



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JANUARY 8, 2015
280 MADISON AVE N, BAINBRIDGE ISLAND, WASHINGTON**

- 7:00 PM CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM PUBLIC COMMENT**
Accept public comment on off-agenda items
- 7:15 PM REVIEW AND APPROVE MEETING MINUTES**
December 18, 2014 Planning Commission Meeting
- 7:20 PM DICKERMAN OPEN SPACE CLASSIFICATION TRANSFER APPLICATION**
Public Hearing, Review and Recommendation
- 7:45 PM 2016 COMPREHENSIVE PLAN – UPDATE TO PLAN VISION STATEMENT**
Review and Recommendation
- 8:45 PM NEW/OLD BUSINESS**
- 9:00 PM ADJOURN**

****TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110.

Americans with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations, please contact the City Clerk at 206-842-2545 (cityclerk@bainbridgewa.gov) by noon on the day preceding the meeting.



**CITY OF BAINBRIDGE ISLAND
RESCHEDULED REGULAR PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 18, 2014
280 MADISON AVE N, BAINBRIDGE ISLAND, WASHINGTON**

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

PUBLIC COMMENT - Accept public comment on off-agenda items

REVIEW AND APPROVE MEETING MINUTES - October 23rd Planning Commission meeting

NAVIGATE BAINBRIDGE/2016 COMPREHENSIVE PLAN UPDATE DEBRIEF OF 11/12 & 11/17

VISIONING WORKSHOPS - Discussion

NEW/OLD BUSINESS

ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure

7:01 PM Chairman Mack Pearl called the meeting to order. Commissioners Julie Kriegh, Maradel Gale, Michael Lewars and Jon Quitslund were also in attendance. Commissioner John Thomas was absent and excused. City Staff in attendance were Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. City Consultant Lara Hansen from EcoAdapt was also present. Administrative Specialist Jane Rasely monitored recording and prepared meeting minutes.

PUBLIC COMMENT - Accept public comment on off-agenda items

7:02 PM None.

REVIEW AND APPROVE MEETING MINUTES - October 23rd Planning Commission meeting

7:02 PM **Motion: I move that we approve the minutes of October 23, 2014**

Gale/Quitslund: The motion carried 5-0

NAVIGATE BAINBRIDGE/2016 COMPREHENSIVE PLAN UPDATE DEBRIEF OF 11/12 & 11/17 VISIONING WORKSHOPS - Discussion

7:03 PM Special Project Planner Jennifer Sutton provided an overview of the two Visioning Workshops held in November. She introduced Laura Hansen from EcoAdapt who moderated the workshops and spoke about the drafted Vision Statement which will have a greater discussion in January.

7:05 PM Laura Hansen spoke about the great turnout to both the workshops and the 711 participants in the online surveys. She stated the majority of surveys were by citizens who had lived on the island more than 10 years with less than 3% of respondents under the age of 30. She presented via power point background information on the island's statistics including climate and population change as well as land use changes. Ms. Hansen described the breakout groups and how those groups looked at the vision statement, over-riding principles and core elements and were able to edit them by hand and physically see their changes on paper. Recurrent issues were introduced, the changes they implied and then potential implications outlined as an exercise in thought for those attending the workshops.

7:15 PM Commissioner Quitslund asked about the changes including demographics and increasing temperature and felt that the one thing missing was the change in the economy. Ms. Hansen stated they did try to find valid data on the economy, but it was not available anywhere.

7:18 PM Ms. Hansen's report offered a possible format to help address some responses: Vision Statement, Mission Statement, Principles, Goals, Elements and Pathway to implementation. The Themes contained within the Principles would be a great way to link the Comprehensive Plan to the everyday work of the City's employees. The proposed vision was dissected as to how it fits with all the principle themes identified. Jennifer Sutton explained that several people commented that the previous vision statement was too long, so it was proposed that a new vision statement be crafted from scratch.

7:27 PM Commissioner Lewars asked Jennifer when they can expect to have a Vision Statement adopted by City Council. Planning Director Kathy Cook spoke to the fact that since it was not on the agenda for tonight, the public did not know it would be spoken about and no action could take place since it was not properly noticed. Commissioner Quitslund stated he had some changes he would like to discuss tonight, which Kathy agreed would be okay as long as no action was taken. She then asked if they could answer any other questions about the workshops first.

7:32 PM Chairman Pearl offered up time for public comment on the workshops but everyone declined.

7:34 PM Commissioner Quitslund offered up his version of the vision statement and Commissioner Pearl asked if they could bring revisions back to the table later as opposed to trying to hammer them out now. Kathy Cook agreed they could submit revisions and discuss them further in January.

7:37 PM Commissioner Kriegh found the groupings of the themes a little awkward and would like to see them grouped with like items which would especially strengthen the sustainable environment piece.

7:39 PM Commissioner Lewars found the idea troubling that there would be changes at this point after the amount of work that had been done already and with the amount of work left to do. He added that this is just a small part of that work. Commissioners Quitslund and Gale felt the Planning Commission has a responsibility to uphold the quality of the vision. Ms. Hansen stated the vision statement should have some inclusion of aspiration to everyone thereby it *should* be vague to include everyone.

7:43 PM Commissioner Pearl brought up the word “will” again and asked Commissioner Quitslund if he would be willing to take out the word will because Commissioner Gale made a good argument for NOT using the word. Commissioner Gale had stated that we are already doing these things, not that we “will” get to them at some point. She mentioned as well, that she liked some of the specific words Commissioner Quitslund used such as hospitable.

7:46 PM Citizen Charles Schmid spoke about not having a trail between North Woods and the new LM area. He stated he liked the center of the vision statement but is worried about the beginning and end which do not stand out in comparison to any other city’s vision statement. He felt that you can have pride in where you live, you do not have to state it overtly; the sense of pride will come through all the other things stated. He feels that open spaces are missing and this was something that was spoken about at the workshops. He would like to see open spaces and beauty included within the statement. Commissioner Gale asked Mr. Schmid if he would like to craft something, but he declined. He did restate that he really likes the words in the center of the vision statement.

7:49 PM Citizen Vanessa Cass reiterated what Commissioner Kriegh said about making the vision clearer and that without really identifying what sustainability, green or community are, the statement is not as clear and since those are reasons she is on the Island, she would like to see them stated clearly. Ms. Cass was encouraged to send her revisions into the Planning Commission via the PCD e-mail.

7:51 PM Commissioner Lewars spoke to the idea of a smaller, inclusive (vague) statement that encompasses everyone. From his perspective, valuing aspects of the Island is not negated because they are not specifically included in the vision statement. He would like to see Commissioner Kriegh provide her revisions for the January meeting so they can discuss them. Commissioner Kriegh would like to use Commissioner Quitslund’s revision as a starting place. Commissioner Quitslund asked that it her revision be inclusive, not prescriptive.

7:55 PM Commissioner Kriegh said thank you to Laura Hansen for all the work that went into this.

7:56 PM Kathy Cook asked for revisions by December 31st to be included in the next agenda packet. Discussion ensued about sending a Word document to PCD to be disseminated.

7:58 PM Commissioner Quitslund asked if there had been any work toward filling the empty Planning Commission seat. Kathy stated there has been one interview thus far.

7:59 PM Jennifer presented the scheduled for the 6 Scoping/Listening Sessions and why there are two meetings on each subject, one morning and one evening, in order to accommodate the most people for each topic. She spoke about advertising the meetings and that it would begin in early January, staffing the meetings with appropriate personnel from other agencies based upon theme and that the format will be very similar to the visioning workshops as they were so well received.

NEW/OLD BUSINESS

None.

ADJOURN

8:05 PM Meeting was adjourned by Commissioner Pearl.

Minutes accepted by:

J. Mack Pearl, Chair

Jane Rasely, Recording Secretary



OPEN SPACE CLASSIFICATION

Kitsap County Current Use Assessment

STAFF REPORT

*City of Bainbridge Island
Department of Planning and
Community Development*

Project: Dickerman Open Space Classification Transfer Application

File number: PLN50089 OS

Date: January 8, 2015

To: Planning Commission

Project Manager: Jennifer Sutton, AICP
Special Project Planner

I. INTRODUCTION

Applicant: JoAnn Dickerman
10065 NE Roberts Road
Bainbridge Island, WA 98110

Request: The applicant has submitted an application to the Kitsap County Assessor's Office (Attachment A) to transfer property from the Farm and Agriculture tax classification to "Traditional Farmland"- a subclassification in the Farm and Agriculture Conservation Land category under RCW Chapter 84.34.020(8)(b).

Location: 10065 NE Roberts Road, SE corner of Roberts and Kallgren Roads

Tax account numbers: 112502-3-050-2005 (1 acre home site) & 112502-3-050-2203 (3.66 acres, now enrolled in Farm/Agriculture Land Current Use Assessment)

NOTE: These two tax account numbers represent one parcel, totaling 4.66 acres in size

Zoning & Comprehensive
Plan Designation: R-1 One unit per acre, Open Space Residential (OSR)-1

II. RECOMMENDATION

Based on the analysis, staff recommends approval of changing the current use assessment of the Dickerman property from *Farm and Agriculture Land* under RCW 84.34.020(2)(c)(ii) to *Farm and Agriculture Conservation Land/ Traditional Farmland*

under RCW 84.34.020(8)(b). The *Traditional Farmland* classification is for land that is not currently being farmed commercially, but has not been converted to a use inconsistent with agriculture uses, and has a high potential for returning to agriculture in the future. Property classified as *Traditional Farmland* receives a 50% property tax reduction (see Attachment C).

III. PLANNING COMMISSION REVIEW

The Planning Commission's is responsible for reviewing and making recommendations on all Open Space Classification Applications. The recommendation is forwarded on to a joint meeting of County Commissioners and City Council for a decision.

IV. ANALYSIS

City of Bainbridge Island Comprehensive Plan

The property is designated Open Space Residential (OSR-1) in the City's Comprehensive Plan. The Open Space Residential District is designated for areas appropriate for low-density, residential development and a variety of agricultural and forestry uses.

Zoning

The property is zoned R-1, One Unit per Acre. The purpose of the R-1 zone is to provide low-density, residential development in a rural environment consistent with other land uses, such as agriculture and forestry, and the preservation of open space.

Land Use

There is a single family residence, double-wide mobile home, and accessory buildings in the northern half of the parcel. The 3.66 acre area that is currently in the agriculture open space classification is mainly open grassland, with some trees and vegetation mainly along the property lines. The property is sloped gently to the Southeast. Mrs. Dickerman's Open Space application indicates that the property was most recently farmed chickens (eggs) commercially, but that historically it was a strawberry farm.

A review of historical aerial photos (1940's, 1951, 1976 and 1981) shows this property was cleared and likely used for agriculture. This is traditional farm land that could be converted to a commercial farm in the future.

Current Use Tax Reduction

Please see Attachment C, an email to the City from Maxine Schoales, Assessment Administrative Supervisor in the Kitsap County Assessor's Office for an explanation of the tax implications of the Dickerman Current Use Assessment application.

V. FINDINGS

The application has been reviewed for consistency with the Kitsap County Open Space Plan (April, 1987, amended October, 1992) and found to be consistent with the criteria for current use assessment for Open Space Classification- *Farm and Agriculture Conservation Land*.

(1) Land that was previously classified (as Open Space – Agriculture) under RCW 84.34.020(2) that no longer meet the criteria of said subsection (2) and that is reclassified under RCW 84.34.020(1) (“Open Space land”).

(2) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses and that has a high potential for returning to commercial agriculture.

VI. ATTACHMENTS

- A. Open Space Application
- B. 2012 Aerial Photo of property
- C. Email from Kitsap County Assessor Office



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SUBMITTAL CHECKLIST
OPEN SPACE APPLICATIONS

KITSAP COUNTY DEPT. OF COMMUNITY DEVELOPMENT
NATIONAL ASSOCIATION OF COUNTIES

This submittal checklist is intended to assist you in preparing and submitting a complete application. You must submit all items in **Part 1 - Submittal Requirements** so that your application can be accepted. **Part 2 - Fully Complete Details** provides you with more detail and code references for certain submittal items. Use Part 2 as a reference to submit the required items correctly. Once your application is determined to be counter complete, a review for technical completeness is conducted and you may be required to submit additional information in order to proceed with further review of your application.

☒ Open Space

☒ Farm and Agriculture
Conservation Land

☐ Timber Land

Applicant Name: Jo Ann A. Dickerson Assessor Tax Parcel #: 112502-3-050-2203

Project Name: Traditional farmland - open space

*Fees are due at the time of submittal. See Current Fee Schedule.

Accepted forms of payment:

- Cash
- Check/Cashier's Check - Make checks payable to Kitsap County Dept of Community Development
- Electronic Checks - \$1.00 flat fee per electronic check
- Credit Cards: MasterCard, Discover, American Express or VISA - a third party convenience fee of approximately 2.5% will apply.



Part 1 - Submittal Requirements

Use the column to the left to check off items included with your application.

☒	Required Applications
	1. Project Application - 1 original plus 1 copy
	2. Supplemental Application: Application for Classification or Reclassification Open Space Land, Current Use Application Timber Land Classification Parcels with Same Ownership, or Current Use Application Timber Land Classification Parcels with Multiple Ownerships - 1 original plus 1 copy
☒	Required Submittal Items
	3. Submittal Checklist
	4. Timber Management Plan, with date prepared and/or revised (for Timber Land applications only) - 2 copies
	5. Farm Management Plan, with date prepared and/or revised (for Farm and Agriculture Conservation Land applications only) - 2 copies
	6. A site plan reduced to 8½ x 11 (include map scale and north arrow, property location, home location and other buildings, area in open space, and location of any critical areas (wetlands, streams, shorelines, steep slopes, etc.) - 2 copies
	7. Photographs of the subject property - 1 set

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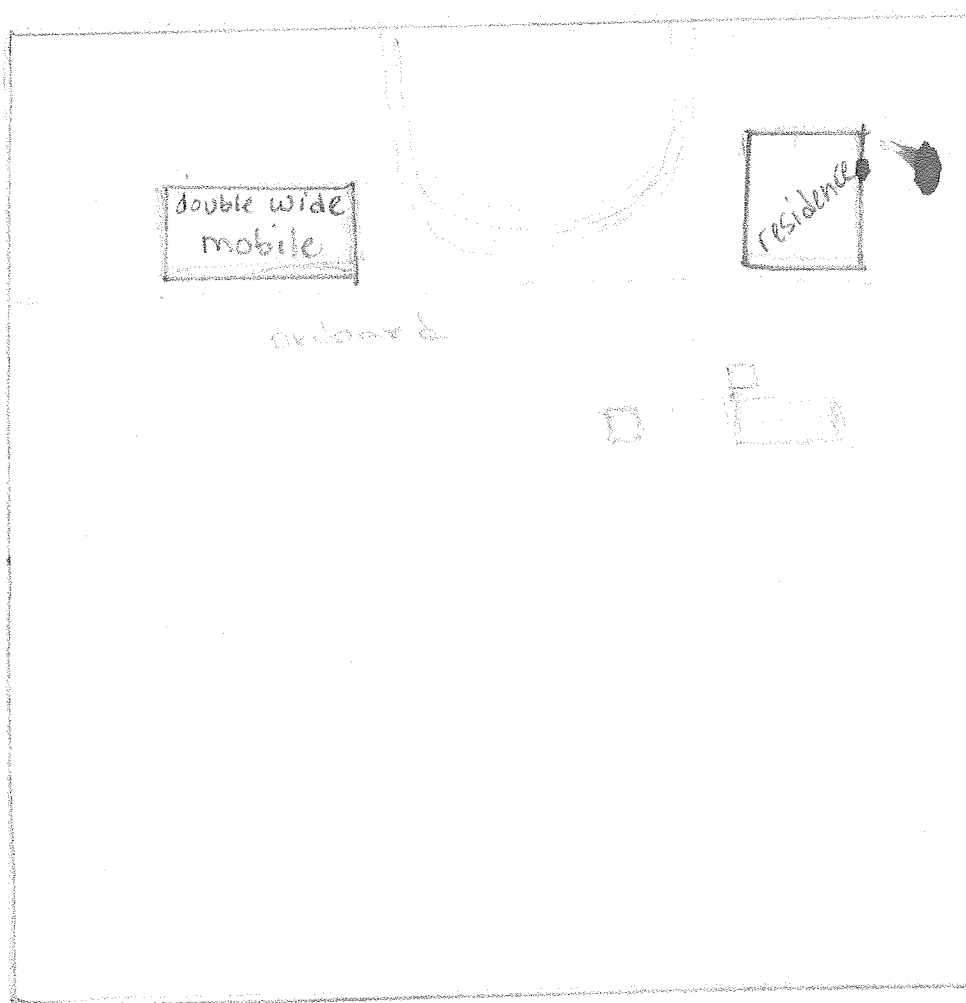
*In accordance with Community Development fee policies, the base fee has been determined by an average processing time. If staff hours required to process the permit exceed the base fee, additional charges may be incurred. Refunds may also be issued for those permits that require less processing time. All additional charges and/or credits must be approved by management.

Part 2 – Fully Complete Details

Detailed application requirements are noted below. Additional items may be required if the review process indicates more information is needed to evaluate the project.

Kitsap County Code is available online at: www.codepublishing.com/wa/kitsapcounty.

Code Requirement	Code Reference
1. A vicinity map showing the location of the property (A copy of the assessor's quarter section map may be used to identify the site.)	KCC 17.400.050
2. Location of existing and proposed buildings and structures	KCC 17.400.050
3. Location of any critical areas (wetlands, streams, shorelines, steep slopes, etc.) and their associated buffer and/or setback requirements	KCC 17.400.050 KCC 19.100.120
4. Open Space	KCC 18.12





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KITSAP COUNTY DEPT. OF
PROJECT APPLICATION DEVELOPMENT

**LAND USE, ENVIRONMENTAL
& SITE DEVELOPMENT**



For Departmental Use Only
Related Application #s:

Project Name: Traditional Farm Land - open space

Please Identify the Permit Types for This Project

A Supplemental Application and Checklist must be submitted with this application.

- | | |
|--|---|
| <ul style="list-style-type: none">☐ Buffer Reductions<ul style="list-style-type: none">☐ Critical Area Buffer Reduction☐ Critical Area Variance☐ Reasonable Use Exception☐ Comp Plan Amendment<ul style="list-style-type: none">☐ Area Wide☐ Pre-Application Meeting☐ Site Specific☐ Textual☐ Conditional Use (CUP) / Administrative CUP☐ CUP/Administrative CUP Revision☐ Conditional Waiver from View Blockage Requirements☐ Critical Areas Ordinance Site Visit☐ Flood Hazard Areas Variance☐ Home Business☐ Pre-Application Meeting☐ Master Plan Scoping☒ Open Space<ul style="list-style-type: none">☐ Open Space Land☒ Farm and Agriculture Conservation Land☐ Timber Land☐ Performance Based Development (PBD)☐ Right of Way - Public Works☐ Road Approach (w/o Building Permit or SDAP)☐ SEPA Review☐ Shoreline Permits - JARPA<ul style="list-style-type: none">☐ Shoreline Conditional Use - JARPA☐ Shoreline Substantial Development - Commercial - JARPA☐ Shoreline Substantial Development - Residential - JARPA☐ Shoreline Variance - JARPA☐ Shoreline Revision | <ul style="list-style-type: none">☐ Site Development Activity Permit (SDAP)<ul style="list-style-type: none">☐ Minor ☐ Engineered; ☐ Non-engineered<ul style="list-style-type: none">☐ Grading (<500 cyds)☐ Grading 2 (≥500 cyds, but <5,000 cyds)☐ Commercial☐ Subdivision☐ Short Subdivision☐ Large Lot Subdivision☐ Right of Way Use/Improvement - Minor☐ Single-family residence☐ Major Development<ul style="list-style-type: none">☐ Grading 3 (≥5,000 cyds)☐ Commercial☐ Subdivision☐ Short Subdivision☐ Large Lot Subdivision☐ Right of Way Use/Improvement - Major☐ Single-family residenceLand Subdivision☐ Preliminary<ul style="list-style-type: none">☐ Preliminary Subdivision☐ Preliminary Short Subdivision☐ Preliminary Large Lot Subdivision☐ Final<ul style="list-style-type: none">☐ Final Plat☐ Final Short Plat☐ Final Large Lot Plat☐ Binding Site Plan☐ Amendment<ul style="list-style-type: none">☐ Preliminary Subdivision Amendment☐ Preliminary Short Subdivision Amendment☐ Preliminary Large Lot Subdivision Amendment☐ Alteration<ul style="list-style-type: none">☐ Final Plat Alteration |
|--|---|

☐ Shoreline Exemption – JARPA ☐ Shoreline Exemption-Mooring Buoys - JARPA ☐ Sign Permit ☐ Timber Harvest ☐ Major ☐ Minor ☐ Variance - Zoning	☐ Final Short Plat Alteration ☐ Final Large Lot Plat Alteration ☐ Binding Site Plan Alteration
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The authorized agent/representative is the primary contact for all project-related questions and correspondence. The County will email requests and information about the application to the authorized agent/representative and will 'copy' (Cc) the owner noted below. The authorized agent/representative is responsible for communicating information to all parties involved with the application. It is the responsibility of the authorized agent/representative and owner to ensure their mailbox accepts County email (i.e., County email is not blocked or sent to 'junk mail'). There may be instances where regular USPS or courier mail is used.

Applicant/Property Owner Information

Property Owner:

Name: JoAnn A Dickerman
 Address: 10045 N.E. Roberts Rd, Bainbridge Isk, WA 98140
 Phone #: 206 842 1333 Cell Phone #: _____
 Email Address: _____

Applicant:

☒ Owner
 ☐ Applicant (other than owner)
 ☐ Authorized Agent/Representative

Name: _____
 Address: _____
 Phone #: _____ Cell Phone #: _____
 Email Address: _____

Note: For projects with multiple owners, attach a separate sheet with each owner(s) information and signatures.

Professional:

☐ Engineer
 ☐ Architect
 ☐ Surveyor
 ☐ Contractor

☐ Check if this is the Authorized Agent/Representative for this project.

Name: _____ Title: _____
 License Number: _____ Liability Certificate: _____
 Address: _____
 Work Phone #: _____ Cell Phone #: _____
 Email Address: _____

Professional:

☐ Engineer
 ☐ Architect
 ☐ Surveyor
 ☐ Contractor

☐ Check if this is the Authorized Agent/Representative for this project.

Name: _____ Title: _____
 License Number: _____ Liability Certificate: _____
 Address: _____
 Work Phone #: _____ Cell Phone #: _____
 Email Address: _____

Project Information

Project Name:

Traditional Farmland - Open space

Description of Work (include proposed uses):

Property Information:

Site Address: 10065 NE Roberts Rd. Bainbridge Is., WA 98110

Section: 11

Township: 25 North

Range: 2 East

Assessor Tax Parcel Number(s): 112502-3-050-2005

Total Parcel Area:

Area of Project Site (in square feet if less than 1 acre; in acres, if greater):

Present Zoning:

Present Use of Property:

Access (name of street(s) from which access will be gained): Kallgren - Roberts Rd

Environmental Features on or near Site (show areas on site plan):

- ☐ Yes ☐ No ☐ Don't Know Marine Shoreline: _____ Shoreline Designation: _____
- ☐ Yes ☐ No ☐ Don't Know Creek or stream (name): _____
- ☐ Yes ☐ No ☐ Don't Know Lake (name): _____ Shoreline Designation: _____
- ☐ Yes ☐ No ☐ Don't Know Endangered or threatened species (identify): _____
- ☐ Yes ☐ No ☐ Don't Know Wetlands
- ☐ Yes ☐ No ☐ Don't Know Steep slopes or Geological hazard
- ☐ Yes ☐ No ☐ Don't Know Flood hazard area
- ☐ Yes ☐ No ☐ Don't Know Critical Aquifer Recharge Area

Utilities:

Water Source:

Existing: ☐ Yes ☐ No

Proposed: ☐ Yes ☐ No

Well: ☒ Yes ☐ No

Public Water: ☒ Yes ☐ No

Name of Water Provider: Kitsap PUD

Power:

Existing: ☐ Yes ☐ No

Proposed: ☐ Yes ☐ No

Name of Power Provider: _____

Sewer:

Existing: ☒ Yes ☐ No

Proposed: ☐ Yes ☐ No

Septic: ☒ Yes ☐ No

Public Sewer: ☐ Yes ☐ No

Name of Sewer Provider: _____

Other Utilities:

Existing: ☐ Yes ☐ No

Proposed: ☐ Yes ☐ No

Name of Utility Provider(s): _____

NOTE: If any of the above utilities needs to be installed and disturbance will occur in a public maintained or unmaintained county road and/or Right-of-Way easement then a Right-of-Way Supplemental Application is required.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site. Further, as owner, I grant permission to any and all employees and representatives of the County of Kitsap and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I understand, in accordance with the Department of Community Development fee policies, the base fee is determined by an average processing time. If staff hours required to process the permit exceeds the base fee, additional charges may be incurred, and I agree to pay all fees of the County that apply to this application. I understand refunds may also be issued for those permits that require less processing time.

So Ann Dickerman

Print Name

So Ann A. Dickerman

Owner Signature

June 16/2014

Date

RECEIVED

JUN 23 2014

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

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SUPPLEMENTAL APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION OPEN SPACE LAND

Kitsap County Code is available online at <http://www.codepublishing.com/wa/kitsapcounty/>
Click on Title 18 Environment, Click on Chapter 18.12 Open Space Plan
Washington State Department of Revenue

Chapter 84.34 RCW

NOTE: This permit type requires a Submittal Appointment. When you have assembled all required submittal items, please call (360)337-5777 to schedule your Permit Submittal Appointment.

File With the County Legislative Authority: _____ County

Name of Owner(s): Jo Ann A. Dickerman Phone No: 206 842-1333

Address: 10045 N.E. Roberts Rd.
Bainbridge Isle, Wa. 98110

Parcel Number(s): 112502-3-050-2203

Legal description: West half of the NW. quarter of the SE. quarter
of the southwest quarter, Sec 11, Township 25 North, Range 2 East
W.M., Kitsap County, Wa; except County roads

Total acres in application: 3.66 acres

Indicate what category of open space this land will qualify for:

- ☐ Conserve or enhance natural, cultural, or scenic resources
- ☐ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☐ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☐ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☐ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☐ Retain in natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☐ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- ☒ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33
or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to this application designated as open space by a comprehensive land use plan adopted by a city or county and zoned accordingly? ☐ Yes ☐ No

If yes, application must be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and after notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- Is the land subject to this application located within an incorporated part of the county? ☐ Yes ☐ No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

☐ Application approved ☐ In whole ☐ In part

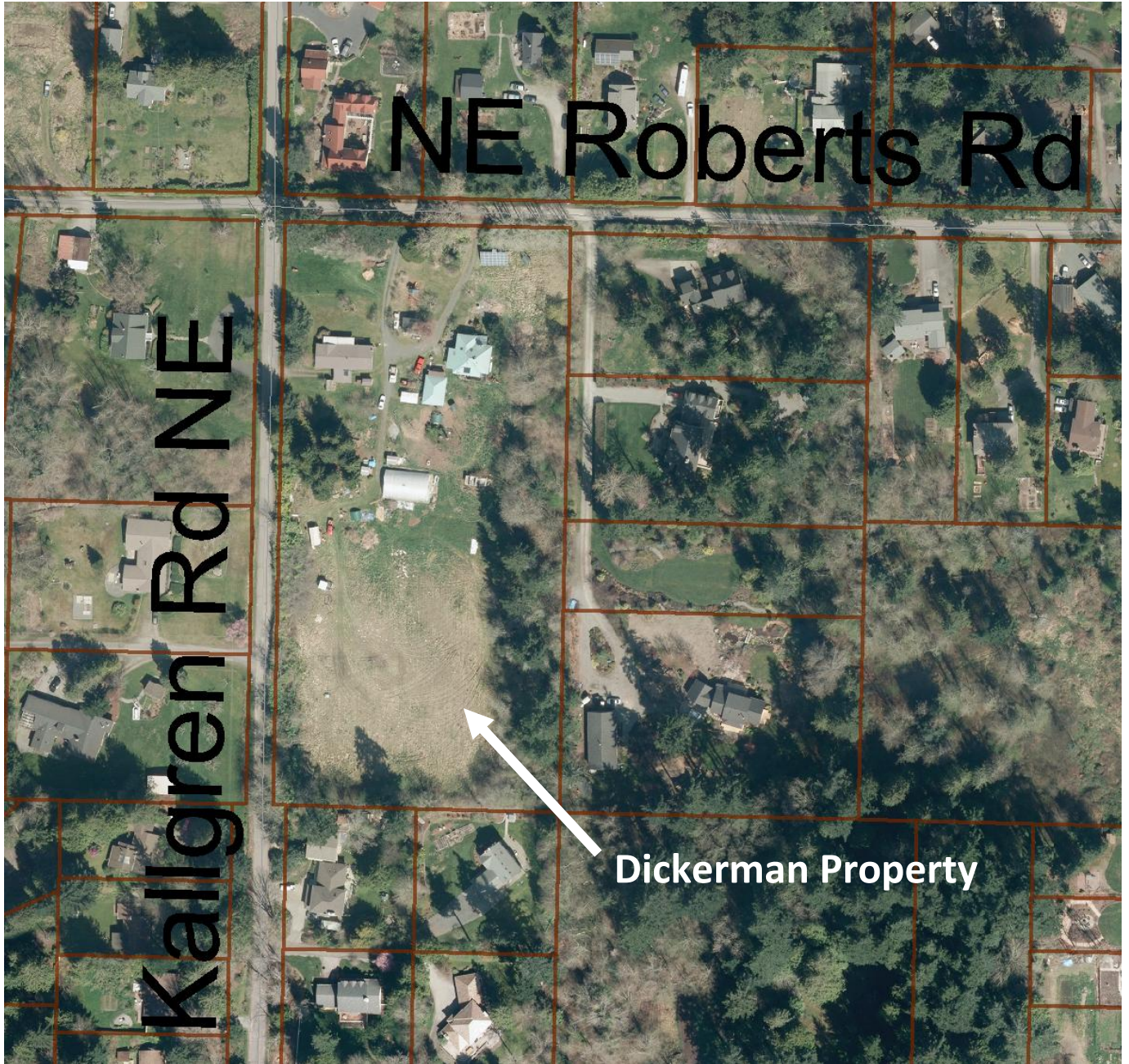
☐ Denied ☐ Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Date signed OSTA received by Legislative Authority:

Date copy of signed OSTA forwarded to Assessor:

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



Jennifer Sutton

From: Maxine Schoales <MSchoale@co.kitsap.wa.us>
Sent: Tuesday, December 02, 2014 1:21 PM
To: Jennifer Sutton
Subject: JOANN DICKERMAN

Re: 112502-3-050-2005 & 112502-3-050-2203

The two account numbers listed above represent one parcel. The number ending in 2203 is merely a sub account for tax purposes only, so that we can separate the two tax exemptions. Currently the break down for this property is as follows:

112502-3-050-2005 consists of a 1 acre home site and house. The 1 acre does NOT qualify for the Current Use Farm & Agriculture program but IS receiving a senior citizen discount on the property taxes.

- The taxes for this portion of the land are not based on any Current Use exemption.

112502-3-050-2203 consists of 3.66 acres, currently receiving a Farm & Agricultural exemption.

- Currently the taxes for 2014 on this portion are: \$125.64
- If this property was not receiving an exemption the taxes for 2014 would be: \$1,606.63
- If this portion of the property was in the Traditional Farm program instead of the Farm & Ag, the taxes for 2014 would be approximately: \$803.32

The farm & ag program requires the farm to be used primarily as an active commercial farm and does receive a better tax break. Ms. Dickerman told me that she has not been able to commercially farm the land since her husband passed away. Mr. Dickerman had submitted enough income through 2011 that the property currently still qualifies but likely will not this year. I recommended transferring into the Current Use Traditional Farm program so that she will still receive some tax relief.

If a property no longer qualifies for its current classification and the taxpayer has submitted an application to transfer into another current use classification, we do not remove the property from the current program. We wait for the outcome of the transfer application. If the transfer is approved the property just changes classifications and no back tax is added. However, if the property does not qualify for a transfer than the property is removed at that time, back taxes, interest and penalty are then added.

Please let me know if I can be of any further assistance.

Maxine

Assessment Admin Supervisor
Kitsap County Assessor's Office
www.kitsapgov.com/assr/
(360) 337-4511

My hours are: Monday - Thursday 8 AM - 5 PM
Office hours: Monday - Thursday 8 AM - 5 PM & Fridays 9AM - 1 PM

Attachment C

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: January 8, 2015

RE: 2016 Comprehensive Plan Update: Update to Plan *Vision* Statement

The City began the substantive work on the 2016 Comprehensive Plan Update process by holding two identical workshops to discuss the *Vision Statement* and *Five Overriding Principles* of the Comprehensive Plan. The workshops were held the evening of November 12 and the morning of November 17, and led by Island residents and consultants, Lara Hansen and Eric Mielbrecht of EcoAdapt.

The Comprehensive Plan Update Steering Committee had a debrief meeting on the Visioning Workshops on November 20, 2014. The Committee decided to form a subcommittee to review and discuss proposed changes to the Vision Statement; subcommittee members Commissioner Mack Pearl and City Councilmember Val Tollefson met with staff on December 10. In response to frequent comments at the workshops that the current Vision Statement is too long, the subcommittee drafted a new and more concise statement. The full Steering Committee reviewed and made some edits to the draft statement on December 15, and it was then presented to the Planning Commission on December 18 (see Attachment A).

The Commission will continue their discussion of a new Vision Statement on January 8, 2015. Planning Commissioner Jon Quitslund has submitted his suggested changes to the Steering Committee's draft statement (Attachment B). The Planning Commission action is to recommend a draft *Vision* statement to the City Council. The *Vision* statement supported by the City Council at this phase is not necessarily the final *Vision* for the 2016 Comprehensive Plan, could be changed over the course of the Update process through 2015 and 2016.

Attachments

- A. Steering Committee Draft Vision Statement (12/15/14)
- B. Commissioner Quitslund Vision Statement Edits (12/22/14)
- C. Written Public Comment

Vision Statement for 2016 Comprehensive Plan
Comprehensive Plan Steering Committee: 12/15/14 Draft

We have a vision that Bainbridge Island sustains for future generations the qualities that keep us here, draw us here, and often draw us back.

We address growth and change, mindful of the limits and the possibilities of our Island geography and environment.

We nurture the creativity and diversity that enhances our cultural and economic life, while celebrating the Island's heritage.

We provide a safe, green community that is physically and economically open to people of all ages, backgrounds and abilities.

We work to make the relationship between each citizen and the Island a source of pride.

DRAFT VISION edited 12 15 14.

with further edits proposed by Planning Commissioner Quitslund after discussion at the Planning Commission meeting December 18, 2014:

~~Our We have a~~ vision ~~for that~~ Bainbridge Island is a place that sustains for future generations the qualities that ~~drew us here~~, keep us here, ~~drew us here~~, and ~~often~~ draw us back ~~after years away~~.

We address growth and change, mindful of the limits and the ~~potential possibilities~~ of our Island's geography, ~~its and~~ environmental resources, and its place in the Puget Sound region.

We nurture the creativity and diversity that enhances our cultural and economic life, ~~while celebrating the Island's heritage~~.

~~We honor and advance the Island's agricultural heritage and its connections with the health and productivity of Puget Sound.~~

We provide a safe, green community that is physically and economically ~~hospitable~~ ~~open~~ to people of all ages, backgrounds and abilities.

We work to make the relationship between each citizen and the ~~ir~~ Island a source of pride.

Commissioner Quitslund's comments on his edits to Vision Statement

As requested, I have omitted "will" from my proposed revisions, conforming to the use of a simple declarative present tense in the latest Steering Committee / Staff revision. In defense of that revision it was said that "will" (as in *will address*, *will nurture*, etc.) could be construed to refer vaguely to action in the future, as 'in the sweet bye and bye,' or 'with all deliberate speed.'

That's not the way I understand the difference between "We work" and "We will work." I think that "We work" makes a claim about the status quo, and it implies that we just have to keep on doing what we're doing, while "We will work" makes a commitment to activity that is more deliberate, more goal-oriented.

Strunk and White, in the authoritative manual, *The Elements of Style*, say that "I will expresses determination or consent."

Which way of putting things makes the stronger statement? I think that the use of "will," in an early draft of the Vision that was the basis for my revisions, presents a Vision that is also, in general terms, a Mission statement.

If there is no declaration of 'political will' in the Vision, we will most assuredly need a Mission statement.

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Attachment B

Jennifer Sutton

From: PCD
Sent: Friday, January 02, 2015 8:12 AM
To: Jennifer Sutton; Kathy Cook
Subject: FW: Concerns about Draft Comp Plan - Vision Statement
Attachments: Draft Vision Statement Concerns - Keenan.pdf

Jane Rasely
Administrative Specialist, Planning and Community Development City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
(206) 780-3758
jrasely@bainbridgewa.gov

-----Original Message-----

From: Bainbridge News Wire [mailto:gary@baindf.org]
Sent: Thursday, January 01, 2015 4:27 PM
To: *Bainbridge Defense Fund
Subject: Concerns about Draft Comp Plan - Vision Statement

Bainbridge is updating its Comprehensive Plan. The first step is a Vision Statement.

Melanie Keenan is concerned that the process is being driven by staff and consultants, rather than citizen lead.

From: Melanie Keenan melaniekeen@comcast.net

I have concerns related to the draft Vision Statement for the Comprehensive Plan Update.

Please see the attachment.

Thanks Melanie

Attachment C

The draft 'vision statement' recently proposed by city staff for the 'Comprehensive Plan Update' is a mere shadow of the former community statement (below). The city needs to go back to the drawing board with proper allowance for community input to meet state Growth Management Act (GMA) mandates.

Organized citizen meetings without staff, consultants or council constraints experienced in meetings to date, would help produce a 'real time' community vision statement.

It is important to adopt language to adequately protect vital finite water resources since the entire Island has been designated a Sole Source Aquifer (SSA) by the Environmental Protection Agency (EPA) in 2013.

It is necessary to include the proper context for the universally understood term 'Environmental Protection' to properly insure Island resources for future generations. Remove generic definitions such as "green". The new language is broad and confusing, is this intentional?

For example review the legal definition of Environmental Protection vs. Environment.

Environmental Protection (Law Dictionary)

Environmental guardianship based on policies and procedures. Objectives are (1) the conserving of natural resources, (2) the preserving of the existing natural environment and, (3) where possible, repairing damage and reversing trends.

Vs.

En•vi•ron•ment

- 1: the circumstances, objects, or conditions by which one is surrounded
- 2a: the complex of physical, chemical, and biotic factors (as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival
- 2b: the aggregate of social and cultural conditions that influence the life of an individual or community
- 3: the position or characteristic position of a linguistic element in a sequence
- 4: a computer interface from which various tasks can be performed <a

programming environment>

The notion of a “green community” leaves one to ponder several concepts based on multiple definitions of the word green. Is this acknowledgement that Bainbridge lacks maturity and experience, forever to remain naïve and deficient in sophistication, and envious of other cities? Perhaps with the recent legalization of marijuana, staff is hoping for a future ‘green’ Mary Jane or Ganja centric Bainbridge and will update the city logo with a cannabis leaf instead of the ferry boat? Maybe staff’s vision of development for Bainbridge is about generating the color of ‘green’ as in money for city coffers? However, since the vision statement did not capitalize “green” it does not necessarily reference environmental conditions.

So where do the citizens stand for protecting their community and vision, when the language has been significantly undermined and introduces questionable meaning? It is obvious that “greenwashing” Bainbridge Island will not protect citizen interests or investments into the future.

In recent city/consultant controlled public meetings, many citizens clearly articulated how the existing vision statement was relevant and few changes were required.

It is difficult to comprehend why so many changes? Why disable the 20 plus year old vision adopted by our community to update the Comprehensive Plan? Is there a long-range plan for Bainbridge Island the city staff and council are not sharing with the taxpayers?

Melanie Keenan
Co-Author Sole Source Aquifer Designation

2004 VISION STATEMENT (current version)

(This version has changed little since the first Vision Statement from 1994)

Bainbridge Island is a cohesive community with a distinctive urban center and individual settlements. Winslow is the heart of the Island. It is the place where all residents come to transact daily commerce and to meet for social activities. Its vibrant, pedestrian-oriented core should be enhanced as a center for the Island's commercial activity, a common area or center where the local community can meet. The neighborhood service centers of Rolling Bay, Island Center, and Lynwood Center offer small-scale commercial and service activity outside Winslow. These areas would remain much as they are, with some in-fill development.

Outside of Winslow and the service centers, Bainbridge Island should preserve its pastoral heritage, which is rooted in its open spaces, winding roads, and small-scale agricultural establishments. It should preserve the distinctive qualities of its harbors and small communities. New development should be compatible with the natural landscape.

Bainbridge Is. is economically linked to Seattle; however, the artistic, cultural and entrepreneurial spirit of its residents should be encouraged by providing opportunities for environmentally-sound businesses and home occupations.

The Island's natural amenities should be linked through corridors of green--trails, wildlife corridors, and landscape buffers along scenic roads and major arterials. Public access to the shoreline should be improved & the shoreline should be protected from overdevelopment. Development should not be haphazardly imposed upon the landscape, but should be sensitive to its natural environs, recognizing the natural carrying capacity of Bainbridge as an Island, based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level. Foremost, Bainbridge Island should preserve the diversity of one of its most precious resources--its people. The Island should remain a place where the business people, artists, farmers and long-time residents can all find a place to live.

Draft Vision Statement: 2016 Comprehensive Plan Comprehensive Plan Steering Committee edited 12 15 14

We have a vision that Bainbridge Island sustains for future generations the qualities that keep us here, draw us here, and often draw us back.

We address growth and change, mindful of the limits and the possibilities of our Island geography and environment.

We nurture the creativity and diversity that enhances our cultural and economic life, while celebrating the Island's heritage.

We provide a safe, green community that is physically and

economically open to people of all ages, backgrounds and abilities.

We work to make the relationship between each citizen and the Island
a source of pride.

Jennifer Sutton

From: PCD
Sent: Monday, December 29, 2014 11:16 AM
To: Kathy Cook; Jennifer Sutton
Cc: Anne Blair; Mack Pearl; Maradel Gale; Mike Lewars; Sarah Blossom; Val Tollefson
Subject: FW: Comments on vision statement
Attachments: comments_Vision COMP PLAN update.docx

Jane Rasely

Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
(206) 780-3758
jrasely@bainbridgewa.gov

From: vc [mailto:vc.cass@gmail.com]
Sent: Monday, December 29, 2014 11:04 AM
To: PCD
Subject: Comments on vision statement

Hello,

Attached are some comments for your consideration on the draft vision statement for the Comp Plan.

Thank you,

Vanessa

We have a vision that Bainbridge sustains for future generations the unique qualities that keep us here, draw us here, and often draw us back.

We encourage ~~address~~ thoughtful growth and change, mindful of the limits and the possibilities of our Island's uniqueness, its geography and environment.

We nurture the creativity and diversity as a vital resource that enhances our cultural and economic life, while mindful of ~~celebrating~~ the Island's heritage.

Our goal is for a sustainable ~~We provide a safe, green and safe~~ community that is physically and economically open to people of all ages, backgrounds and abilities.

We work to make the relationship between each citizen and the Island a source of pride by supporting what makes the Island unique and different from other places.

Jennifer Sutton

From: PCD
Sent: Monday, December 22, 2014 8:21 AM
To: Kathy Cook; Jennifer Sutton
Cc: Kellie Stickney
Subject: FW: Draft vision statement feedback

Jane Rasely

Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
(206) 780-3758
jrasely@bainbridgewa.gov

From: Deborah Rudnick [<mailto:debrudnick@gmail.com>]
Sent: Friday, December 19, 2014 8:21 PM
To: PCD
Subject: Draft vision statement feedback

Greetings- I wanted to ask a question about the draft visions statement that was sent out in the Navigate Bainbridge email this week, which reads as follows:

DRAFT VISION edited 12 15 14

*We have a vision that Bainbridge sustains for future generations the qualities that keep us here, draw us here, and often draw us back.
We address growth and change, mindful of the limits and the possibilities of our Island geography and environment.
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We work to make the relationship between each citizen and the Island a source of pride*

I don't understand why this vision statement is so profoundly different in structure and format from the narrative visions statement in the last version of the comprehensive plan. Is this truly meant to be the vision statement, or are these the "five overriding principles" that is found after the vision statement? At least in the initial meeting I went to, there was certainly a lot of discussion about the need to revise and change the vision statement. However, I don't remember anyone suggesting we turn the narrative into a series of bullet points. I would really like to understand what this statement is supposed to represent before I can provide feedback.

Thanks!

Deb

Deborah Rudnick
debrudnick@gmail.com

Jennifer Sutton

From: Anderson, Scott <Scott.Anderson98@T-Mobile.com>
Sent: Friday, December 19, 2014 5:37 PM
To: Jennifer Sutton
Subject: Vision Statement

Great improvement to the vision statement! And well worded.

Scott Anderson
Workplace Violence Intervention
T-Mobile Corporate Security
Mobile (206) 604-4406

Sent from my T-Mobile Smartphone on America's Fastest DataStrong Network.

Jennifer Sutton

From: PCD
Sent: Wednesday, December 17, 2014 10:28 AM
To: Anne Blair; Jennifer Sutton; Kathy Cook; Mack Pearl; Maradel Gale; Mike Lewars; Sarah Blossom; Val Tollefson
Subject: FW: Draft Vision Statement and Rescheduled Planning Commission Mtg

Jane Rasely

Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
(206) 780-3758
jrasely@bainbridgewa.gov

From: Jonathan A. Williams [<mailto:jwilliams9@gmail.com>]
Sent: Tuesday, December 16, 2014 4:07 PM
To: PCD
Subject: Re: Draft Vision Statement and Rescheduled Planning Commission Mtg

The first two Visions are not usable. The last three are good. I was hoping for a Vision around creating walkable places to be - i.e., growing neighborhood centers instead of focusing development on auto-oriented edges of Winslow.

Comments on the first two:

"We have a vision that Bainbridge sustains for future generations the qualities that keep us here, draw us here, and often draw us back."

- An OK vision, but ones' qualities are often in conflict with those of their neighbors. There's a limited amount of space and you can't make the whole island stay exactly as it is. Things will change.

"We address growth and change, mindful of the limits and the possibilities of our Island geography and environment."

- A complete cop-out vision. Address? What does that mean? Accommodate? Resist? It could be anything! Secondly, are we going to be more mindful of limits (aquifer, land) or possibilities (enormous demand to live on our island and creation of mixed use communities)?

Thanks,

Jonathan

On Tue, Dec 16, 2014 at 3:14 PM, Navigate Bainbridge <listserv@bainbridgewa.gov> wrote:

In November two meetings were held to gather community input on the vision of Bainbridge Island. Out of these two meetings the Navigate Bainbridge Steering Committee produced a draft vision statement. This draft vision statement will be first discussed at the Planning Commission meeting occurring on Thursday, December 18, 2014 at 7 pm in the Council Chamber. In addition to providing your feedback in-person at the Planning Commission meeting, you can also submit input on the following draft vision statement by email to

pcd@bainbridgewa.gov or in writing at City Hall:

DRAFT VISION edited 12 15 14

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Jennifer Sutton

From: PCD
Sent: Wednesday, December 17, 2014 10:14 AM
To: Anne Blair; Mack Pearl; Maradel Gale; Mike Lewars; Sarah Blossom; Val Tollefson
Cc: Kathy Cook; Jennifer Sutton
Subject: FW: Draft Vision

Jane Rasely

Administrative Specialist, Planning and Community Development
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
(206) 780-3758
jrasely@bainbridgewa.gov

From: Jonathan Davis [<mailto:jd@davisstudioad.com>]
Sent: Tuesday, December 16, 2014 3:25 PM
To: PCD
Subject: Draft Vision

I like the general direction of this.

Maybe "possibilities" in line 2 could be changed to "potentials"

thanks
Jonathan

Jonathan Davis, Architect

davis studio, ARCHITECTURE + DESIGN
206-842-5543 - Bainbridge Island
310-572-6055 - Los Angeles
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