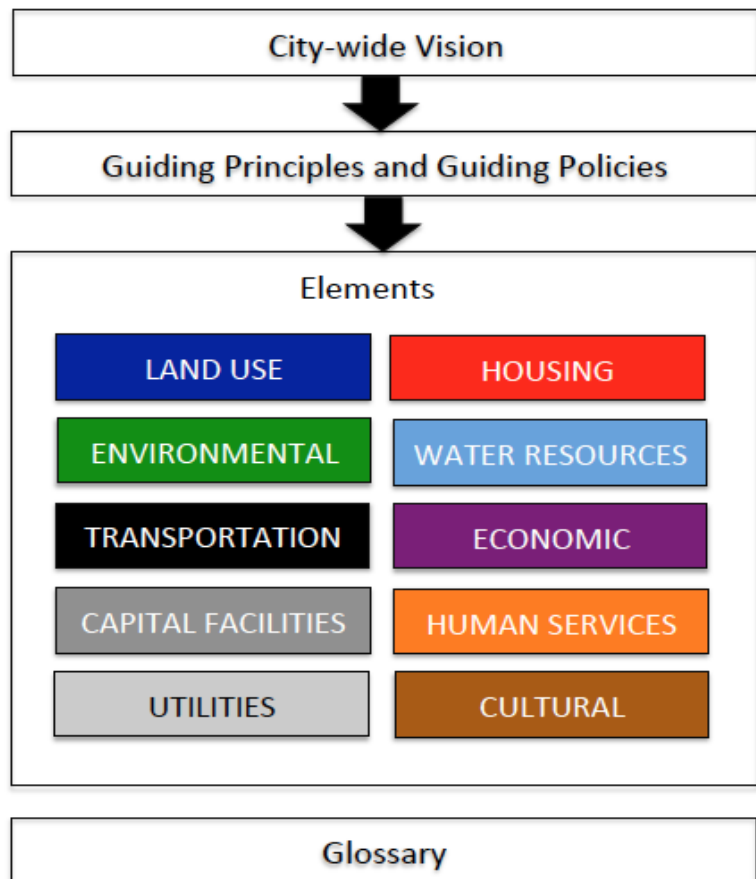
In addition, the Plan's *Vision*, *Guiding Principles* and Policies, and Elements communicate the City's priorities to the other units of government responsible for providing services to the Island community. This includes the Bainbridge Island Fire Department, Park and School Districts, and the Washington State Department of Transportation, all of which prepare functional and operating plans to provide their respective services and facilities to Island residents. The relationship between the components of the *Comprehensive Plan* is illustrated in Figure IN-5.

Fig. IN-5 Comprehensive Plan

The *GMA* requires that a *comprehensive plan* include five six "mandatory" elements: Land Use, Economic, 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 four 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



BAINBRIDGE ISLAND VISION 2044 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

NOTE: The City's Race Equity Advisory Committee has submitted a proposal to update the 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.

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 administers through its budget. The City also coordinates with other units of local government, e.g., the Bainbridge Island School, Fire, and Parks districts, each of which maintains its own programs and functional or operational plans. These are inventoried in the Plan's Capital Facilities Element.

Types and Degrees of Policy Direction

The Elements in this *Comprehensive Plan* consist of Goals and Policies. Goals express the high-rank order values that are most important to the Island community. They are aspirational, frequently describing desired outcomes. The Policies listed under each Goal identify strategies or specific actions to be taken to move the community in the direction of fulfilling the Goal.

Depending on the issue and the Element, the Goals and Policies may provide direction to the City Council, Planning Commission, Hearing Examiner and City Staff. Some of the actions will take the form of land use or other *development regulations*; others will be capital projects or programs; and still others may take the form of outreach, education, coordination or partnership with citizens, organizations or other units of government.

The goal and policy statements sometimes use very directive verbs such as "maintain" or "adopt." In other cases, less directive verbs are used such as "consider" or "encourage."

The more directive verbs convey a higher rank order of *policy* direction. Directive goal or policy language may call for the updating of *development regulations*, however that does not convert them into controls or conditions that can be directly applied to a permit decision.

A similar distinction can be made between the auxiliary verbs "*should*" and "*shall*." Both terms are used in the *Comprehensive Plan* and it is intended that both provide substantive direction. The difference in meaning between "*should*" and "*shall*" is one of degree rather than kind. As used in this Plan, the word "*shall*" imparts a higher order of substantive direction than the word "*should*." However as with the active verbs, the use of "*shall*"

remains substantive *policy* direction not a land use control within the GMA meaning and definitions cited above.

How and when may the *Comprehensive Plan* be amended?

In addition to the ~~ten~~-eight-year cycle for the periodic review of the *Comprehensive Plan*, the GMA also includes requirements regarding potential plan amendments in the intervening years. Set forth at RCW 36.70A.130, these include:

- A *comprehensive plan* may be amended no more than once in any calendar year. The City's *comprehensive plan* amendment process allows privately initiated amendments every three years (BIMC 2.16.190).
- All proposed plan amendments, including those initiated by private parties or by the City, should be considered concurrently to determine the cumulative effect of the proposals.
- Procedures must be adopted for any interested person to suggest amendments to either the *Comprehensive Plan* or *development regulations*.
- A city must establish a means by which it will "docket" (i.e., compile and maintain a list) of all suggested plan or development regulation amendments and consider whether or not to adopt them during the amendment process.
- Public participation programs must be developed and followed for proposed amendments to the *Comprehensive Plan* or *development regulations*.

[VISION 2050-2040: Puget Sound Regional Council](#)

[Puget Sound Regional Council \(PSRC\)](#) is the metropolitan planning organization for the greater Seattle area (Kitsap, Snohomish, King and Pierce counties). The Bainbridge Island-~~2016~~ [2024](#) Comprehensive Plan advances the sustainable approach to growth and future development that is the cornerstone of [Vision 2050 2040](#). Bainbridge Island is identified as a "High Capacity Transit Community" in [Vision 2050. Sustainability](#) is integrated throughout all Elements of the city's comprehensive plan. We have incorporated a systems approach to planning and decision-making that addresses protection of the natural environment. The Plan commits to maintaining and restoring ecosystems, reduce *greenhouse gas* emissions, promotes non-motorized transportation, alternatives to single-occupancy vehicle travel, encourage compact development and prioritizes the creation of new *affordable housing*. The Plan also has established an *affordable housing goals* for this planning period. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The Plan has been updated based on [population, housing, residential and employment targets that align with \[Vision 2050 2040\]\(#\)](#), as demonstrated through the population and employment capacity analysis in the [Kitsap County-2014-2021 Buildable Lands Report](#), and updated citywide and Wisnlow capacity analyses completed as part of the 2024 periodic update. The City's existing residential and commercial zoning accommodates those target- see tables below.

NOTE: TABLE IN-1 AND IN-2 TO BE UPDATED WITH PREFERRED LAND USE ALTERNATIVE NUMBERS

Table IN-1: City of Bainbridge Island Population Capacity and Demand	
2036-2044 Residential Population Forecast/Target	28,660 29,349
Population Capacity Under <u>Future Land Use Map</u> Existing Zoning	6,814-TBD
2010-2036 <u>2020-2044</u> Allocated Population Growth	5,635 4,524
Net 20-Year Population Capacity (+ or -)	+1,179 TBD
Population Capacity/Demand Ratio	1.21 TBD

NOTE: INSERT HOUSING UNIT/INCOME RANGE TABLE WITH PREFERRED ALTERNATIVE NUMBERS

Table IN-2: City of Bainbridge Island Employment Capacity and Demand	
Employment Capacity Under <u>Future Land Use Map</u> Existing Commercial Zoning	2,941 jobs TBD
2036 <u>2020-2044</u> Employment Growth Forecast/Target	2,808 1,927 jobs
Net 20-Year Population Capacity (+ or -)	+133 jobs TBD
Employment Capacity/Demand Ratio	1.04 TBD

Jennifer Sutton

From: Anshu Wahi
Sent: Wednesday, November 12, 2025 3:17 PM
To: Jennifer Sutton
Subject: FW: Guiding Principles for City Council Discussion
Attachments: Draft Guiding Principles_Nov2025.docx

From: Caitlin Lombardi <caitlin.lombardi@cobicommittee.email>
Sent: Monday, November 10, 2025 8:48 AM
To: City Council Distribution Group <CityCouncilDistributionGroup@bainbridgewa.gov>
Cc: City Manager <CityManager@bainbridgewa.gov>; REAC Distribution List <REAC@bainbridgewa.gov>; Anshu Wahi <awahi@bainbridgewa.gov>
Subject: Guiding Principles for City Council Discussion

Dear City Council,

On behalf of REAC, I am pleased to share the attached proposal for updated Guiding Principles for the Bainbridge Island City Council. We hope that these will give you a significant foundation for your own discussion, public outreach, and finalization of Guiding Principles that steer the City's decision-making from a set of shared values and commitments.

This draft is the result of significant research--into our own City's processes and priorities, other cities' guiding principles and practices, and overall best practices--and countless discussions to identify if/what gaps existed in our current guiding principles and how we could shape language to ensure all needs and interests are reflected in this crucial, influential document. We submit it to you with the hope that you will continue to gather insights and perspectives from across our community, and bring these to completion very soon as they relate to the Comprehensive Plan.

Each principle begins with a bolded statement followed by text that provides context and specificity. While we acknowledge some of these are quite lengthy, we feel context is very important so that each principle is interpreted correctly for many years to come and by many different Councilmembers, present and future.

Please reach out with any questions, we are standing by to support this across the finish line!

Thank you,
Caitlin Lombardi
Co-Chair - REAC

DRAFT Guiding Principles – November 2025

Prepared by the City of Bainbridge Island Race Equity Advisory Committee

As stewards of Bainbridge Island, past, present and future, the members of this Council agree to:

- **Uphold and balance the three pillars of a sustainable community** – environment, economy, and social equity – in our decision-making.
- **Seek comprehensive community input.** Recognizing our decisions impact different people in different ways, we must invite and hear as many perspectives as possible, even when it is difficult.
- **Steward the immense resources of Bainbridge Island**, including the natural environment, public spaces, local economy, and people who live, work, and visit our community, for current and future generations.
- **Preserve and enrich a strong sense of community** on Bainbridge Island; where people care about and help one another, have their basic needs met, and are drawn to gather in their neighborhoods, at local events, and in a downtown core that is inviting, accessible, and serves a variety of needs and interests for residents and visitors alike.
- **Honor the island’s natural and aesthetic attributes**, including scenic winding roads and neighborhood pathways, extensive forested areas, meadows, farms, marine views, waterfront parks, historic buildings, and a timeless, pedestrian-friendly downtown with local businesses and a small town scale.
- **Proactively pursue health and safety measures** reflecting our population’s size and diversity, island geography, and limited infrastructure and exits.
- **Make Bainbridge Island accessible and welcoming to all people**, regardless of economic, racial, physical, or social attributes. We recognize that past laws, policies, and culture intentionally and unintentionally excluded certain groups from life and prosperity on Bainbridge Island, such as the Treaty of Point Elliot that relegated the original stewards of Bainbridge Island to reservations, racial housing covenants that created “whites only” neighborhoods (Rockaway Beach and Lytle Beach, for example), and the internment of Japanese Americans during WWII, as well as the increasingly high cost of housing today that excludes many middle- and low-income earners from living on Bainbridge. We seek to create policies and culture that invite diversity and actively remedy the lasting results of exclusion.
- **Act on climate change while recognizing that our natural resources are abundant *and* finite.** We acknowledge that these resources have been diminished since colonial settlers displaced Indigenous Coast Salish People of the Water and brought extractive practices. We are committed to sustainably manage land, water, air, wildlife, and natural resources while ensuring

environmental costs and benefits are shared equitably among all people on Bainbridge and our neighbors.

- **Honor our island's rich, complex, and multicultural history** and uplift historically silenced stories with vital present-day lessons, like our treasured Japanese Exclusion Memorial's reminder: "Nidoto Nai Yoni" — "Let it Not Happen Again."
- **Conduct ourselves, individually and as a body, with integrity, honor, and respect** for the City of Bainbridge Island, our colleagues on the Council, and all constituents.

LAND USE ELEMENT

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NOTE: PAGE #s WILL BE UPDATED FOR FINAL DRAFT

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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 2021 Buildable Lands Report](#) showed that the Island has sufficiently zoned land in 2016 2020 to accommodate the anticipated population and employment growth through the year 2036 2044. However, the bulk of the existing residential capacity is in the Conservation Area, and is forecasted to produce primarily housing affordable only to households with above middle incomes. Therefore, the City is planning to increase affordable housing programs and allowed densities in *designated centers* to produce more affordable housing, a goal that has always been supported by the City’s *Comprehensive Plan*. Other 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 2044

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.)

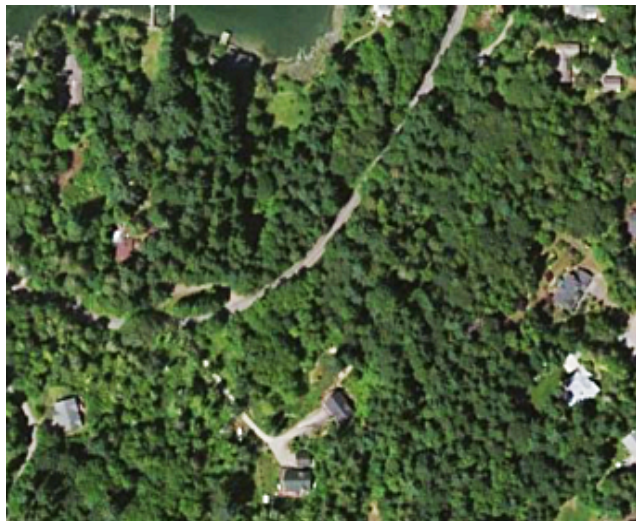


Fig. LU-2 Typical Island Conservation Area

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.)

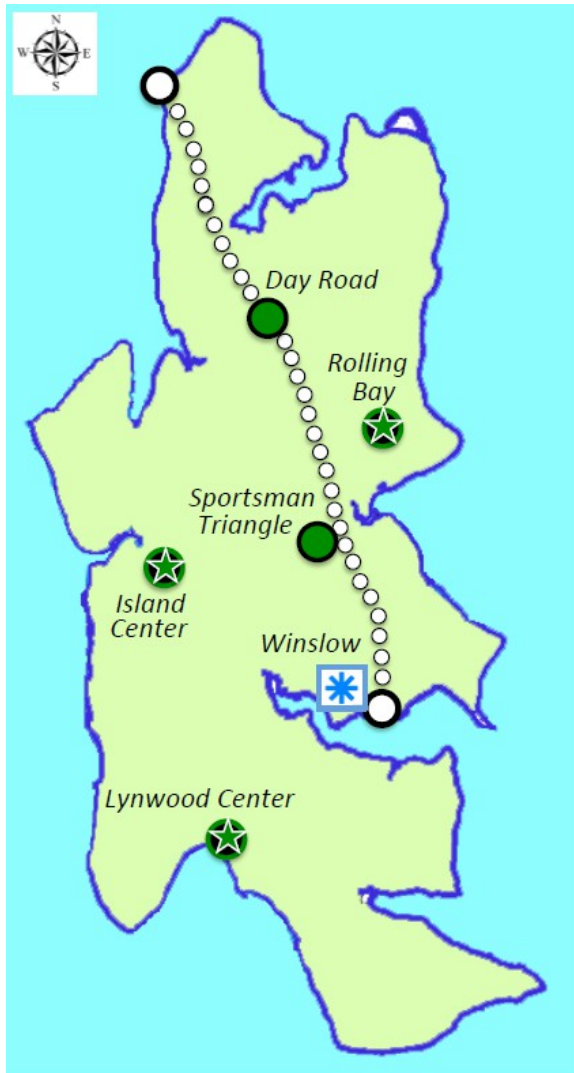
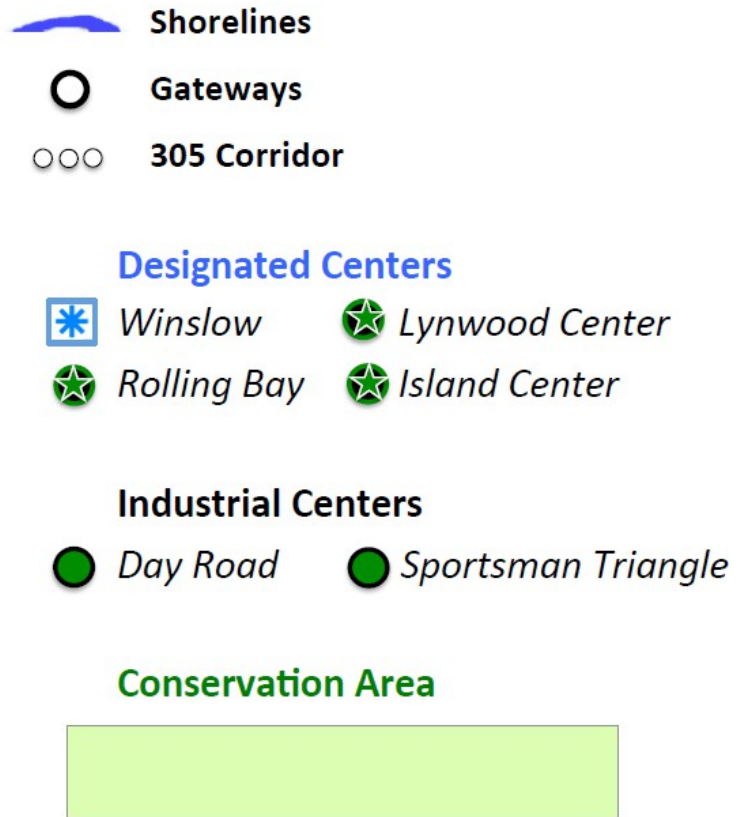


Fig. LU-3. Island-wide Land Use Concept



GOALS & POLICIES

GOAL LU-1

Plan for growth based on the growth targets established by the *Kitsap Regional Coordinating Council*: ~~5,635~~ 4,524 additional residents and ~~2,808~~ 1,927 additional jobs from ~~2010-2036~~ 2020- 2044 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~~ 29,349, the Island must plan for an increase in population of ~~5,635~~ 4,524 persons and ~~2,808~~ 1,927 jobs by the year ~~2036~~ 2044.

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.

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.

NOTE: Replace with 2023 Scoping Open House

Policy LU 3.1 Create a standard operating procedure which states that public workshop and planning events will take place in neighborhoods which are historically under-invested or marginalized on the Island.

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

Continued implementation of ~~Updating the Winslow Master Subarea 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*.



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*.

In the 2016 Comprehensive Plan, this growth strategy was modified. 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.

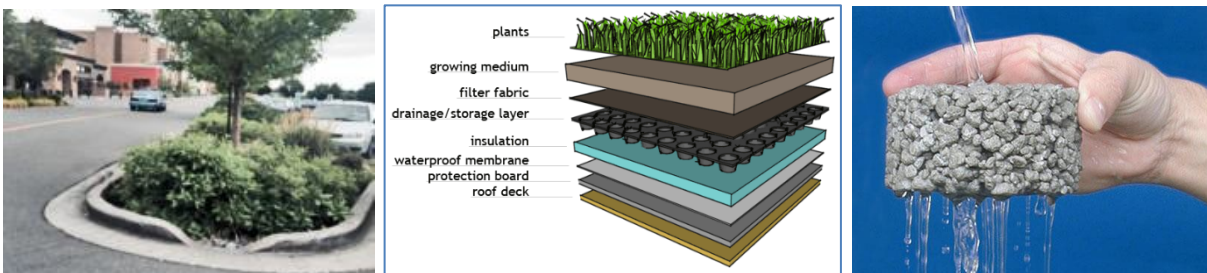


Fig. LU-7 *Low Impact Development* methods mimic natural drainage processes

Policy LU 5.5

Implement a *green building code*. Adopt green building practices and standards for all new municipal, commercial, industrial and residential buildings and all renovations or additions of a certain size in accordance with Strategy 5.A.1 in the Climate Action Plan.

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.

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**~~ **NOTE SUGGEST DELETING, COVERED IN HOUSING ELEMENT**

~~*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.~~

NOTE: GMA Checklist NEW POLICY SUGGESTION: Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.

Policy LU 6.8

Prioritize improvement of infrastructure in previously underinvested neighborhood centers.

NOTE: WINSLOW SUBAREA GOALS AND POLICIES TO BE CONSOLIDATED IN THE WINSLOW SUBAREA PLAN AND NOT DUPLICATED IN THE LAND USE ELEMENT

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 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-97

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 97.1

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

Policy LU 97.2

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 97.3

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

Lynwood Center

Policy LU 97.4

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.

Policy LU-97.5

The City may allow floor area ratio (FAR) based zoning in the Lynwood Center Subarea for parcels zoned Neighborhood Center (NC) and NC/R-12 only if used to promote housing affordability.



Fig. LU-42 8 Lynwood Center is a thriving mixed-use pedestrian neighborhood center

Island Center

Policy LU 97.6

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 97.7

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 97.8

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-43 9 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 97.9

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 97.10

Mixed use development is encouraged.

Policy LU 97.11

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 97.12

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 97.13

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

Policy LU 97.14

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

Policy LU 97.15

Develop a parking plan for each Neighborhood Center if appropriate.

Policy LU 97.16

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 97.17

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 9.18

~~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*.~~

Policy LU 7.18

Ensure that land uses consider environmental justice and meet development regulations that limit adverse impacts, such as noise, spillover lighting, glare, vibration, smoke, and fumes.

BUSINESS/INDUSTRIAL

GOAL LU-10 8

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 8.1

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 8.2

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 8.3

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

Policy LU-10 8.4

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 10-8.5

Ensure the adequate monitoring and enforcement of hazardous material regulations.

Policy LU 10-8.6

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 10-8.7

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 8.8

Discourage the inappropriate designation of isolated Business/Industrial Districts.

Policy LU 10-8.9

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

WATER-DEPENDENT INDUSTRIAL DISTRICT

GOAL LU-11 9

Allow for the continuation of water-dependent, industrial uses on Bainbridge Island in order to preserve elements of a working waterfront within the urban shoreline area. Water-dependent uses require direct contact with the water and cannot exist at a non- water location due to the intrinsic nature of the operation.

Policy LU 11 9.1

The Water-dependent Industrial District is intended primarily to provide for ship and boat building and boat repair yards. Preference *should* be given to small, local, boat haul-out and repair facilities, and water-oriented industry which serves boating needs.

Policy LU 11 9.2

Water-dependent industrial development *shall* not be located on sensitive and ecologically valuable shorelines such as natural accretion shore forms, marshes, bogs, swamps, salt marshes and tidal flats, and wildlife habitat areas, nor on shores inherently hazardous to such development, such as flood and erosion prone areas and steep and unstable slopes.

Policy LU 11 9.3

Industrial uses *shall* employ best management practices (BMPs) and best available facilities practices and procedures concerning the various services and activities performed and their impacts on the surrounding water quality.

Policy LU 11 9.4

Carefully consider regional and statewide needs for industrial facilities in reviewing new proposals, as well as in allocating shorelines for such development. Coordinate such reviews or allocations with port districts, adjacent counties and cities, and the State in order to minimize new industrial development that would duplicate under-utilized facilities elsewhere in the region, or result in unnecessary adverse impacts.

Policy LU 11 9.5

Encourage expansion or redevelopment of existing, legally established industrial areas, facilities, and services with the possibility of incorporating *mixed use development* over the addition or location of new or single-purpose industrial facilities.

Policy LU 11 9.6

Encourage or require the joint use of piers, cargo handling, storage, parking, and other accessory facilities among private or public entities in waterfront industrial areas.

Policy LU 11 9.7

Require new or expanded industrial development to provide physical access to shorelines when such public access does not cause significant interference with operations or hazards to life and property. Require as much visual access to the shoreline as possible.

ISLAND-WIDE CONSERVATION AREA

GOAL LU-12 10

Conserve ecosystems and the Island's green, natural, open character.

Policy LU 12 10.1

Preserve the conservation area outside *designated centers* through a *land use* pattern which will enhance the character of the area – forested areas, meadows, *farms*, scenic and winding roads that support all forms of transportation – and the valuable functions the conservation area serves on the Island (i.e., *aquifer recharge, fish and wildlife habitat*, recreation).



Fig. LU-44 10 Typical views from the road on much of the Island is of green, leafy countryside

Policy LU 42 10.2

Protect *open space*, *critical areas* and agricultural uses through public and private initiatives such as open space tax incentives, *conservation villages*, *PUDs*, *transfer and purchase of development rights*, public land acquisition, greenways, *conservation easements*, landowner compacts or limiting the amount of lot coverage.

Policy LU 42 10.3

Encourage the aggregation of nonconforming lots of record and undeveloped subdivisions and short plats in order to achieve a development pattern that is consistent with *goals* of the Plan to preserve *open space*, provide greenways through the Island, protect *environmentally sensitive areas* and protect water resources.

Policy LU 42 10.4

Protect *aquifer recharge* functions throughout the Island, all of which is an *aquifer recharge area*, through the application of *critical areas development regulations*, Shoreline Master Program use regulations, *low impact development* regulations and the wellhead protection regulations administered by the Kitsap Public Health District.

Policy LU 42 10.5

Establish appropriate procedures to monitor the effect of water drawdowns within and between *aquifers* and adopt programs and *development regulations* to preclude *groundwater* contamination and to encourage water conservation and enhanced *aquifer recharge*.

Policy LU 42-10.6

Work with Kitsap Public Health District to allow innovative solutions for on-site sewage treatment including community septic and grey water systems.

Policy LU 42 10.7

Consider allowing a *density bonus* in exchange for dedicating a portion of property into conservation as *open space*, farmland or public access. Priority should be given to conserving these lands near more densely developed areas.

GOAL LU-13 11

Adopt landscape design standards and identify and protect public vantage points, view corridors and scenic vistas to support the Island’s sense of place, identity and orientation.

Policy LU 13 11.1

Manage existing vegetated buffers to preserve the Island’s character and the forested view from the road. Remove invasive species in order to keep the *native vegetation* healthy.

Policy LU 13 11.2

Design and site new development to cause the least visual and environmental impact on the Island landscape. Encourage the retention of features that enhance the Island’s character such as barns, fences, fruit and vegetable stands.

Policy LU-13 11.3

Map tree-covered hillsides and hilltops, particularly the ridgelines so valued by the community. Adopt *development regulations* and programs to protect them for their visual and aesthetic benefits as well as their functions as wildlife habitat and erosion and runoff retardation.

Policy LU 13 11.4

Properties with frontage along SR 305 will provide and maintain a vegetated buffer along the highway, preserving and augmenting existing vegetation, providing a year-round visual screen between development and the highway. Access to these properties from SR 305 is discouraged, and must follow the Highway Access Management provisions of WAC 468-51 and WAC 468-52.

Policy LU 11.5

Support the maintenance of and expansion of parks and open space by reference adoption of the Bainbridge Island Metro Park and Recreation District Comprehensive Plan.

RESIDENTIAL DISTRICT CONSERVATION AREA

GOAL LU-14 12

Develop *context-sensitive* regulations for residential development in areas designated R-2, R-1 or R-0.4, in order to limit clearing, soil disturbance, promote *low impact development* and reconcile development and conservation.

Policy LU 14 12.1

The Residential District Conservation Area is designated for less intensive residential development and a variety of agricultural and forestry uses.

Policy LU 14 12.2

Encourage residential development that is compatible with the preservation of *open space*, forestry, agricultural activities, and natural systems. Accessory *farm* buildings and uses are allowable.

Policy LU 14 12.3

Maintain the natural and scenic qualities of the Island by limiting residential *density*.

Policy LU 44 12.4

Permit *home occupations* that provide employment opportunities where they are compatible with surrounding *neighborhoods* and the environment.

Policy LU 44 12.5

Consider subarea planning for *neighborhoods* that request it. Establish *land use policies* and *development standards* through the development of subarea plans tailored to the individual communities. *Neighborhood* participation in development of *subarea plans* should be encouraged.

NEW Park Land Use District

GOAL LU-13

Establish a Park land use district to acknowledge that park and recreation land use is different than residential or commercial land use.

Policy LU 13.1

Adopt land use standards and processes that acknowledge passive and active park types as the primary use.

Policy LU 13.2

Coordinate with BIMPRD on planning for new and existing parks.

LOCAL FOOD PRODUCTION

GOAL LU-15-14

Promote food security and public health through support for local food production, awareness of farming practices. Encourage locally-based food production, distribution and choice through commercial and urban *agriculture*, community gardens, farmers' markets, *farm* stands and food access initiatives.

Policy LU-15 14.1

Encourage community gardening and/or *agriculture* on public land where appropriate.



Fig. LU-15-11 Farmland - *Agriculture* is part of Bainbridge Island's landscape, history, economy and culture

Policy LU 15 14.2

Encourage the development of neighborhood community gardens or small-scale commercial *agriculture* where appropriate.

Policy LU 15-14.3

Promote interagency and intergovernmental cooperation and resource-sharing to expand community gardening opportunities.

Policy LU-15 14.4

Promote the dedication of land for community gardens in new housing developments.

Policy LU 15 14.5

Support the local farmers market and the connection between consumers and farmers.

PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

GOAL LU-46 15

Prioritize program *goals* and establish and maintain a *purchase and transfer of development rights* program, to allow transferring development rights from areas intended for conservation and promoting development in areas suitable for denser development.

Policy LU 46 15.1

Maintain and improve the City's *Purchase of Development Rights* (PDR) and *Transfer of Development Rights* (TDR) programs to enable transferring development rights from the *Conservation Areas* of the Island into *Designated Centers*. See Fig. LU-3.

Policy LU 46 15.2

The City recognizes the need to take a proactive role in the *purchase and transfer of development rights* and such a program should include:

1. Designating appropriate staff resources to promote the program;
2. Providing for the outright *purchase of development rights* by the City and establishing a fund for banking development rights;
3. Creating a process that coordinates the *purchase and transfer of development rights*; and
4. Initiating an outreach program to educate property owners and potential buyers about the use of the *Purchase and Transfer of Development Rights program*.
5. Engage and involve community partners such as the BI Land Trust, in the exploration and potential implementation of a density transfer program.

PROPERTY RIGHTS

GOAL LU-47 16

Strive to ensure that basic community values and aspirations are reflected in the City's planning program while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City regulations. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners *shall* be protected from arbitrary and discriminatory actions.

INTERGOVERNMENTAL COOPERATION AND COORDINATION

GOAL LU-18-17

The citizens expect all government entities to cooperate and serve their constituents in a fiscally sound manner.

Policy LU 18 17.1

It is the policy of the City to cooperate and coordinate with all other governmental entities which serve the people of Bainbridge Island.

Policy LU 17.2

Coordinate with Bainbridge Island Fire Department to continue implementation of the an Comprehensive Emergency Management Plan to improve community resilience during emergencies.

Policy LU 17.3

Establish Memorandums of Agreement to work closely with Suguamish Tribe during review process to ensure to cultural, historical, and archaeological sites are not disturbed.

HISTORIC PRESERVATION

GOAL LU-19 18

Maintain and support an *Historic Preservation Program* – A successful *historic preservation* program requires on-going support of the community as well as the City government and its designated department.

Policy LU 19-18.1

Maintain the City's status as a Certified Local Government (CLG) thereby promoting collaboration among City departments, boards and commissions.

Policy LU 19 18.2

The City and its Historic Preservation Commission (HPC) will regularly review the local *historic preservation* ordinance and update where necessary to assure that it achieves the *Comprehensive Plan's* goals and *policies*.

Policy LU-19 18.3

Develop the City's preferred method of project compliance review and reporting consistent with state laws and local ordinances.

Policy LU 19 18.4

Coordinate with Tribes and other interested stakeholders to promote awareness, respect for and celebration of the Island's historic resources.

GOAL LU-20 19

Identification and Evaluation of Historic Resources – Historic property inventory and context statements inform planning efforts by identifying areas where resources worthy of preservation exist or are likely to occur.

Policy LU-20 19.1

Recognize historic resources listed on or eligible for the local registry as significant historic properties.

Policy LU-20 19.2

Maintain an updated inventory of historic resources using the latest affordable technologies available.

Policy LU-20 19.3

Support and expand the Local Historic Register program.

Policy LU-20 19.4

Develop protocols for the consistent evaluation of historic resources on the Island.

Policy LU-20 19.5

Define and identify “iconic” structures and sites (those intended for permanent preservation) which are deemed essential elements of the community’s character, history and identity.

GOAL LU-21 20

Preservation and Enhancement of Historic Resources – An effective *historic preservation* program provides meaningful practical incentives and policies for property owners and developers to preserve historic resources.

Policy LU 21 20.1

Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

Policy LU 21 20.2

Encourage the preservation, rehabilitation and restoration of existing structures through the adoption and implementation of the International Existing Building Code (IEBC).

Policy LU-21 20.3

Develop design guidelines for projects within or adjacent to significant historic properties and/or *neighborhoods* to ensure compatible development.

Policy LU-21 20.4

Develop guidelines to ensure review of potential direct and indirect impacts to significant historic properties when planning and/or permitting projects.

Policy LU-21 20.5

Identify and support practical owner/operator economic incentives and *policies* to encourage the rehabilitation and preservation of significant historic resources.

Policy LU-21 20.6

Engage in cooperative efforts with owners to encourage the preservation of historic resources.

GOAL LU-22-21

Public Participation – Establishing a broad base of support from citizens and their city government will strengthen the community’s commitment to *historic preservation*.

Policy LU-22-21.1

Support on-going education programs to increase awareness of the Island’s historic resources.

Policy LU 22-21.2

Support efforts to publicly recognize preservation efforts within the Island community.

Policy LU-22-21.3

Collaborate with interested stakeholders to promote historic preservation on the Island.

Policy LU 22-21.4

Identify and give public access to an appropriate repository for curating historic preservation records and documentation.

Policy LU 22-21.5

Maintain and enhance the unique character of Fort Ward Study Area to recognize the history and natural landscape of the area and the sense of community that exists including an *open space* system made up of *wetlands*, a *neighborhood* park, the historic marching fields, unbuildable slopes and the Fort Ward Park.

Policy LU 22-21.6

Where possible, create tax incentives and encourage private purchase and renovation of historic structures. Transfer *density* within the Fort Ward Study Area as incentives for the preservation of historic structures.



Fig. LU-46 12 Ford Ward history and structures help create unique local character and identity

CONTAMINATED SITES

GOAL LU-23 22

Incorporate awareness of known contaminated sites such as former lumber treatment facilities, former fueling stations and other pollutant-generating *land uses* into all water resources management, *land use* planning and *capital facility* management in order to remediate or clean-up sites as effectively as possible while preventing further impacts to the environment.

Policy LU 23 22.1

Assemble and maintain an inventory of contaminated sites on the Island to track site location, contaminant(s) of concern, cleanup status and potential to impact nearby surface or *groundwater*.

Policy LU 23-22.2

Collaborate with the U.S. Environmental Protection Agency, Washington State Department of Ecology, Tribes and the Kitsap Public Health District to address contaminated site assessment and cleanup efforts within the purview of those agencies to achieve remediation/cleanup as quickly as reasonably possible.

Policy LU 23 22.3

Clean-up and remediate City-owned contaminated sites.

Policy LU 23-22.4

Consult the contaminated site inventory:

- Prior to property acquisition and weigh the cost/benefit of acquiring such a property;
- As part of development or redevelopment site plan review and take potential impacts into consideration when making *land use* decisions;
- As part of *capital infrastructure* construction or maintenance;
- As part of emergency management preparedness and response.

ESSENTIAL PUBLIC FACILITIES

GOAL LU-24 23

Meet the needs of the community by providing *essential public facilities* and services that are equitably distributed throughout the community; that are located and designed to be safe and convenient to the people they serve; that provide flexibility of use and maximum efficiency; and that are compatible with adjacent uses, the environment, and preservation of public health and safety.

The *GMA* requires that all jurisdictions planning under the Act must provide a process for siting *essential public facilities* such as airports, correctional facilities and sewage treatment plants. These *goals* and *policies* are intended to guide the siting process and therefore, in accordance with RCW 36.70A.200(2), they do not preclude the siting of *essential public facilities*. Site specific consideration of a proposed *essential public facility* would occur during the development application review process.

Policy LU 24 23.1

Develop a list of *essential public facilities* of a local nature that may potentially be sited on Bainbridge Island and coordinate with the *Kitsap Regional Coordinating Council* in the development of a list of state and countywide *public facilities*.

Policy LU 24-23.2

New *essential public facilities* shall not be located in designated resource lands and *critical areas*.

Policy LU 23.3

Create an environmental justice map to ensure essential public facilities are not located at sites which disproportionately impact marginalized communities.

GOAL LU-25-24

The process for siting *essential public facilities* is designed to create an environment of cooperation and include adequate and early public review to promote trust between government agencies and the community.

Policy LU-25 24.1

When an *essential public facility* as defined in RCW 36.70A.200 is proposed for Bainbridge Island, and is greater than 3,000 square feet, the City will create a Facility Analysis and Site Evaluation Committee composed of citizens, City Staff, elected officials and appropriate technical experts. The Committee should consider, at a minimum, the following in determining a recommendation to City Council:

- Analysis of the need for such facility;
- The development of specific siting criteria for the proposed project;
- Identification, analysis and ranking of potential sites;
- Consistency with the *goals and policies* of the City's *Comprehensive Plan*;
- Identification of potential physical and environmental justice impacts including but not limited to those relating to land use, the environment, transportation, utilities, noise, odor and public safety;
- Identification of potential cumulative impacts including the likelihood of a related development locating in proximity to the proposed *essential public facility*;
- Identification of potential fiscal impacts to the local economy; and
- Measures to minimize and/or mitigate such impacts.

Policy LU-25 24.2

Develop a community notification and communications plan that will ensure ongoing contact with the community during the planning and construction phase of an *essential public facility* project.

Identify of all departments that will play a role in the planning or construction of an *essential public facility*. Identify other governmental regulatory requirements, strategies for coordinating interdepartmental and interagency activities and strategies for responding to emergency or problem situations and identify a conflict resolution process.

LAND USE IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions including adopting or amending *development regulations*, creating partnerships and educational programs and staffing or other budgetary decisions. Listed following each action are several of the Comprehensive Plan’s policies that support that action.

NOTE: THIS SECTION WILL BE UPDATED WITH COMPLETED GOALS/POLICIES

HIGH PRIORITY ACTIONS

LU Action #1 Complete a thorough review of all Bainbridge Island codes to ensure that they implement and are consistent with the Comprehensive Plan.

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*.

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 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.

LU Action #2 Review and update the Lynwood Center Subarea Plan.

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.

LU Action #3 Amend the City’s development code to implement green building codes. Utilize lessons learned from communities of comparable environmental and socio-economic characteristics to implement green building codes which address issues such as site sustainability, water use efficiency, energy use efficiency, indoor environmental quality, and the impact on the atmosphere, materials and resources by buildings.

Policy LU 5.5 Implement a *green building* code.

LU Action #4 Encourage development of adequate parking to support Winslow facilities and services.

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.

LU Action #5 Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Sportsman Triangle and Day Road.

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 4.2 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 4.5 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.

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 6.3 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.

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.

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.

~~**LU Action #6 Update the Winslow Mixed Use Town Center Master Plan in order to facilitate progress on the Housing Priorities that can best be accommodated in an area with an existing urban character, urban facilities, services and multi-modal transportation options.**~~

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 4.3 Updating the Winslow ~~Master~~Subarea 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

GOAL LU-5 Focus Urban Development in *Designated Centers*.

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.

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.

GOAL LU-8 The High School Road District is intended to provide mixed use and commercial development in a pedestrian-friendly retail area.

GOAL EC-5 Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.

LU Action #7 Consider development of a new *Conservation Village* land use regulation to incentivize creation of a new housing pattern that consolidates and dedicates open space.

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 HO 3.1 Encourage innovative zoning regulations that increase the variety of *housing types* and choices suitable to a range of household sizes and incomes in a way that is compatible with character of existing neighborhoods.

LU Action #8 Identify discrete sections of the Land Use Code and land use approval process, that can be enhanced to improve the quality of development, eliminate confusion, and reduce redundancy and delays in the permitting process.

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.

LU Action #9 Create more efficient and effective review processes, including the roles and best practices and procedures for the Planning Commission, Design Review Board and Hearing Examiner.

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.

Action #10 Evaluate the reasons why the City’s PDR and TDR programs have not been successful and explore ways to make them functional to meet City objectives.

Policy LU 17.1 Maintain and improve the City’s *Purchase of Development Rights* (PDR) and *Transfer of Development Rights* (TDR) programs to enable transferring development rights from the *Conservation Areas* of the Island into *designated centers*. See Fig. LU-3.

MEDIUM PRIORITY ACTIONS

LU Action #11 (Policy LU 2.5)

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

OTHER PRIORITY ACTIONS

LU Action #12 Review and update design standards and guidelines for the *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.

Policy LU 5.6 Create mechanisms for retaining and preserving *open space* in the vicinity of *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 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.

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 9.16 To minimize visual and environmental impacts, encourage parking in the rear or side yards 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. Integrate trees in a parking lot to allow solar access.