



Planning Commission Regular Meeting Thursday, February 12, 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. Discuss Comprehensive Plan Update: Recommendations on Housing and Environmental Elements

7. Good of the Order - 8:30 PM

8. Adjournment - 8:35 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 modification 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, February 12, 2026**

Agenda Item: Minutes

Department: Planning Commission

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

Estimated Time: 5 Minutes Minutes

Recommendation:

I move to approve the January 22, 2026, minutes, as presented.

Narrative:

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission Minutes 20260122 - Draft



**Planning Commission Regular Meeting
Thursday, January 22, 2026**

Meeting Minutes

1. Call to Order / Roll Call -

Chair Blossom called the meeting to order at 6:05 pm and read the Land Acknowledgement. Present were Commissioners Sarah Blossom, Criss Garcia, Peter Schaab, and Alex Preudhomme. Commissioner Ariel Birtley was absent. Commissioners Ben Deines and Sean Sullivan were excused. Also present were PCD Director Patricia Charnas, Planning Manager Darron Buchanan, Senior Planner Jennifer Sutton, Public Works Director Chris Wierzbicki, and Sustainable Transportation Coordinator Hannah Boettcher (via Zoom).

2. Approval of Agenda / Conflict of Interest Disclosure -

No conflicts disclosed.

Motion: I move to approve the agenda.

Garcia/Preudhomme – The motion carried unanimously, 4-0.

3. Planning Commission Meeting Minutes -

A. Planning Commission Meeting Minutes from January 8, 2026.

Motion: I move to approve the January 8, 2026, Minutes, as presented.

Garcia/Preudhomme – The motion carried unanimously, 4-0.

4. Public Comment -

Public Comment received.

5. Planning Director's Report -

No report.

6. Regular Business -

A. Discuss Comprehensive Plan Update: Recommendations on Transportation and Housing Elements

Senior Planner Sutton introduced Public Works Director C. Wierzbicki and Sustainable Transportation Coordinator H. Boettcher to present their recommended updates for the draft Transportation Element and Island-Wide Mobility Plan and participated in Q&A with Commissioners.

Motion: I move to recommend that the various sections of the Transportation Element be updated by City staff as shown in the attached meeting materials to reflect the changing conditions and references, including replacement of the Island-Wide Transportation Plan with the Island-Wide Mobility Plan.

Garcia / Schaab – The motion carried unanimously, 4-0.

Senior Planner Sutton provided background on the Comp Plan Update and presented the recommended updates to the draft Housing Element and participated in Q&A with Commissioners.

Motion: I move to strike the language "5+ unit" from Policy HO 1.4.

Blossom / Schaab – The motion carried unanimously, 4-0.

Motion: I move to recommend the Planning Department to study an option to present when relevant at the next Planning Commission meeting that includes a breakdown of 2-4 unit multifamily homes and 5+ multifamily homes.

Preudhomme / Schaab - The motion carried unanimously, 4-0.

Motion: I move to relocate the underlined portions of Policies HO 2.1, HO 2.2, and HO 2.3 as policies underneath Goal HO-3.

Schaab / Garcia. Withdrawn.

Motion: I move to recommend City staff to revisit Policy HO 2.1 through HO 2.4 and bring back options for where these might be better placed.

Preudhomme / Schaab - The motion carried unanimously, 4-0.

Motion: I move that Policy HO 2.2 in the current text be rewritten to be more directive to find a partner or establish a fund.

Garcia / Schaab - The motion carried unanimously, 4-0.

Motion: I move to establish Policy HO 1.8 which says, "Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards."

Schaab / Garcia - The motion carried unanimously, 4-0.

Motion: I move to officially remove the struck portions of HO-2 and its related Policies.

Schaab / Preudhomme - The motion carried unanimously, 4-0.

Motion: I move to strike the words "Consider how to" from Policy HO 3.2.

Blossom / Garcia - Withdrawn.

Motion: I move that staff strike the words "Consider how to" from Policy HO 3.2 and add the word "administrative" before "permitting".

Blossom / Garcia - The motion carried unanimously, 4-0.

Motion: I move to adopt Policy HO 3.1 as written with the change in the last sentence so that it begins as, "Examples of such regulations...".

Schaab - Withdrawn.

Motion: I move to adopt Policy HO 3.1 as presented on the screen.

Schaab / Garcia - Withdrawn.

Motion: I move to adopt Policy HO 3.1 as presented on the screen at this time.

Schaab / Garcia - The motion carried unanimously, 4-0.

Motion: I move that the Planning Department study and update the housing types illustrated in Policy HO 3.1 to expand to the full array of middle housing types and also revisit arbitrary housing types such as garden apartments or micro-units.

Preudhomme / Garcia - The motion carried unanimously, 4-0.

Motion: I move to change Policy HO 3.8 to, "Study adopting a form-based code to allow for a more diverse array of housing types like the examples in Policy HO 3.1" and strike out the rest of the text.

Preudhomme / Garcia - Withdrawn.

Motion: I move to change Policy HO 3.8 to, "Consider adopting a form-based code to allow for missing middle housing types."

Preudhomme - Withdrawn.

Motion: I move to adopt Policy HO 3.8 as presented at 9:00.

Preudhomme / Schaab - The motion carried unanimously, 4-0.

Motion: I move to have City staff look at either a Goal or Policy to make sure future development is more predictable and more in line with our Island's values. One such Policy would be the implementation of a form-based code.

Preudhomme /Schaab - The motion carried unanimously, 4-0.

Motion: I move that we reorganize the housing implementation as a matrix with supported Goals under each action described.

Garcia / Schaab - The motion carried unanimously, 4-0.

7. Good of the Order -

Discussion only.

8. Adjournment - 9:30 PM



Planning Commission Regular Meeting Agenda Bill **Thursday, February 12, 2026**

Agenda Item: Discuss Comprehensive Plan Update: Recommendations on Housing and Environmental Elements

Department: Planning Commission

Agenda Section: Regular Business - 6:30 PM

Estimated Time: 120 Minutes

Recommendation:

This meeting will review and make recommendations on the Comprehensive Plan Environmental Element and complete its recommendation for the Housing 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 citywide Comprehensive Plan. In accordance with Resolution 2025-18, only those updates that are essential to complying with state comprehensive plan mandates and internal consistency among the Elements will be considered.

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

SUMMARY: The Planning Commission began its review and recommendation of the Citywide Comprehensive Plan with the recommendations for the Introduction chapter and Land Use Element on January 8, 2026, and the Transportation and Housing Elements on January 22, 2026. At that meeting, the Planning Commission completed its initial review and recommendations for the Transportation Element, and the first half of the Housing Element. At its February 12, 2026 meeting, the Planning Commission will complete its discussion and recommendations for the Housing Element and consider staff suggestions for the Environmental Element . In addition to City planning staff, Laura Rýser, the City's Climate and Sustainability Manager, will be available to support the Planning Commission's discussion on the Environmental Element.

At the close of its January 22 discussion regarding the *Housing Element*, the Commission unanimously approved the following motion: *I move to have City staff look at either a Goal or Policy to make sure future development is more predictable and more in line with our Island's values. One such policy would be the implementation of a form-based code.*

As a future form-based code would likely be applied to all types of development-residential, commercial, and mixed use. Therefore staff would recommend that a policy about form-based code should be added to Goal LU-4 of the *Land Use Element*, as this section describes the City's "Island-wide Conservation and Development Strategy" and already includes policies related to land use and building scale. Proposed policy language could read:

Policy LU 4.X Consider adopting a form-based code to make future development more predictable.

1. Bringing the Housing Element “Up to Date”

At its meeting on January 22, 2026, the Planning Commission began its review of the proposed changes to the *Housing Element*, completing review through Goal HO-3 and its policies HO 3.1-3.8. The Planning Commission approved motions amending the Draft *Housing Element*, including formatting changes. Staff has integrated the Planning Commission’s January 22nd changes into an updated Draft *Housing Element* for the February 12, 2026, discussion, and to pick up with review of Policy HO 3.9.

The City’s existing *Housing Element* has many existing policies that promote housing diversity, affordable housing, and smaller and/or multifamily housing in designated centers. Since the last update to the Comprehensive Plan, the City has worked to implement the *Housing Element* in the following ways:

- A citizen Affordable Housing Task Force was convened and completed a Final Report with recommendations to the City Council in 2018.
- Commissioned a study on improving the City’s inclusionary zoning program.
- Adopted a new Multifamily Property Tax Exemption (MFTE) program (BIMC Chapter 3.63) in 2021.
- Adopted a new program to specify density bonuses for affordable housing on religious-owned or controlled properties (BIMC Section 18.21.050) in 2022.
- Through 2022-2023, completed a Housing Action Plan (HAP), including an updated Housing Needs Assessment.
- Amended the City’s fee schedule to add graduated fee reductions for development projects that include designated affordable housing (Resolution No. 2023-10).

In the last five years, Washington State has adopted several changes to state laws, including the Growth Management Act (GMA), to address the statewide housing crisis. Some of these changes must be made by local government through the updates to their Comprehensive Plans and implementing regulations. In the 2021 state legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA). These updates strengthened the GMA housing goal from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population of this state.”

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 methodology and ultimately establish housing allocations by income bands, required by HB 1220, to be utilized through each jurisdiction’s Comprehensive Plan Update process. In addition to requiring more precise planning for all income levels, other state law changes include, but are not limited to, addressing housing displacement, exclusion, racial disparities and removing barriers for the creation of emergency shelters, transitional, emergency and permanent supportive housing.

The City's Housing Action Plan can be on the City's website here: <https://cityofbainbridgeisland.civilspace.io/en/projects/housing-action-plan>

2. Bringing the Environmental Element “Up to Date”

The *Environmental Element* of the City's Comprehensive Plan contains goals and policies that address a wide variety of topics including, but not limited to, sustainability, habitat, noise, climate change, and agriculture. There is overlap on some topics in the *Environmental Element* with the *Land Use, Water Resources*, and even *Utilities Elements*. City staff are suggesting very few changes to the current *Environmental Element*, as shown in the attached February 2026 Draft *Environmental Element*.

Since the last time the Comprehensive Plan was updated, the City has undertaken substantial work regarding climate change, including a greenhouse gas inventory, *Climate Action Plan* (2020) and completed a [2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment](#), so reference to that complete and ongoing work has been suggested to be added to the proposed February 2026 Draft *Environmental Element*. This element also includes goals and policies related to different types of critical areas including fish and wildlife habitat and geologically hazardous areas.

City critical area regulations are codified in [Bainbridge Island Municipal Code \(BIMC\) Chapter 16.20](#). Additional information regarding the City's work on climate change and sea level rise can be found on the City website:

<https://bainbridgewa.gov/1331/Climate-Adaptation-and-Mitigation>

<https://bainbridgewa.gov/1687/Sea-Level-Rise>

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Feb 12 PC Mtg Materials
2. Feb 12 PC Suggested Motions
3. Draft HOUSING Element Feb 2026
4. Draft Environmental Element Feb 2026



**CITY OF
BAINBRIDGE ISLAND**

Prepared for:
*Planning Commission
Meeting*

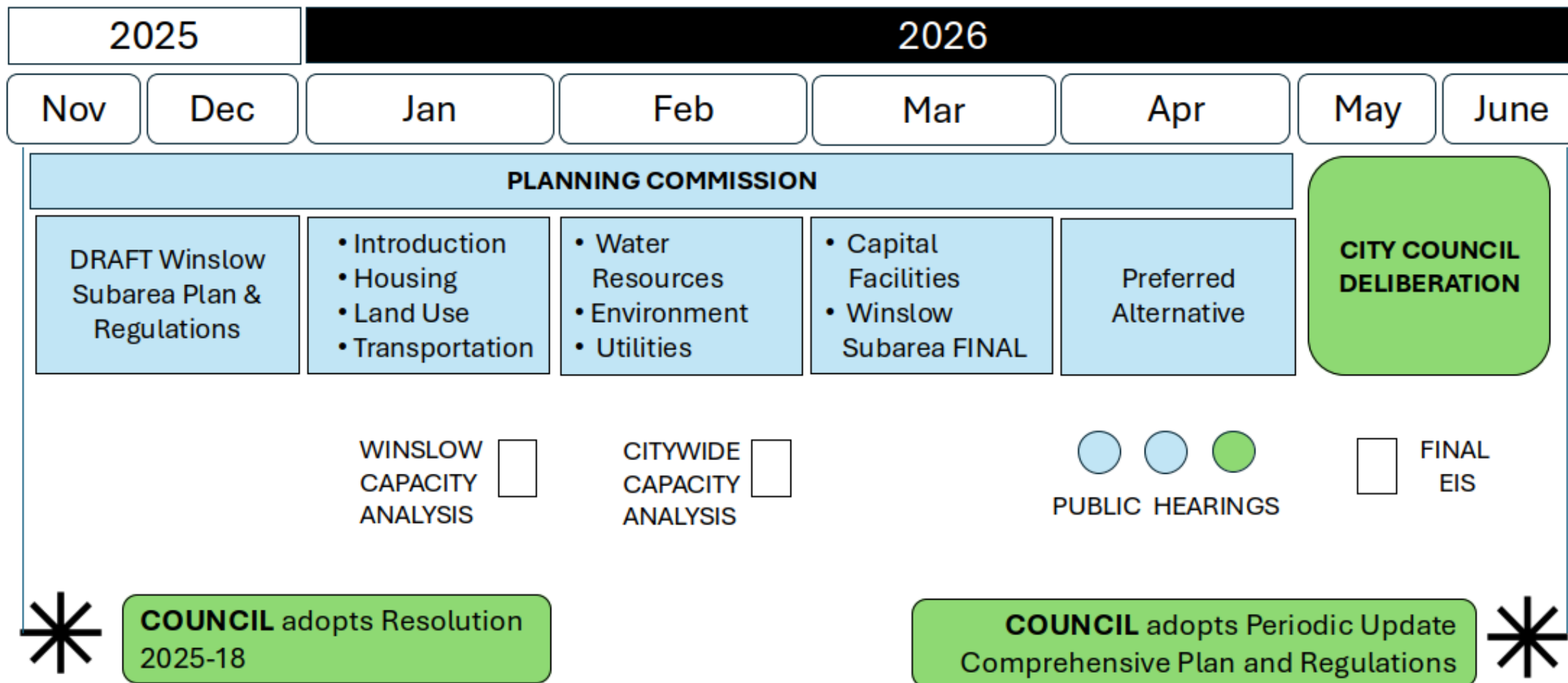
February 12, 2026

Bainbridge Island 2044: Updating the Comprehensive Plan

Housing Element Environmental Element

ATTACHMENT A - CITY OF BAINBRIDGE ISLAND PERIODIC UPDATE WORK PROGRAM

RESOLUTION NO. 2025-18



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.



CITY OF
BAINBRIDGE ISLAND

Housing Element

Planning Commission Policy Recommendations:

- General update to *Element* text, data, and Jan. 22 Planning Commission discussion
- Responds to changes in state law.
- References to Housing Action Plan and integration of actions as applicable
- Integrates City “HB 1220” housing unit needs by income band.

Integrating New GMA Affordable Housing Targets (HB 1220)

Table 1. Appendix F Kitsap CPP (excerpt)	Permanent Housing Needs (Units) by Income Level (% of Area Median Income, AMI)								Emergency Housing
	Total Housing Units	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non- PSH	PSH						
Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
Allocation 2020-2044	1,977	377	166	324	272	140	138	560	83



CITY OF BAINBRIDGE ISLAND

2025 MEDIAN INCOME LIMITS BY HOUSEHOLD SIZE

BREMERTON-SILVERDALE MSA (HUD)

Maximum Gross Income Limits by Category (BIMC 18.21.020)	Household Size							
	1	2	3	4	5	6	7	8
100% of Median Household Income	\$87,050	\$99,500	\$111,950	\$124,300	\$134,300	\$144,250	\$154,200	\$164,150
Extremely Low Income: ≤ 30% of Median Household Income	\$26,150	\$29,850	\$33,600	\$37,300	\$40,300	\$43,300	\$48,650	\$54,150
Very Low Income: 31% - 50% of Median Household Income	\$43,550	\$49,750	\$55,950	\$62,150	\$67,150	\$72,100	\$77,100	\$82,050
Low Income: 51% - 80% of Median Household Income	\$69,650	\$79,600	\$89,550	\$99,450	\$107,450	\$115,400	\$123,350	\$131,300
Moderate Income: 81% - 95% of Median Household Income	\$82,700	\$94,550	\$106,350	\$118,100	\$127,600	\$137,050	\$146,500	\$155,950
Middle Income: 96% - 120% of Median Household Income	\$104,450	\$119,400	\$134,350	\$149,150	\$161,150	\$173,100	\$185,050	\$197,000

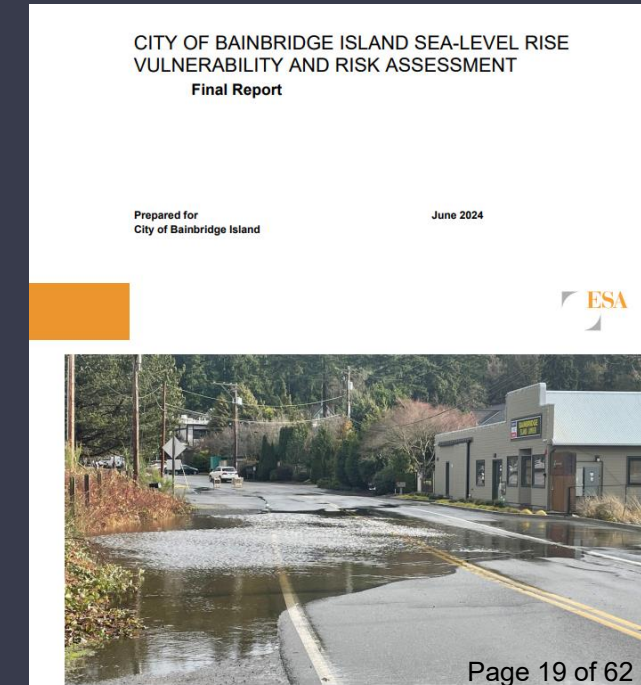


CITY OF
BAINBRIDGE ISLAND

Environmental Element

Staff Policy Recommendations:

- General update to *Element* text.
- References to the 2020 Climate Action Plan & 2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment .



CITY OF BAINBRIDGE ISLAND PLANNING COMMISSION

**Suggested Motions for Consideration of the *Housing Element* and for the *Environmental Element*
Comprehensive Plan Update
February 12, 2026**

HOUSING ELEMENT

1. Bringing the Housing Element “Up to Date”

At its meeting on January 22, 2026, the Planning Commission began its review of the proposed changes to the *Housing Element*, completing review through Goal HO-3 and its policies HO 3.1-3.8. The Planning Commission approved motions amending the Draft *Housing Element*, including formatting changes. Staff has integrated the Planning Commission’s January 22nd changes into an updated Draft *Housing Element* for the February 12, 2026, discussion, and to pick back up with *Housing Element* review of Policy HO 3.9 and Goal HO-4.

The City’s existing *Housing Element* has many existing policies that promote housing diversity, affordable housing, and smaller and/or multifamily housing in designated centers. Since the last update to the Comprehensive Plan, the City has worked to implement the *Housing Element* in the following ways:

- A citizen Affordable Housing Task Force was convened and completed a Final Report with recommendations to the City Council in 2018.
- Commissioned a study on improving the City’s inclusionary zoning program.
- Adopted a new Multifamily Property Tax Exemption (MFTE) program (BIMC Chapter 3.63) in 2021.
- Adopted a new program to specify density bonuses for affordable housing on religious-owned or controlled properties (BIMC Section 18.21.050) in 2022.
- Through 2022-2023, completed a Housing Action Plan (HAP), including an updated Housing Needs Assessment.
- Amended the City’s fee schedule to add graduated fee reductions for development projects that include designated affordable housing (Resolution No. 2023-10).

In the last five years, Washington State has adopted several changes to state laws, including the Growth Management Act (GMA), to address the statewide housing crisis. Some of these changes must be made by local government through the updates to their Comprehensive Plans and implementing regulations. In the 2021 state legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA). These updates strengthened the GMA housing goal from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population of this state.”

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 methodology and ultimately establish housing allocations by income bands, required by HB 1220, to be utilized through each jurisdiction’s Comprehensive Plan Update process. In addition to requiring more precise planning

for all income levels, other state law changes include, but are not limited, addressing housing displacement, exclusion, racial disparities and removing barriers for the creation of emergency shelters, transitional, emergency and permanent supportive housing.

Suggested Motion:

- I move to recommend that the various sections of the *Housing Element* be updated by City staff as shown in the attached meeting materials to reflect the variety of City housing work completed since 2017, changing conditions, updated data and changes in state housing laws.

_____ PASS _____ DID NOT PASS

ENVIRONMENTAL ELEMENT

2. Bringing the Environmental Element “Up to Date”

The *Environmental Element* of the City’s Comprehensive Plan contains goals and policies that address a wide variety of topics including, but not limited to, sustainability, habitat, noise, climate change, and agriculture. There is overlap on some topics in the *Environmental Element* with the *Land Use, Water Resources*, and even *Utilities Elements*. City staff are suggesting very few changes to the current *Environmental Element*, as shown in the attached February 2026 Draft *Environmental Element*.

Since the last time the Comprehensive Plan was updated, the City has undertaken substantial work regarding climate change, including a greenhouse gas inventory, *Climate Action Plan (2020)* and completed a *2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment*, so reference to that complete and ongoing work has been suggested to be added to the proposed February 2026 Draft *Environmental Element*. This element also includes goals and policies related to different types of critical areas including fish and wildlife habitat and geologically hazardous areas. City critical area regulations are codified in [Bainbridge Island Municipal Code \(BIMC\) Chapter 16.20](#). Additional information regarding the City’s work on climate change and sea level rise can be found on the City website:

- <https://bainbridgewa.gov/1331/Climate-Adaptation-and-Mitigation>
- <https://bainbridgewa.gov/1687/Sea-Level-Rise>

Suggested Motion:

- I move to recommend that the various sections of the *Environmental Element* be updated by City staff as shown in the attached meeting materials to reflect the updated references.

_____ PASS _____ DID NOT PASS

HOUSING ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE
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HOUSING ELEMENT VISION	HO-3
GOALS AND POLICIES.....	HO-3
IMPLEMENTATION.....	HO-10

HOUSING ELEMENT INTRODUCTION

Decent and safe housing is a basic human need increasingly unavailable to many Americans, including many Bainbridge Island residents and workers. The Washington State *Growth Management Act (GMA)* provides direction for cities to address these needs in the Housing Element of the Comprehensive Plan. Many of the Plan's Guiding Principles and Policies carry this direction forward to be addressed in various Elements, including Housing.

The City's Housing Needs Assessment (HNA) and Housing Action Plan (HAP) documents current housing conditions and demographics on the Island and identifies trends and specific needs; some of that information is described below. The HNA and the HAP is Appendix B & C to this Plan and adopted as a part of this Element. Many of the statistics below are excerpted from the HAP (Appendix C) HNA or the City's Economic Profile (Appendix A).

BAINBRIDGE ISLAND SNAPSHOT: PEOPLE AND HOUSING

Bainbridge Island's ~~2015~~ 2020 population of ~~23,390~~ 24,825 is predominantly white (~~91%~~85%)¹, well-educated and relatively affluent. In 2022, ~~t~~he median household income (~~\$92,558~~ \$151,291) is ~~4.5~~ 1.6 times the Kitsap County average. ~~Almost~~ Approximately 60% of households are now earning over \$100,000. ~~of residents have occupations with relatively high incomes.~~ On Bainbridge Island, the share of households earning over \$150,000 increased from 27 percent in 2010 to 40 percent in 2020. During this same period, the share of households earning less than \$50,000 decreased from 28 percent to 20 percent. For example, the median wage for financial analysts, lawyers and marketing managers ranges between \$100,457 and \$122,618. Another third of Island residents work in In 2021, a little over half, or approximately 51 percent, of Bainbridge Island's covered employment was comprised of service jobs. the service sector, such as retail clerks, waiters and bank tellers have median wages between \$27,703 and \$30,972. There is a wide array of occupational roles that exist within the broad sector of service-based jobs. In 2024², the service sector occupations with a lower annual average wage in Kitsap County are hotel desk clerks (\$38,940, Accommodation) and nursing assistants (\$47,700, Healthcare and Social Assistance), while higher wage occupations can include IT systems (\$186,300) and lawyers (\$141,370) which are both in the Professional, Scientific, and Technical Services category.

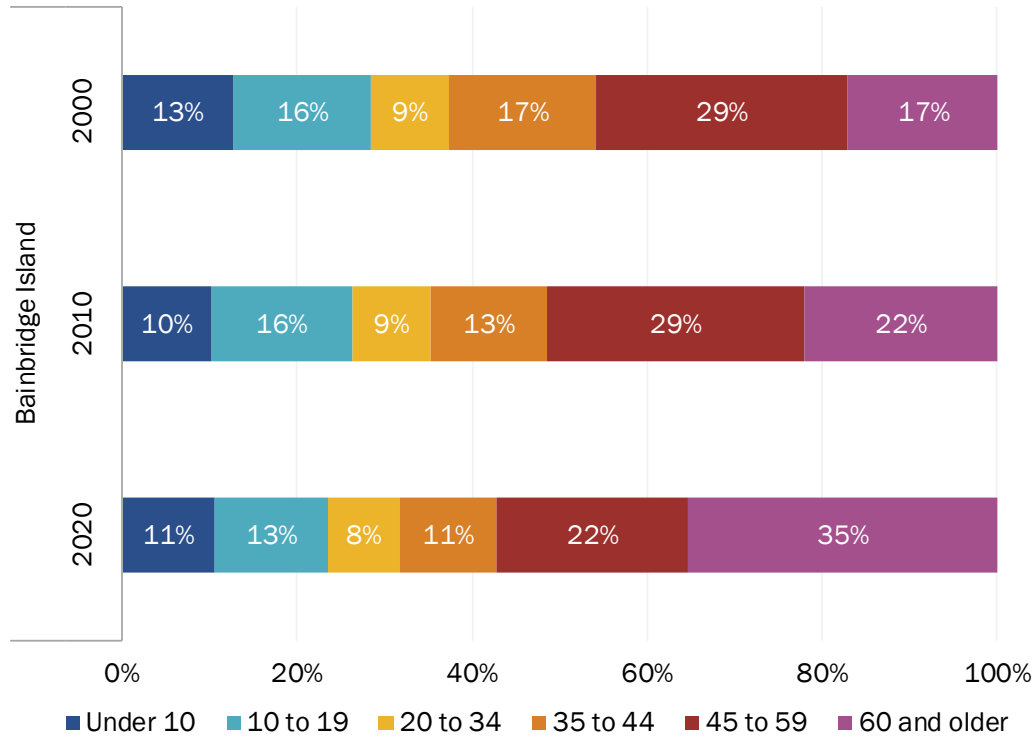
Over the past decade the population has experienced shifts in the age cohorts. ~~Between 2000~~ 2010 and 2010 2020 the Island's senior population (60+ years old) increased from ~~17%~~ 22% to ~~26%~~ 35%, while the share aged 44 and younger decreased from ~~54%~~ to 43%. The "young-adult" cohort (between 18 and 34 years old) has declined from ~~15%~~ of the Island's population in 1990 to ~~less than 10%~~ in 2016. ~~Another indication of the Bainbridge Island "greying" is the decrease in Bainbridge Island School District enrollment, down 12% from 2010-2024, from 3,920 to to 3,445 students.~~

¹ 2020 US Census

² The full list of occupations and their associated data for 2024 (e.g., employment count per occupation and average annual wage) can be accessed via the Bureau of Labor Statistics' Occupational Employment Statistics (OES) database at the following web address: https://www.bls.gov/oes/current/oes_14740.htm

Figure HO-1. Bainbridge Population Distribution by Age Category, 2000–2020

Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 2 – Table DP1) and ACS 5-year data, 2006-10 and 2016-20 estimates (Table DP05).



Bainbridge Island’s housing stock is predominantly detached single-family homes (80% of all units) in a very low-density land use pattern that occupies about 90% of the Island’s land area. In 2022, the average median single-family home price is \$1.5 million, compared to \$600,000 in Kitsap County just under \$700,000.

As of April 2024, multi-family units (5+ units) that constitute 14.6% of the housing stock are now concentrated in Winslow and Lynwood Center. While the designated centers total about 10% of the Island’s land area, a significant portion of that area is occupied by commercial uses and open space with no residential component.

Bainbridge Island’s share of rental households was low early on in 2000, with only 22% renting. This share declined further to comprise only 19% of all Bainbridge households in 2020. This is a much lower share of renter households in comparison to Kitsap County’s 32% and the state’s 37% of renter households. Rental apartments make up less than 7% of total housing units on the Island. Very few rental units have been built on the Island in the last decade which partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-functioning rental markets. Between 2012-2022, 40% of housing units constructed were not single-family detached housing units (e.g. apartments, townhomes, ADUs).

GMA GOAL AND REQUIREMENTS FOR HOUSING

The GMA recognizes the importance of planning for adequate housing by requiring it as an element in Comprehensive Plans. Housing is addressed in one of the 14 major goals, and since 2021, the state legislature has approved a number of bills to address the state’s housing crisis, including HB 1220, which amended the GMA to say:

~~“Housing. Encourage the availability of affordable Plan for and accomodate housing affordable to all economic segments of the population of this state, promote a variety of densities and housing types, and encourage preservation of existing housing stock.”~~

RCW 36.70A.020(4)The requirements for a housing element mandated by the GMA include:

~~“A housing element recognizing the vitality and character of established neighborhoods that: a) includes an inventory and analysis of existing and projected housing needs; b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; c) identifies sufficient land for housing, and group homes and foster care facilities; and d) makes adequate provisions for existing and projected needs of all economic segments of the community A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing; (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes; (c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes; (d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; (iii) Consideration of housing locations in relation to employment location; and (iv) Consideration of the role of accessory dwelling units in meeting housing needs; (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: (i) Zoning that may have a discriminatory effect; (ii) Disinvestment; and (iii) Infrastructure availability; (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions; (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.”~~

RCW 36.70A.070(2)

HOUSING NEEDS

The City's updated Housing Needs Assessment (HNA) was completed in 2022 as the first component of the Housing Action Plan and for Bainbridge Island includes an inventory of the amount, location and condition of the Island's housing stock and demographic and economic information about its population. It also includes an in-depth analysis of affordable housing needs on Bainbridge Island. It should be noted that the housing needs identified in the City's HNA include underproduction, and were completed prior to the City working with Kitsap County and other Kitsap cities on housing allocations by affordability income range, as required by House Bill 1220 (see Kitsap Countywide Planning Policies (CPPs) Appendix F, approved June 2023).



In 2020, Almost 34% 25% of individuals and families at all income levels who live in owner-occupied housing units are cost burdened meaning they spend over 30% of their income on housing. Severely cost burdened means a household pays more than 50% of their gross household income for housing, and 10% of the owner-occupied housing units are severely cost-burdened. Almost 40% 37% of individuals and families at all income levels who live in renter-occupied housing units are cost burdened (25% severely cost-burdened). The majority (around 28%) of these residents have an annual income between zero and \$34,999.

This means that as of 2012, 569 renters on the Island that have an income of \$34,999 or less are housing cost burdened. Low-income households are more likely to be cost-burdened and This is concerning as lower income cost burdened households are more likely to have to choose between housing costs and other necessities.

The HNA analysis of Workforce Housing Affordability indicates that there is a gap in housing affordable for the Island's workforce in service professions (e.g., restaurant workers, bank tellers, retail clerks, school bus drivers). Many of these workers are obliged therefore to commute from less-expensive off-Island housing, which increases their transportation costs, congestion on SR 305 and greenhouse gas emissions.

Bainbridge Island's jobs/housing balance in 2021 is was 0.61 0.59 jobs for every housing unit, making it a "bedroom community." The Puget Sound Regional Council suggests that housing-rich neighborhoods add employment in order to increase economic opportunities for current residents.

Market forces alone will not address the urgent housing needs facing Bainbridge Island. In the face of daunting circumstances, the City aspires to an ambitious Vision of its future and commits to an innovative, aggressive and multi-faceted housing strategy. The City's success in achieving the housing Vision will also depend upon achieving the policy objectives identified in the Land Use, Transportation, Economic and Environmental Elements of this Plan.

The City of Bainbridge Island inventoried all of the existing housing units and the needed housing units to meet growth to 2044. The supply and allocated growth was categorized by income band and emergency housing, and added as Appendix F to the Kitsap CPPs, excerpted as Table HO-1 below.

Table HO-1. Appendix F Kitsap CPP (excerpt)	Permanent Housing Needs (Units) by Income Level (% of Area Median Income, AMI)								Emergency Housing
	Total Housing Units	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non- PSH*	PSH*						
Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578	0
Allocation 2020-2044	1,977	377	166	324	272	140	138	560	83

*"Permanent supportive housing" (PSH) is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be

- Winslow currently lacks the capacity for nearly every housing affordability target, especially units <80% AMI. Building types more affordable to low-income households are more feasible in the Winslow area due to the availability of infrastructure like public sewer.
- The Conservation Area currently has significantly more capacity than needed to accommodate the >120% AMI housing target.
- Most of the existing capacity for the >80-120% AMI housing target is limited to accessory dwelling units (ADUs) in the Conservation Area, which will not meet the needs for many households in this income bracket. There are a few development projects in the early planning and building stages that will provide some units between 50%-80% AMI in the near term.

Meeting Housing Targets

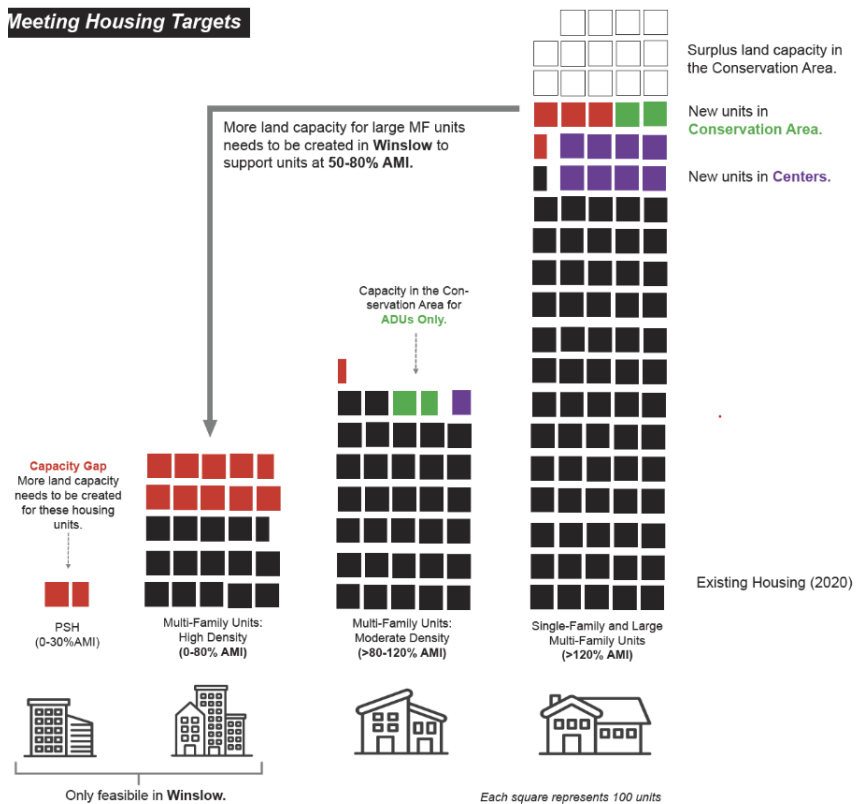


Figure HO-2 City Housing Supply by Building Type

The updates to the GMA made through House Bill 1220 (2021) now requires jurisdictions to create a matrix of programs that have demonstrable effect on affordable housing production for low-income bands. There are multiple programs that are available to the City that will fund the necessary provisions to reach the housing vision of this Comprehensive Plan. These include Federal, State, Local, and Community partner funds. These are the important financial mechanisms to be utilized to maintain production of housing for all. The City has already adopted most locally available funding mechanisms, and recent development that included affordable housing units have been successful at securing both federal and state monies.

Table HO-2: List of Federal, State, and Local Housing Development Programs

<u>Source</u>	<u>Program</u>	<u>Program Description</u>
<u>Federal</u>	<u>Community Development Block Grants (CDBG)</u>	<u>Grants for a variety of community needs, including decent housing.</u>
	<u>HOME Investment Partnerships Program</u>	<u>Federal block grants used exclusively for affordable housing initiatives.</u>
	<u>Low Income Housing Tax Credit (LIHTC)</u>	<u>A federal program administered by the Washington State Housing Finance Commission, provides private owners with incentives to construct and maintain affordable rental housing.</u>
<u>Washington State</u>	<u>WA State Housing Trust Fund (HTF)</u>	<u>The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.</u>
	<u>Connecting Housing to Infrastructure Program (CHIP)</u>	<u>This state program provides grants to local governments to reduce the cost of infrastructure for new affordable housing development.</u>
<u>Local (City of Bainbridge Island)</u>	<u>Housing Trust Fund (HTF)</u>	<u>The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.</u>
	<u>Real Estate Excise Tax</u>	<u>Some jurisdictions use a portion of their real estate excise taxes to finance affordable housing projects.</u>
	<u>Sales Tax</u>	<u>Cities and counties can impose an optional 0.1% sales and use tax, with at least 60% of the revenue dedicated to affordable housing and related services for people with incomes up to 60% of the county median.</u>
	<u>Property Tax – Housing Levy</u>	<u>Property tax is a potential funding source for affordable housing on Bainbridge Island, either through a voter-approved levy or through tax incentive programs.</u>
	<u>Lodging Tax</u>	<u>Washington state law provides a path for lodging tax revenue to support affordable workforce housing under specific circumstances.</u>
	<u>In-lieu Fees</u>	<u>If mandatory inclusionary zoning was adopted, in-lieu fees would allow developers to pay a fee to the city's housing trust fund instead of providing the required number of affordable units within their projects.</u>
	<u>Private/Public Grants</u>	<u>The most likely sources of private grants for</u>

Source	Program	Program Description
Other		affordable housing projects on Bainbridge Island combine local, regional, and state-level foundations, as well as community development financial institutions (CDFIs).

HOUSING VISION 2036 2044

Bainbridge Island in the year ~~2036~~ 2044 provides a broad diversity of housing. The broadest variety of *housing types* including rental homes, exists within the compact, walkable, transit-served, mixed-use *designated centers*. These include small detached homes on small lots, attached and detached *accessory dwelling units*, *cottage housing*, common-wall duplexes, triplexes and row houses, and stacked units on the upper floors of mixed-use, mid-rise buildings.

The residential *land use* pattern outside of *designated centers* remains at much lower densities and constitutes almost 90% of the Island’s area. Houses built in the previous twenty years in the vicinity of designated centers and elsewhere in the Open Space Residential zones are compact, energy-efficient and well-integrated in their landscape. Typical *housing types* in these areas include detached houses on lots of various sizes, attached and detached *accessory dwelling units* and *conservation villages*.

Some combination of appropriately zoned land, regulatory incentives, financial subsidies and innovative planning techniques will be necessary to make adequate provisions for the needs of all segments of the population, but particularly middle and lower income persons.

GOALS & POLICIES

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

Policy HO 1.1

Decrease to ~~20%~~ 15% or less the number of cost burdened families living in rental housing (down from ~~40-37%~~).

Policy HO 1.2

Decrease to 18% or less the number of cost burdened families owning homes (down from ~~25~~ 34%).

Policy HO 1.3

Increase rental housing units to at least ~~44~~35% of total housing units (up from ~~7~~-19%).

Policy HO 1.4

Increase the Island’s percentage of *multifamily* homes to ~~48~~23% or more of all homes-(up from ~~46~~11%).

Policy HO 1.5

Increase the number of *senior housing units* to 600 or more (up from 344.)

Policy HO 1.6

Change today's 89/11% housing split between the Mixed Use Town Center and Neighborhood Centers to 80/20% by 2036.

Policy HO 1.7

Achieve a jobs-housing balance of .8 (up from 0.61).

Policy HO 1.7

In addition to making affordable housing progress described in policies HO 1.1-1.6, make steady progress towards meeting the City's income-based housing unit requirements, including construction of permanent supportive housing units and emergency shelter(s).

Policy HO 1.8

Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards.

GOAL HO-2

~~Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. the report shall describe progress toward achieving the City's housing targets and set forth in Policies HO 1.1 through HO 1.7.~~

Policy HO 2.1

The Housing report shall address the following aspects of housing:

- ~~1. Housing trends in general both regionally and on Bainbridge Island.~~
- ~~2. The number and location of *housing types* constructed or active applications in the permit process in the preceding two years.~~
- ~~3. An evaluation of the effectiveness of the City's measures and identification of additional or revised measures or targets.~~
- ~~4. The vacancy rate for rental apartments.~~
- ~~5. The number of cost burdened and extremely cost burdened households.~~
- ~~6. The status of efforts to address housing needs at the regional level.~~
- ~~7. The housing availability for special needs or difficult to serve populations.~~
- ~~8. The condition of the local housing market and the number of new housing units publicly and privately funded.~~
- ~~9. The use of density bonuses and the number of for-purchase *affordable housing* units provided in new developments.~~
- ~~10. A description of the various initiatives supporting *affordable housing* including activities of community non-profit organizations and local and regional entities.~~
- ~~11. Programs of housing repair and renovation that improve accessibility.~~
- ~~12. An analysis of how property taxes impact housing affordability.~~

13. If insufficient progress is made toward meeting the targets in Policies HO 1.1 through HO 1.7, determine what actions are not working and make adjustments.

Policy HO 2.2

Make the Biennial Housing Reports available to the public in various ways such as notice in the local newspaper, on the City's web page and on local media outlets. This Biennial Housing Report will be part of a comprehensive update of the Housing Needs Assessment in order to inform the next state-mandated update of the Comprehensive Plan in 2024.

GOAL HO-2

Identify anti-displacement policies and programs suitable to reduce the displacement of existing low to moderate income households.

Policy HO 2.1

Track the supply of regulated and naturally occurring affordable housing and engage with current operators to support continued affordability.

GOAL HO-3

Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more socio-economic diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.

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 the character of existing neighborhoods. Some eExamples of housing types that such regulations would promote innovative approaches are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses* and *accessory dwelling units*.

Housing types are illustrated in: Figs. HO-43 through HO-35 (*detached housing*); Figs. HO-46 through HO-68 (*attached housing*); and Figs. HO-79 through HO-911 (*stacked housing*).



Fig. HO-34 Single-family Home



Fig. HO-42 Cottage Housing



Fig. HO-53 Tiny House/ADU



Fig. HO-64 Duplex



Fig. HO-75 Row House



Fig. HO-86 Zero Lot Line



Fig. HO-97 Garden Apartment



Fig. HO-108 Mixed-use, Mid-rise



Fig. HO-119 Micro Units



Fig. HO-120 Live-aboard Unit

NOTE: Jan. 22, 2026 motion to update and expand housing types illustrated above still TBD

Policy HO 3.2

Streamline the administrative permitting review process for development that include designated affordable housing units.

Policy HO 3.32

Recognize that the City shares a housing and employment market as well as a transportation network with the larger region. Therefore, the City should work with the *Kitsap Regional Coordinating Council* and other regional entities to develop an equitable and effective county-wide planning policies and other strategies to locate, finance and build *affordable housing* in Neighborhood Centers with well-connected transportation networks.

Policy HO 3.43

Designate the appropriate staff or organizational entity to assist and advise the community, landowners and private and public entities about options for *affordable housing*, financing strategies and funding sources.

Policy HO 3.54

Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 3.6

Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals

Policy HO 3.75

Support the efforts of community non-profit housing organizations and local and regional public and private entities in developing and managing *affordable housing* on Bainbridge Island.

Policy HO 3.8

Consider expanding the City’s human services funding program to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income homeowners.

Policy HO 3.9

Expand direct resources supporting housing stability for tenants, landlords, and low-income homeowners.

Policy HO 3.106

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units and cottage housing*.

Policy HO 3.11

Consider adopting a specific “middle housing code” to encourage small to mid-size housing types.

Policy HO 3.97

Expand opportunities for infill in the residential neighborhoods of the Winslow ~~Master Subarea Plan study area~~ and the Neighborhood Centers. Allow the creation of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200 square feet).

NOTE: 1/22 PLANNING COMMISSION DISCUSSION ENDED HERE

GOAL HO-4

Increase the supply of permanently affordable *multifamily* housing each year through the year ~~2036~~ 2044 with to achieve the City’s income-based housing targets ~~goals based on data provided by the Housing Needs Assessment and the City’s housing reports.~~

Policy HO 4.1

Encourage new *multifamily* housing in a variety of sizes and forms in *designated centers*.

Policy HO 4.2

Increase the efficiency of the review process and continue to consider revising development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow ~~Town Center Area Master Plan~~ to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use areas with *affordable housing*.

Policy HO 4.3

Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing* through the joint or exclusive use of surplus publicly owned property or air space.

Policy HO 4.4

Partner with the for-profit sector to create *affordable housing* through the targeted use of the *multifamily* property tax exemptions in *designated centers*.

Policy HO 4.5

Remove barriers to the creation of new *multifamily* housing, particularly *affordable housing* through a variety of actions such as the adoption of regulations that “right-size” parking requirements, reduce certain *impact fees* and encourage the use of parking management programs to enable the more efficient use of parking.

Policy HO 4.6

Allow *accessory dwelling units* in all residential zones, except at Point Monroe, the Sandspit (R-6). Review and revise regulations as appropriate to create reasonable flexibility regarding development standards including lot coverage, setbacks, parking requirements and Health District requirements for water and sewage.

Policy HO 4.7

Encourage agencies whose mission is to develop *affordable housing* to create new subsidized *multifamily* rental housing by aggressively pursuing Kitsap County *Community Development Block Grant Funds*, state funds, donations from private individuals and organizations, public revenue sources and other available funding.

Policy HO 4.8

Evaluate the efficacy of existing regulations in facilitating the provision of assisted and independent living *senior housing* and take action to amend *development regulations* as needed.

Policy HO 4.9

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.

GOAL HO-5

Maintain the existing stock of affordable and rent-assisted housing, in partnership with community non-profit organizations and local and regional public and private entities.

Policy HO 5.1

Develop a continuing strategy to maintain the Rural Development Agency and HUD subsidies on existing rent-assisted housing. The primary strategy shall be to support Housing Kitsap and non-profit organizations such as Housing Resources Bainbridge to purchase the units through the provisions of the 1990 Housing Act.

Policy HO 5.2

In the event of the potential loss of privately-owned subsidized housing, work with the appropriate public agencies and local non-profits to pursue the preservation of the subsidized units or relocation assistance for the residents.

Policy HO 5.3

Support water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

GOAL HO-6

Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.

Policy HO 6.1

Encourage housing created by agencies such as a community land trust.

Policy HO 6.2

In order to provide for permanently *affordable housing* pursue effective strategies to reduce the land cost component of *affordable housing* which may include alternative land use zoning, *density bonuses* and other incentives.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity and access to housing including *affordable housing*.

Policy HO 6.4

Create a new *conservation villages* and *tiny home* permit processes to apply outside of *designated centers* to increase housing choices including *affordable housing* and requiring *green building* practices while better conserving *open space*.

Policy HO 6.5

Develop regulations and provide incentives to construct *affordable housing* for farm workers on or near farmlands.

Policy HO 6.6

Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes. Adopt amendments to City programs and *development regulations* as appropriate.

Policy HO 6.7

Support the development of ~~*livable neighborhoods*~~ Neighborhood Centers to allow residents to have most of their necessary goods and services within half a mile walking distance from their door.

GOAL HO-7

Promote and facilitate the provision of rental and for-purchase housing that is affordable to *income-qualified* households with a variety of income levels.

Policy HO 7.1

Continue to eExempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

Policy HO 7.2

All income-qualified rental housing units created as a result of the policies of this Housing Element shall remain affordable to *income-qualified households* for a period of not less than 50 years from the time of first occupancy.

Policy HO 7.3

Explore measures and the merits of source-of-income discrimination controls.

GOAL HO-8

Facilitate the siting and development of housing opportunities for *special needs populations* by removing barriers to creating this much needed housing.

Policy HO 8.1

Support the services of community non-profit organizations and local and regional public or private entities in providing shelter for temporarily homeless persons and/or households of all ages and sizes, singles and families with children, adolescents and victims of domestic violence on Bainbridge Island by removing any identified barrier to the creation of such shelter.

Policy HO 8.2

Support the development of programs to meet the housing needs of the developmentally, physically and emotionally disabled within the community.

Policy HO 8.3

Support programs that provide assistance to low-income, elderly and disabled persons to repair, rehabilitate or retrofit homes to be more accessible and safe.

Policy HO 8.4

Support improved housing accessibility through design, such as through incentives encouraging “visitability” design features for a portion of a housing development project.

Policy HO 8.5

Reduce housing barriers for essential workers on Bainbridge Island.

GOAL HO-9

Explore the use of the City’s bonding capacity and pursue other resources to support the creation of *affordable housing*.

Policy HO 9.1

The City recognizes the need to provide financing assistance for *affordable housing*. Accordingly, the City will actively pursue public and private funds that may include but are not limited to, ~~real estate excise tax~~, grants and other available resources.

Policy HO 9.2

The City in partnership with local agencies producing *affordable housing*, may issue a General Obligation Bond to increase the production of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.3

Consider the issuance of Limited Tax General Obligation Bonds (also called councilmanic bonds or non-voted debt) or voting on an affordable housing levy to support the development of housing affordable to *households* at or below 80% of median income ~~for Kitsap County.~~

Policy HO 9.4

Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing*.

Policy HO 9.5

Consider the options for making City-owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into

consideration however, the full range of uses that City-owned properties may serve over the long-term.

Policy HO 9.6

Explore and utilize Federal and State funding opportunities that are available to fund new and maintain existing affordable housing stock. The programs include:

1. Community Development Block Grants (CDBG)
2. HOME Investment Partnerships Program
3. Low Income Housing Tax Credit (LIHTC)
4. WA State Housing Trust Fund (HTF)
5. WA State Connecting Housing to Infrastructure Program (CHIP)

Policy HO 9.7

Consider expanding the City's to the Multifamily Tax Exemption 12-year program to include moderate income level households, pursuant to state law.

Policy HO 9.10

Improve communication of City Affordable Housing resources and application timeframes.

Goal HO-10

Increase housing development opportunities in *Designated Centers*.

Policy HO-10.1

Increase residential density in Designated Centers with sewer infrastructure (existing or planned).

Policy HO-10.2

Use tax increment financing in Designated Centers to fund infrastructure upgrades and affordable housing.

Policy HO-10.3

Consider reducing parking requirements to support workforce housing in the greater Winslow area, and Neighborhood Center areas.

Goal HO-11

Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.

Policy HO-11.1

Promote investments in infrastructure through City-initiated neighborhood enhancement activities.

Policy HO-11.2

Promote the maintenance, repair, and rehabilitation of the City's existing housing stock by pursuing funding and creating financial incentives for housing improvement programs, especially for low-income households.

Policy HO-11.3

Ensure all residential development is accommodated by reliable infrastructure and within or near *designated centers* and schools, sidewalks.

Policy HO-11.4

Conduct a review of zoning codes, development regulations, and permit procedures to identify and remove regulatory barriers that disproportionately affect marginalized communities, low-income households, and other historically excluded groups.

Policy HO-11.5

Ensure equitable infrastructure investments across all neighborhoods, with attention to areas that have experienced disinvestment or exclusion.

HOUSING IMPLEMENTATION

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

MOTION at 1/22 Planning Commission meeting to turn this section into a table/matrix instead of the list. See suggested formatting below existing section.

HIGH PRIORITY ACTIONS

HO Action #1 Set targets for increasing the supply of moderately priced and *affordable housing*, measure progress, and if insufficient progress is being made toward meeting the housing targets, determine what actions are not working and make appropriate adjustments.

GOAL HO-1

Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

~~GOAL HO-2~~

~~**Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. The report shall describe progress toward achieving the City’s housing targets and set forth in Policies HO 1.1 through HO 1.7.**~~

GOAL HO-10

Increase housing development opportunities in *Designated Centers*.

GOAL HO-11

Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.

HO Action #2 Amend the City’s development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

Policy HO 3.106

Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units and cottage housing*.

Policy HO 3.11

Consider adopting a specific “middle housing code” to encourage small to mid-size housing types.

Policy HO 4.2

Increase the efficiency of the review process and continue to consider revising development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow ~~Town Center~~Area Master Plan to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use neighborhood with *affordable housing*.

Policy HO 6.3

Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity, and access to housing, including *affordable housing*.

Policy HO 6.4

Create a new *conservation villages* permit processes to apply outside of *designated centers* to increase housing choices, including *affordable housing* and requiring *green building* practices, while better conserving *open space*.

HO Action #3 Partner with other jurisdictions, the development community, and non-profit organizations to increase the diversity of housing types and supply of affordable housing.

Policy HO 3.54

Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 4.3

Partner with non-profit or for-profit housing sector to create new *multifamily* housing in *designated centers* including a percentage of *affordable housing*, through the joint or exclusive use of surplus publicly owned property or air space.

Policy HO 4.4

Partner with the for-profit sector to create *affordable housing* through the targeted use of the multifamily property tax exemptions in *designated centers*.

Policy HO 9.5

Consider the options for making City- owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration however, the full range of uses that City-owned properties may serve over the long-term.

HO Action #4 Consider actions that can be taken to reduce financial barriers that inhibit the desired increase in diverse and affordable housing.

Policy HO 5.2

In the event of the potential loss of privately-owned subsidized housing, work with the appropriate public agencies and local non-profits to pursue the preservation of the subsidized

units or relocation assistance for the residents.

Policy HO 7.1

Continue to eExempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

Policy HO 9.2

The City in partnership with local agencies producing *affordable housing*, may issue a General Obligation Bond to increase the production of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.3

Consider the issuance of Limited Tax General Obligation Bonds (also called councilmanic bonds or non-voted debt) or voting on an affordable housing levy to support the development of housing affordable to *households* at or below 80% of median income for Kitsap County.

~~**HO Action #5** Create a short-term (60-90 days) citizen *affordable housing* task force to consider the revised Housing Element and provide specific recommendation for near-term action.~~

~~**Policy HO 3.3**~~

~~Designate the appropriate staff or organizational entity to assist and advise the community, landowners and private and public entities about options for *affordable housing*, financing strategies and funding sources.~~

~~**HO Action #56** Review and revise City regulations related to permissible live-aboard capacity in City marinas.~~

Policy HO 5.3

Support Water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

MEDIUM PRIORITY ACTIONS

~~**HO Action #67** Focus additional city and other financial resources to help increase the supply of affordable housing.~~

Policy HO 9.4

Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing*.

Policy HO 7.1

Continue to eExempt xempt from City *impact fees* and other administrative development fees housing developments where all units are limited to applicants of specified income groups.

~~**HO Action #78** Look for ways to reduce the cost of multifamily housing, particularly affordable housing.~~

Policy HO 4.5

Remove barriers to the creation of new *multi-family housing*, particularly *affordable housing* through a variety of actions such as the adoption of regulations that “right-size” parking requirements, reduce certain impactfees, and the encourage the use of parking management

programs to enable the more efficient use of parking.

OTHER PRIORITY ACTIONS

HO Action #9 Identify ways to achieve local results with and through regional actions.

Policy HO 3.32

Recognize that the City shares a housing and employment market, as well as a transportation network, with the larger region. Therefore, the City should work with the Kitsap Regional Coordinating Council and other regional entities to develop equitable and effective county-wide planning policies and other strategies to locate, finance and build *affordable housing*.

See suggested formatting below existing section.

HOUSING IMPLEMENTATION	
HIGH PRIORITY ACTIONS	
HO Action #1 Set targets for increasing the supply of moderately priced and <i>affordable housing</i> , measure progress, and if insufficient progress is being made toward meeting the housing targets, determine what actions are not working and make appropriate adjustments.	
GOAL HO-1	Make steady progress toward the following aspirational targets for increasing the diversity of <i>housing types</i> and the supply of <i>affordable housing</i> .

ENVIRONMENTAL ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE
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ENVIRONMENTAL INTRODUCTION

This element addresses the natural environment of Bainbridge Island. The Environmental Element includes *goals* and *policies* for all lands considered *critical areas* under the *Growth Management Act* (GMA), such as *wetlands*, *streams*, *aquifer recharge areas*, *fish and wildlife habitat*, *frequently flooded areas* and *geologically hazardous areas*.

This element also addresses natural resources such as forests, *agricultural lands* and *mineral resources* and provides *goals* and *policies* concerning air quality and the retention and development of the trails and *open space* systems.

Preserving and protecting the environmental resources and natural amenities of the Island is an important component for the vision of our city. Bainbridge Island contains interconnected forests, meadows, *wetlands* and *stream* systems, and saltwater shorelines, all of which provide wildlife habitat and scenic value, and some of which are protected as public parkland. The Island also contains *agricultural lands* and land areas that are sensitive due to geological conditions, slope and/or soil types.

As our Island grows and develops continued protection of varied *open space* areas and environmentally sensitive landscape is necessary to maintain the quality of life that is currently enjoyed on Bainbridge Island. Additionally, the unpredictable cumulative impacts of *climate change* in our region justify appeals to the *precautionary principle*. *Climate change* may require that the areas we protect and approaches we use to achieve our *goals* and *policies* will change.

Citizens of Bainbridge Island enjoy and value the Island's natural environment. The public parklands, *open spaces*, and other natural areas contribute to the quality of life on the Island. Support for preservation of *environmentally sensitive areas* and *agricultural lands* is high. The community is supportive of providing pedestrian and bicycle trails and increased public access to shorelines.

Understanding the functions of the Island's valuable natural systems and what types of activities may impact these functions now and in the future as conditions change, is key to protecting these lands and natural resource areas. Retaining the viability and ecological functions of our natural systems and protecting those areas that are sensitive to development is paramount to maintaining a healthy natural environment and a high quality of life.

The goals and policies of the Environmental Element attempt to guide future action such that the quality of the Island's natural environment is protected and maintained and when possible, restored and improved. Future actions will incorporate the *best available science* as required by RCW 36.70A.172.

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It is well understood that the integrity of our environment – the foundation of our quality of life – sets limits on the growth of our population and our economic life. We have faced some distressing events within the changing natural order and have survived as a stronger community.

A culture of stewardship has preserved and even improved the varied landscapes, forests and views that contribute so much to the sense of place that is valued here. Monitoring and regulation of the impacts of human activities on the Island’s natural resources has been successful in maintaining their resilience. Public policies and many initiatives of citizens and businesses have been proactive in response to the anticipated effects of climate change, such as sea level rise, adapting where necessary and mitigating impacts to the extent possible.

GOALS & POLICIES

ENVIRONMENT

GOAL EN-1

Preserve and enhance Bainbridge Island’s natural systems, natural beauty and environmental quality.

Policy EN 1.1

A primary goal of the *Comprehensive Plan* is protecting the Island’s natural environment; land use decisions implement this *goal*.

Policy EN 1.2

Taking into account the present and future need to reduce the potential for personal injury, loss of life, or property damage due to flooding, erosion, landslides, seismic events, *climate change* or soil subsidence, properties adjoining or adjacent to *critical areas* must be developed in observance of the following principles in descending order:

- Avoid the impact if possible.
- Minimize or limit the degree or magnitude of the action and its implementation by using appropriate technology to avoid or reduce impacts.
- Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
- Rectify by repair, rehabilitation or restoration of the affected environment.
- Compensate for unavoidable impacts by replacing, enhancing or providing substitute resources or environments.

Critical areas are identified in order to flag concerns during the review process and to make applicants aware of potential hazards or areas where development may be constrained.

Compatible development will be allowed which avoids designated *critical areas*, minimizes the impact or mitigates potential problems through engineering, siting or design. Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

Policy EN 1.3

Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationships between the City, citizens, landowners and other public, non-profit and private organizations.

Policy EN 1.4

Maintain and enhance natural systems and protect wildlife, fish resources and *open spaces* through *land use* plans and development patterns including tree retention and planting.

Policy EN 1.5

Create and maintain overlay maps that show the location of *agricultural lands*, *critical aquifer recharge areas*, *geologically hazardous areas*, floodplains, *streams*, *wetlands* and *fish and wildlife habitat*, and critical forest stocking density. ~~Integrate the maps from the Bainbridge Island Climate Impact Assessment (2016).~~

Policy EN 1.6

Use the City's Shoreline Master Program to address and protect marine fish and marine shoreline habitat.

Policy EN 1.7

To protect the Island's ecosystems, discourage the use of *neonicotinoid* pesticides.

Policy EN 1.8

Consider the potential impacts of *climate change* and its impacts in all decisions related to natural systems, and environmental quality, forest systems, local food production, shorelines, and groundwater recharge.

GOAL EN-2

Encourage *sustainability* in City Government operations.

Policy EN 2.1

In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend. This includes recognizing and preparing for the impacts of *climate change*.

Policy EN 2.2

Seek to minimize the quantity and toxicity of materials used and waste generated for City facilities and operations through reduction, reuse and recycling. Use products made from recycled materials when available.

Policy EN 2.3

Use new technologies to reduce environmental impacts such as solar panels, electric and hybrid vehicles, high-efficiency lights and heating systems.

Policy EN 2.4

Utilize integrated pest management practices.

Policy EN 2.5

Promote sustainable consumption within City operations, including with continued support of the City's Green Team.

Goal EN-3

Consider the impact on *critical areas* whenever land is subdivided.

Policy EN 3.1

Design lots to protect natural systems and avoid or minimize impact to *critical areas*. In order to protect *critical areas*, the full *density* permitted under the zoning ordinance might not be achieved.

Policy EN 3.2

Use *Transfer of Development Rights* (TDRs) and *Purchase of Development Rights* (PDRs) to protect critical areas.

Policy EN 3.3

Include in any lot created by *subdivision* of land sufficient area to accommodate a building site outside of a *critical area* and its buffers.

Goal EN-4

Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1

Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

Policy EN 4.2

Create a program with effective mechanisms intended to offset development impacts to the Island's ecosystems.

FISH AND WILDLIFE

GOAL EN-5

Protect and enhance wildlife, fish resources and ecosystems.

Policy EN 5.1

The protection and enhancement of *fish and wildlife habitat*, especially during offspring rearing season, and wildlife corridors, including Tribal Usual and Accustomed fishing areas, are integral components of the *land use* planning process.

Policy EN 5.2

The identification of *fish and wildlife habitat* is based on a current evaluation of the species of wildlife on the Island and the habitat requirements of these species now and in the future.

Policy EN 5.3

The protection and enhancement of mature trees, and *fish and wildlife habitat* are important criteria used when evaluating the preservation of *open space* as part of development techniques such as clustering, *flexible lot design subdivisions* and *transfer of development rights* (TDRs).

Policy EN 5.4

Protect and restore *fish and wildlife habitat* and limit fragmentation of habitat that physically and genetically isolates fish and wildlife populations by identifying an interconnected system of corridors that will provide continuous links east to west and north to south connecting larger tracts that are important habitat.

Policy EN 5.5

Identify and classify streams and stream reaches which have an anadromous fish presence.

Policy EN 5.6

Protect *wetlands* and riparian areas.

Policy EN 5.7

Undertake appropriate, adequate and timely actions to protect and recover state priority species, species listed under the federal *Endangered Species Act*, local species of concern and their habitats located within the City to 1) avoid *local extirpation* of such species from the lands or fresh waters or nearshore of the City and 2) contribute to the protection and recovery of such species throughout the greater region in cooperation with federal, state and other local agencies.

Policy EN 5.8

Work closely with Tribes, the Park District, local conservation organizations and the Washington State Department of Fish and Wildlife (the agency with expertise to “preserve, protect, and perpetuate” wildlife resources of the state) in matters involving wildlife including identifying “priority *fish and wildlife habitat*.”

Policy EN 5.9

Develop in coordination with the Department of Fish and Wildlife, the Bainbridge Island Metropolitan Park and Recreation District and the Bainbridge Island Land Trust a program to educate the citizens of the Island, particularly those citizens who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

Policy EN 5.10

Consider *climate change* and its impacts in all decisions related to wildlife, fish resources and natural systems.

FREQUENTLY FLOODED AREAS

Regulation of *frequently flooded areas* is important for property and habitat protection. Floodplains are valuable natural resource areas that play a major role in the function of ecosystems. Floods are a natural process where rising water inundates otherwise dry land. Floodplains provide storage for floodwaters which reduces downstream erosion and improves downstream water quality. Floodplains allow infiltration for *aquifer recharge* and provide important habitat necessary for the survival of many invertebrate, fish and wildlife species. Flood courses can change naturally over time. As impervious development covers more land surface and encroaches on floodplains, damage increases to both the built and natural environments.

The Federal Emergency Management Agency (FEMA) has designated *frequently flooded areas* as areas that have a 1% or greater chance of flooding in any given year. Also known as the 100-year flood, this level was chosen to manage flooding as a compromise between an economic use of the land and an understanding of the natural benefits of flooding. *Frequently flooded areas* are *Critical Areas*.

GOAL EN-6

Protect the natural functions of *frequently flooded areas*.

Policy EN 6.1

Minimize public and private losses due to flood conditions by limiting development in *frequently flooded areas* as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to *frequently flooded areas* about vulnerability over time.

Frequently flooded areas can and do migrate over time. Increased development may affect the level of occurrence and location of *frequently flooded areas*. The Flood Insurance Rate Maps adopted by the City were originally produced in 1975 and updated in 1977, and need to be kept current.

Policy EN 6.2

Limit the alteration of natural floodplains, *stream* channels and natural protective barriers that help accommodate, dissipate, or channel floodwaters.

Policy EN 6.3

Emphasize nonstructural methods such as setbacks and vegetation, to prevent or minimize flood damage.

Policy EN 6.4

Locate public facilities such as sewer and water lines outside of *frequently flooded areas* and with consideration of future sea level rise in order to minimize damage to both the *public facility* and the natural environment. *Public facilities* may be located within *frequently flooded areas* only if no environmentally preferable alternative exists to mitigate environmental concerns. Additional development is not encouraged in *frequently flooded areas*.

SEA LEVEL RISE

GOAL EN-7

Anticipate and prepare for the consequences of sea level rise.

Sea level rise may happen as the result of natural or human activity such as geologic subduction or *climate change*. Here in the Puget Sound, we experience the effects of both the geologic and climatological forces. Cumulative sea level rise has serious implications for the shorelines and lowland areas of the Island such as beach and bluff erosion and loss of intertidal zones. These areas serve such purposes as nursery habitat, feeding grounds for fish and fowl, stormwater collection and water filtration.

Policy EN 7.1

Consider the implications of sea level rise in all relevant decision-making by using regional sea level rise projections and shoreline instability maps (as provided by the WA Department of Ecology and utilized and interpreted with the Bainbridge Island Climate Impact Assessment informed by the 2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment).

Policy EN 7.2

Coordinate with Tribal, Federal, State and local agencies to address issues related to sea level rise.

GEOLOGICALLY HAZARDOUS AREAS

GOAL EN-8

Protect *landslide hazard areas* and *erosion hazard areas* from the impacts of use and development for the protection of public safety, property and the environment.

Policy EN 8.1

Avoid *land uses* on *landslide hazard* and *erosion hazard areas*. If the hazard caused by development can be mitigated, then design *land use* to prevent damage to persons or property and environmental degradation and to preserve and enhance existing vegetation to the maximum extent possible.

Policy EN 8.2

As the degree of slope increases, decrease development intensity, site coverage, and vegetation removal to mitigate problems of drainage, erosion, siltation and landslides.

Policy EN 8.3

In order to protect *landslide and erosion hazard areas* from damage during construction and from intrusion following construction, an analysis by a geotechnical engineer and a certified arborist may be required.

Policy EN 8.4

Construct roads, driveways and utility corridors to preserve the integrity of the existing land forms, drainage ways, and natural systems minimizing impact to the *landslide and erosion hazard areas*. Utilize common access drives and utility corridors where feasible.

Policy EN 8.5

Allow clearing, grading or filling on sloped areas containing *landslide hazard and erosion hazard areas* only when other alternatives are not feasible and when it will not destabilize those areas. Such activity is limited to the dry period of the year.

Policy EN 8.6

Any alteration of a *landslide hazard area or erosion hazard area* may not increase the rate of surface water discharge or sedimentation and may not decrease slope stability on adjacent property. Landscape the altered area to provide erosion control.

GOAL EN-9

Identify and map areas that are at risk due to seismic activity and regulate activities in these areas for public safety and property protection.

Policy EN 9.1

Consider the *best available science* in mapping these high-risk areas and in regulating and permitting *land use* activities in areas that have a heightened risk from earthquakes such as liquefaction areas and fault rupture zones, tsunami or other geological hazards.

Policy EN 9.2

Consider tsunami hazards in regulating *land use* activities on Bainbridge Island.

Policy EN 9.3

Consider seismic activity and the potential for earthquake-induced landslides in the determination of *geologically hazardous areas*. Areas that are stable under normal conditions can become landslides during earthquake events.

Policy EN 9.4

Provide information and educational opportunities to the citizens of Bainbridge Island on the hazards posed by seismic events.

AIR QUALITY

GOAL EN-10

Protect and promote clean air.

These policies address the need for clean air to protect the Island's residents and ecosystems, under current and future climatological conditions. For example, increasing regional air temperatures are increasing air pollution components such as ground level ozone and smog.

Policy EN 10.1

Promote *land use* patterns and transportation policies that ensure that the Island's contribution to regional air quality is consistent with or better than State and Federal standards.

Policy EN 10.2

Encourage the retention of existing trees and vegetation and the planting of new trees and vegetation that provides natural filtration of suspended particulate matter, removes carbon dioxide and improves air quality.

Policy EN 10.3

Evaluate the impacts and consequences of new development both during and subsequent to construction on air quality as a part of the environmental review process and require mitigation when appropriate.

Policy EN 10.4

Cooperate with the Puget Sound Clean Air Agency in providing information to the community about available and innovative emission controls for residential, commercial, vehicular and light industrial use.

Policy EN 10.5

Ensure beneficial indoor air quality in all renovations and new construction of City-owned facilities and promote design choices that enhance beneficial indoor air quality in private construction.

Policy EN 10.6

Reduce the quantity of airborne particulates through regulations for dust abatement of construction sites and street sweeping programs in areas with concentrations of both vehicular and pedestrian traffic.

Policy EN 10.7

Maintain nuisance regulations to minimize offensive odors generated by commercial or industrial uses in proximity to *residential uses*.

Policy EN 10.8

Encourage the retrofit or replacement of non-certified wood stoves with certified appliances.

Policy EN 10.9

Transportation and energy production diminish air quality when power is produced with fossil fuel combustion. Maintain and improve Island air quality, by promoting the development of carbon free *infrastructure*.

NOISE

GOAL EN-11

Promote the reduction of invasive noise impacts.

Policy EN 11.1

Review the effectiveness of current noise standards and modify these standards as necessary to ensure acceptable noise levels.

Policy EN 11.2

Promote actions such as equipment modifications and operational requirements that reduce noise from transportation modes, construction sites, industrial uses and commercial business establishments.

Policy EN 11.3

Work with the Federal Aviation Administration to design flight paths and schedules that minimize the airplane noise over Bainbridge Island.

GREENHOUSE GASES

GOAL EN-12

Reduce *greenhouse gas* emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further. Reduce *greenhouse gas* emissions by 90% by 2045 compared to 2014 levels with interim milestones of 25% reduction by 2025 and 60% by 2035 compared to 2014 levels.

Policy EN 12.1 Coordinate and implement the Strategies/Actions detailed in the 2020 Climate Action Plan as adopted.

~~Support and implement climate pledges and commitments undertaken by the City and other multi-jurisdictional efforts to reduce *greenhouse gas* emissions, address *climate change*, sea-level rise, ocean acidification and other impacts of changing global conditions.~~

Policy EN 12.2

Facilitate the improvement and convenience of low carbon mass transit and increased car-sharing, cycling, walking and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce *greenhouse gas* emissions.

Policy EN 12.3

Strive for reduced *greenhouse gas* emissions by, among other actions, integrating *climate change* into the city planning process, including *land use* and transportation planning and management, and making *climate change* considerations and meeting *greenhouse gas* emission reduction goals a component of city decision making.

Policy EN 12.4

Establish benchmarks, metrics and targets for reduction of *greenhouse gas* emissions, assess current conditions and progress in reducing *greenhouse gas* emissions from municipal, commercial, residential and transportation-related land uses, projects and programs.

Policy EN 12.5

Support the development of a public education program which informs all citizens on the methods and progress for meeting the Island’s *greenhouse gas* emission *goals* and ways citizens can assist in reaching the reduction *goals*.

Policy EN 12.6

Promote energy conservation measures by all government entities including:

- Retrofitting offices, shops and garages with high-efficiency lighting;
- Converting vehicles to hybrid fuel vehicles as replacement or new vehicles are acquired;
- Converting traffic signals and lighting to the most energy efficient and spectrum appropriate technology available; and
- Adopting incentive programs and design standards that encourage the employment of renewable energy sources and energy efficient appliances on the Island.

Policy EN 12.7

Promote the installation of residential solar panels and the adoption of other energy saving technologies such as LED lights, heat pumps and insulation.

DARK SKIES

Goal EN-13

Preserve and enhance the view of the dark sky by controlling glare and light trespass.

Policy EN 13.1

Enforce *development regulations* that provide standards for appropriate lighting practices and systems that will curtail the degradation of the nighttime visual environment.

INVASIVE SPECIES

Goal EN-14

Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from *climate change* and international commerce.

Policy EN 14.1

Coordinate with public agencies and nonprofit organizations to control and where feasible, eradicate invasive plant species from public lands.

Policy EN 14.2

Improve public outreach to encourage residents to control and where feasible, eradicate invasive plant species on private property.

Policy EN 14.3

Tree clearing permits may require a surety bond for larger-scale tree clearing to cover the costs of invasive species removal in the eventuality that land is not properly managed and results in invasive weed infestation.

AGRICULTURAL LANDS

GOAL EN-15

Conserve and protect the Island’s existing agricultural uses and increase the acreage of permanently protected and productive farmland by using preservation methods including incentive-based programs.

Policy EN 15.1

Provide owners of *farms* the option of participating in the *transfer of development rights (TDRs)/purchase of development rights (PDRs) program*.

Policy EN 15.2

Inventory land currently used and/or potentially available for *agriculture*, including community gardens.

Policy EN 15.3

Where land that had historically been used for *agriculture* is being subdivided for residential development, a portion *should* be reserved for agricultural use or community gardens. Existing traditional agricultural lands *should* be included in the *open space* of clustered development.

Policy EN 15.4

Develop a procedure to allow public and private property owners to designate their properties Agricultural Resource Land, consistent with WAC 365-190-050.

Policy EN 15.5

Utilize the Floor Area Ratio (FAR) Farmland/Agriculture fund for viable farmland preservation projects.

Policy EN 15.6

Prioritize food production on public farmland to address long-term food security for Island residents.

Policy EN 15.7

Encourage the use of native and/or regionally produced edible plants for use in required landscape and roadside vegetation buffers.

Policy EN 15.8

Ensure protection of the Island's *aquifers* and streams by promoting agricultural uses that are not water intensive, and *agriculture* practices that protect water quality.

Policy EN 15.9

Work with the Conservation District and nonprofits to encourage farming that accounts for changing Island conditions with regard to hydrology, temperature and other climatologically influenced factors. Promote crops and commodities that are adapted to future conditions and do not rely on chemical amendments that may adversely impact future water availability.

Policy EN 15.10

Improve public information and creating new programs to promote *agriculture* while advocating for farming practices that protect water quality and quantity.

Policy EN 15.11

Maximize opportunities for agricultural practices that mitigate the impacts of *climate change*, including lower energy intensive practices, carbon storage, *aquifer recharge*, and smaller foodsheds.

GOAL EN-16

Minimize conflict between agricultural and non-agricultural uses.

Policy EN 16.1

Design and locate development adjacent to areas designated or registered as agricultural land to avoid or minimize potential conflicts with agricultural activities.

Policy EN 16.2

Require notification on all plats, development permits and building permits of the existence of any registered agricultural lands within 300 feet of the development.

Policy EN 16.3

Maintain the Right to Farm Ordinance.

Policy EN 16.4

Cooperate with the Kitsap Conservation District to promote use of Best Management Practices.

GOAL EN-17

Encourage and support farming as an economically viable option for *land use* and as a means to providing diversity of lifestyle.

Policy EN 17.1

Encourage small-scale farming.

Policy EN 17.2

Work with the Kitsap County Assessor's office to educate the farming community about the availability of the Tax Reduction Program.

Policy EN 17.3

Elevate and encourage public appreciation and awareness of *farms* by allowing tours of *farms* and farming facilities.

Policy EN 17.4

Permit the production, processing and marketing of *farm* products from Island *farms*.

Policy EN 17.5

Support the Farmers' Market and promote the sale of local *farm* products in other locations.

Policy EN 17.6

Minimize the parking requirements for agricultural uses (i.e., number of parking spaces, paved parking and landscaping requirements), due to the seasonal nature of the marketing of *farm* products.

Policy EN 17.7

Support agricultural tourism that ensures compatibility with surrounding uses.

Policy EN 17.8

Consider establishing a Citizen Advisory Group on *Agriculture* comprised of citizens representing farmers, non-profit organizations involved with local *agriculture* and businesses with an interest in local *farm* produce.

FOREST LANDS

Few large tracts of second-growth timber remain on the Island and some of these could be converted to other uses in the near future. As of August 2015, there were approximately 529.34 acres classified as timberlands by the Kitsap County Tax Assessor. Forty-six parcels are classified as *Forest Land* including the 42-acre Port Madison watershed. These *forest lands*, together with tracts that are protected by conservancy agreements and other privately owned forested acres that may not be classified as timberlands, have immeasurable value within the Island-wide conservation strategy.

GOAL EN-18

Encourage the retention of *forest land* and multiple-aged forests since healthy forests provide many ecological benefits to all forms of life on the Island and help mitigate climate change.

Policy EN 18.1

Encourage stewardship of forests, to promote forest health, provide for selective harvest of merchantable timber and protect *critical areas*. Department of Natural Resources and City regulations apply when converting *forest land* to agricultural, residential or other uses.

Policy EN 18.2

When acreage classified as timberlands or *forest land* is being converted to residential or agricultural use promote protection of the most valuable trees and forested area and compact development to limit the extent of clearing and soil disturbance.

FORESTS & TREES

GOAL EN-19

Retain, conserve and improve portions of the community forests where people live, work and learn through public education and through management and protection measures that will help to conserve these resources.

The community forests on Bainbridge Island are comprised of the street tree system in the urban center, trees in parks and on other public lands, and trees and forested areas on private properties throughout the Island. Bainbridge Island's urban and rural forests have historically been a resource for logging but more recently have become a source of community identity and civic pride. Trees and forested areas are essential to the Island's conservation strategy. It is recognized that in addition to biological benefits a community forest provides a significant return by creating appealing streets and *neighborhoods* with resulting higher property values in the built environment. In addition, trees and forests provide buffering and screening between differing *land uses*, reduce surface water *runoff*, improve air and water quality, help maintain soil and slope stability, provide wildlife habitat, reduce energy consumption by providing shade and functioning as windbreaks, and sequester carbon dioxide.

Policy EN 19.1

Encourage protection, restoration and maintenance of existing vegetation that has environmental, wildlife habitat and aesthetic qualities including tree groves, significant tree stands, forested hillsides and vegetation associated with *wetlands*, *stream* corridors, riparian areas, steep slopes and areas subject to erosion.

Policy EN 19.2

Utilize various tools to understand and monitor existing conditions and changes of Island-wide tree cover, significant tree groves and significant individual trees over time. Undertake periodic tree inventories to assess canopy cover and health of forested areas and significant trees.

Policy EN 19.3

In pre-application conferences and as part of the review of development applications, encourage property owners to maximize the preservation of trees and to maintain and enhance the cohesive quality of tree groves through appropriate site design and construction methods as well as *open space* dedication of areas that contain these resources.

Incentives such as a building height bonus could be used to encourage tree preservation greater than the preservation required by code during site design. Update Guidelines for Commercial and Mixed Use Projects including Guidelines for Lynwood Center, Island Center and Rolling Bay to incorporate tree preservation practices and policies.

Policy EN 19.4

Implement a community-wide program to educate Island residents about the functions and values of trees.

Policy EN 19.5

Consider partnering with other organizations and re-establishing a Community Forestry Commission.

Policy EN 19.6

Encourage Best Management Practices to protect and enhance community forests.

Policy EN 19.7

Encourage activities that enhance the community’s awareness of the value of trees and the community forest.

Policy EN 19.8

Develop street tree programs for the commercial and mixed-use zones, and the more densely developed residential zones.

MINING

GOAL EN-20

Manage the remaining mining operations on the Island.

Bainbridge Island has had a history of mining, predominantly sand and gravel. While multiple sites have been reclaimed there are still two active mining operations on the Island. One operation functions as a recycling/mulching facility and another as a sand mining operation.

Policy EN-20.1

Rigorously control the excavation of sand and gravel and other minerals.

ENVIRONMENTAL IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating outreach and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that action.

HIGH PRIORITY ACTIONS

EN Action #1 When updating the City’s Critical Areas Ordinance, integrate the precautionary principle and mitigation sequencing to protect and preserve natural resources

Policy EN 1.2 Taking into account the present and future need to reduce the potential for personal injury, loss of life or property damage due to flooding, erosion, landslides, seismic events, *climate change* or soil subsidence, properties adjoining or adjacent to *critical areas* must be developed in observance of the following principles in descending order:

- Avoid the impact if possible.
- Minimize or limit the degree or magnitude of the action and its implementation by using appropriate technology to avoid or reduce impacts.
- Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.

- Rectify by repair, rehabilitation or restoration of the affected environment.
- Compensate for unavoidable impacts by replacing, enhancing or providing substitute resources or environments.

Critical areas are identified in order to flag concerns during the review process and to make applicants aware of potential hazards or areas where development may be constrained. Compatible development will be allowed which avoids designated *critical areas*, minimizes the impact, or mitigates potential problems through engineering, siting, or design. Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

Policy EN 5.7 Undertake appropriate, adequate and timely actions to protect and recover state priority species, species listed under the federal *Endangered Species Act*, local species of concern and their habitats located within the City to 1) avoid *local extirpation* of such species from the lands or fresh waters or nearshore and 2) contribute to the protection and recovery of such species throughout the greater region in cooperation with federal, state and other local agencies.

Policy EN 6.1 Minimize public and private losses due to flood conditions by limiting development in *frequently flooded areas* as shown on the Flood Insurance Rate Maps. Educate property owners and residents in proximity to *frequently flooded areas* about vulnerability over time.

Frequently flooded areas can and do migrate over time. Increased development may affect the level of occurrence and location of *frequently flooded areas*. City Flood Insurance Rate Maps originally produced in 1975 and updated in 1977, and need to be kept current.

Policy EN 8.1 Avoid *land uses* on *landslide hazard* and *erosion hazard areas*. If the hazard caused by development can be mitigated, then design *land use* to prevent damage to persons or property and environmental degradation and to preserve and enhance existing vegetation to the maximum extent possible.

EN Action #2 Integrate sustainability and conservation into regulations.

Goal EN-4 Encourage sustainable development that maintains diversity of healthy, functioning ecosystems that are essential for maintaining our quality of life and economic viability into the future.

Policy EN 4.1 Employ conservation design methods and principles such as *low impact development* techniques for managing storm and waste water, *green building* materials, high-efficiency heating and lighting systems.

EN Action #3 Consider *climate change* in all relevant City decisions, including capital projects, budgeting, staffing, and program creation.

GOAL EN-2 Encourage sustainability in City Government operations.

Policy EN 1.8

Consider the potential impacts of *climate change* and its impacts in all decisions related to natural systems, and environmental quality, forest systems, local food production, shorelines, and groundwater recharge.

Policy EN 2.1 In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend. This includes recognizing and preparing for the impacts of *climate change*.

Policy EN 6.4 Locate public facilities such as sewer and water lines outside of *frequently flooded areas* and with consideration of future sea level rise, in order to minimize damage to both the *public facility* and the natural environment. *Public facilities* may be located within *frequently flooded areas* only if no environmentally preferable alternative exists to mitigate environmental concerns. Additional development is not encouraged in *frequently flooded areas*.

Policy EN 10.10 Transportation and energy production diminish air quality when power is produced with fossil fuel combustion. Maintain and improve Island air quality by promoting the development of carbon free *infrastructure*.

EN Action #4 Consider creating a new “Agricultural Resource Land” (ARL) designation consistent with WAC 365-190-050, and consider designating City-owned farmland ARL.

Policy EN 15.2 Inventory land currently used and/or potentially available for *agriculture*, including community gardens.

Policy EN 15.4 Develop a procedure to allow public and private property owners to designate their properties Agricultural Resource Land, consistent with WAC 365-190-050.

Policy EN 15.6 Prioritize food production on public farmland to address long-term food security for Island residents.

Policy EN 15.8 Ensure protection of the Island’s *aquifers* and streams by promoting agricultural uses that are not water intensive and *agriculture* practices that protect water quality.

Policy EN 17.7 Support agricultural tourism that ensures compatibility with surrounding uses.

Policy EN 17.8 Consider establishing a Citizen Advisory Group on *Agriculture* comprised of citizens representing farmers, non-profit organizations involved with local *agriculture* and businesses with an interest in local *farm* produce.

EN Action #5 Incorporate *low impact development* principles, goals, and approaches into all land use and development codes.

NOTE: SAME ACTION IN WATER RESOURCES ELEMENT

EN Action #6 ~~Review and update BIMC 16.22 Vegetation Management and other~~ Assess if City tree regulations and programs should be updated.

Policy EN 18.2 When acreage classified as timberlands or *forest land* is being converted to residential or agricultural use promote protection of the most valuable trees and forested area and compact development to limit the extent of clearing and soil disturbance.

Policy EN 19.8 Develop street tree programs for the commercial and mixed-use zones and the more densely developed residential zones.

EN Action #7 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.

NOTE: SAME ACTION IN LAND USE ELEMENT

Policy EN 3.2 Use *Transfer of Development Rights (TDRs)* and *Purchase of Development Rights (PDRs)* to protect critical areas.

Policy EN 5.3 The protection and enhancement of mature trees, and *fish and wildlife habitat* are important criteria used when evaluating the preservation of *open space* as part of development techniques such as clustering, *flexible lot design subdivisions* and *transfer of development rights (TDRs)*.

Policy EN 15.1 Provide owners of *farms* the option of participating in the *(TDRs)/(PDRs) program*.

MEDIUM PRIORITY ACTIONS

EN Action #8 Improve City outreach programs to educate the public about how they can protect and enhance natural resources and respond to climate change.

Policy EN 1.3 Protect and enhance the natural systems and environmental quality of Bainbridge Island by continuing to build cooperative relationships between the City, citizens, landowners, and other public, non-profit and private organizations.

Policy EN 5.9 Develop in coordination with the Department of Fish and Wildlife, the Bainbridge Island Metropolitan Park and Recreation District and the Bainbridge Island Land Trust a program to educate the citizens of the Island, particularly those citizens who reside adjacent to priority wildlife habitat, on ways to utilize private property in a manner that will help protect and enhance wildlife habitat.

Policy EN 19.4

Implement a community-wide program to educate Island residents about the functions and values of trees.

EN Action #9 Coordinate with other agencies to promote safe and sustainable pest and weed management.

Goal EN-14 Collaborate with the Kitsap County Noxious Weed Board and other relevant agencies and organizations to develop and maintain a plan to remove and control invasive plant and animal species, as well as prepare for vulnerability to future invasive plant and animal species resulting from *climate change* and international commerce.

Policy EN 1.7 To protect the island’s ecosystems, discourage the use of *neonicotinoid* pesticides.

Policy EN 14.1 Coordinate with public agencies and nonprofit organizations to control, and where feasible, eradicate invasive plant species from public lands.

Policy EN 14.2 Improve public outreach to encourage residents control and where feasible, eradicate invasive plant species on private property.

OTHER ACTIONS

EN Action #10 ~~Coordinate with organizations and governments at all levels to prepare for and respond to climate change. Implement actions as outlined in the City of Bainbridge Island Climate Action Plan,~~

GOAL EN-12 Reduce *greenhouse gas* emissions through compliance with federal, state and regional policies while developing local strategies to reduce emissions further. Reduce greenhouse gas emissions by 90% by 2045 compared to 2014 levels with interim milestones of 25% reduction by 2025 and 60% by 2035 compared to 2014 levels.

Policy EN 7.1 Consider the implications of sea level rise in all relevant decision-making by using regional sea level rise projections and shoreline instability maps (as provided by the WA Department of Ecology and utilized and ~~interpreted with the Bainbridge Island Climate Impact Assessment and informed by the 2024 Bainbridge Island Sea Level Rise Vulnerability & Risk Assessment~~).

Policy EN 10.1 Promote *land use* patterns and transportation policies that ensure that the Island’s contribution to regional air quality is consistent with or better than State and Federal standards.