



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JANUARY 22, 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
- 7:20 PM DRAFT KITSAP COUNTY 2014 BUILDABLE LANDS REPORT**
Briefing
- 7:40 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
PLANNING & COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: January 22, 2015

RE: Kitsap County & Bainbridge Island 2014 Buildable Lands Report and Capacity Analysis

The [Draft Kitsap County 2014 Buildable Lands Report](#) is now available for review at the County's website. The official public comment period ends January 31. The City issued a press release on January 5 to notify the public of the opportunity to comment (Attachment A).

Background

In 1997, the Washington State legislature adopted an amendment to the Growth Management Act (GMA) that requires six counties (including Kitsap) in Western Washington, and the cities and towns within their boundaries to conduct a Buildable Lands Analysis and monitoring program (RCW 36.70A.215). The Buildable Lands Program requires participating jurisdictions to periodically gather data each year and evaluate the level of development occurring within their jurisdiction. The purpose of this quantitative approach is to determine how a county and its cities are growing, and achieving their growth strategies and targets for residential and commercial development. The results of the residential and commercial Buildable Lands Report (BLR) and Land Capacity Analysis (LCA) will inform the 2016 Comprehensive Plan Update.

2014 BLR & LCA Work Program

The Kitsap Regional Coordinating Council (KRCC) and planning staff from Kitsap County and its cities (including Bainbridge Island) began work on the Buildable Lands Report (BLR) in 2013, with the County organizing the effort and collecting years 2006-2012 permitting data from all of the cities. That permit data was integrated into GIS maps, yielding a picture of City development from 2006-2012. The next step in the BLR report was the land capacity analysis (LCA). Residential use land capacity was analyzed separately from commercial and industrial land capacity. A series of "deductions" were taken out of vacant and underutilized lands, such as critical areas and buffers. The methodology for the commercial land deductions is explained in depth in Chapters 2, 5 and Appendices A and C of the 2014 BLR.

Key BLR Findings for Bainbridge Island

Residential Capacity Analysis

The City must plan for a 2035 population of 28,660 persons (5,635 additional persons) through the 2016 Comprehensive Plan Update. The residential capacity analysis calculated that Bainbridge Island can accommodate 5,542 additional people under the City's existing zoning (see p 24 of BLR). The residential capacity analysis concludes that the City's existing zoning has a shortfall of only 93 persons with respect to planning for the 2035 population. This shortfall is within the margin of error for the BLR methodology.

Commercial Capacity Analysis

Given the City's 2035 population projection, the 2035 employment target for the City is 2,808 jobs (see p 59 of BLR). The commercial capacity analysis indicates that the City's existing commercial land can support an additional 2,941 jobs (201 Industrial jobs, 2739 commercial jobs, see Appendix C). Therefore the City's existing zoning can accommodate the 2035 employment target of 2,808 jobs.

The City Council had a similar briefing on the 2014 Buildable Lands Report on January 20.

Attachments

A. City Press Release on 2014 BLR



CITY OF BAINBRIDGE ISLAND

FOR IMMEDIATE RELEASE

January 5, 2015

MEDIA CONTACTS

Kellie Stickney
Community Engagement Specialist
206-780-3741

Draft Buildable Lands Report Released for Review and Comment

Bainbridge Island, Wash., (January, 2015) The 2015 Kitsap County Buildable Lands Report (BLR) is now available for review and comment. This report is a key component of both the 2016 Comprehensive Plan Update for Kitsap County and the City of Bainbridge Island.

The Washington State Growth Management Act (GMA) requires Kitsap and five other counties to prepare a BLR (RCW 36.70A.215). The purpose of the BLR is to determine if the County and its Cities are achieving planned urban densities and if sufficient land is available to accommodate the next 20 years of residential and employment growth.

Kitsap County worked closely with the Cities of Bainbridge Island, Bremerton, Port Orchard and Poulsbo in 2013 and 2014 to produce an all-inclusive analysis of land capacities for residential, commercial and industrial development. The report followed methodology developed and approved during earlier Buildable Lands Reports, published in 2000 and 2007.

“The data for Bainbridge Island presented in the draft report generally indicates that the City can accommodate projected residential and commercial growth within its existing zoning. Further information on the draft Buildable Lands Report will be presented at briefings to be held at Planning Commission and City Council meetings in January,” said Kathy Cook, Director of the Department of Planning and Community Development. Specific meeting dates will be advertised soon.

Comments on the draft BLR will be accepted until January 31, 2015. The report is available on the County’s website at: <http://compplan.kitsapgov.com/Pages/home.aspx>. Click on the "Comment" block on the right to provide your comments, or email pcd@bainbridgewa.gov. Individuals who do not have access to a computer and wish to view a hard copy should contact the Department of Planning and Community Development. For more information on the Draft BLR, please contact City Special Project Planner Jennifer Sutton or Director Kathy Cook at 206-780-3750, or Kitsap County Senior Planner Katrina Knutson at 360-337-5777.

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City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

DATE: January 22, 2015

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

The Planning Commission continued their discussion of a new *Vision* Statement at the January 8 meeting. There were several draft statements before the Commission, and substantial public comment was received at the meeting. The Commission decided to take pieces from different draft vision statements, and that Commissioners Kriegh, Gale, and Quitslund would collaborate to merge them into a coherent *Vision* statement. The result is Attachment A.

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. Draft Vision Statement (1/13/15)
- B. City Press Release
- C. Written Public Comment (since 1/8/15)

Draft Vision statement for 2016 Comprehensive Plan

January 13, 2015

Bainbridge Island is notable for its beauty, its maritime climate, its location between Seattle and the Olympic Peninsula, and its support of the arts. The island consists of beaches and harbors, forests and fields, trails and two-lane country roads, homes and businesses surrounded by the waters of Puget Sound. We are defined as much by the water around us as by the ground beneath our feet.

Bainbridge has a rich natural and cultural history including a long presence of indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies. Contemporary Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, retirees, and is hospitable to visitors.

The people of Bainbridge aspire to accommodate inevitable growth while protecting the wildlife habitat, watersheds, shorelines, open space, and the air and water quality of the island. We welcome innovative ideas, industrious business people, new and traditional cultures, and people of all ages and backgrounds. We strive to provide quality housing, education, health care, and business, recreational, and cultural opportunities for all of our inhabitants. We embrace local food sources, renewable energy, and paths for biking and walking.

Global warming and the impacts of climate change are major issues for our generation, and will be for the foreseeable future. We recognize that it will be challenging to adapt to the environmental and economic changes that we will face in the decades ahead. The good will, imagination, and pragmatism of our citizens will foster a compassionate environment in which we listen to, learn from, and engage with all the people who live here. There is no word for exclusion in the Lushootseed language of Puget Sound.

The people of Bainbridge Island understand that it will take an active approach to not only maintain, but restore and enhance the condition of the island if we expect to continue enjoying its bounty. Island residents balance personal interests with concern for the community and the environment. As the island's population increases, we will manage our lands and waters thoughtfully, with innovative planning policies.

Bainbridge Island embraces the challenges of our future. That future depends on residents and visitors alike to actively participate in shaping a joyful, stable, and sustainable community. Bainbridge aims to be a place where its inhabitants and future generations will feel honored to be stewards of the land and keepers of its culture.



CITY OF BAINBRIDGE ISLAND

FOR IMMEDIATE RELEASE

January 13, 2015

MEDIA CONTACTS

Kellie Stickney
Community Engagement Specialist
206-780-3741

City Continues to Discuss Updating the Comprehensive Plan Vision Statement

Bainbridge Island, Wash., (January, 2015) At their regular meeting on January 8, Planning Commissioners were presented with several draft vision statements for the Comprehensive Plan Update. After much discussion and collaboration with community members, a final draft statement was completed. This final draft will be presented for Planning Commission's review at their next regularly scheduled meeting on Thursday, January 22. Input on the draft vision statement can be submitted by email to pcd@bainbridgewa.gov, in writing at City Hall or on Community Voice section on the City website.

The draft vision statement is below:

Bainbridge Island is notable for its beauty, its maritime climate, its location between Seattle and the Olympic Peninsula, and its support of the arts. The island consists of beaches and harbors, forests and fields, trails and two-lane country roads, homes and businesses surrounded by the waters of Puget Sound. We are defined as much by the water around us as by the ground beneath our feet.

Bainbridge has a rich natural and cultural history including a long presence of indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies. Contemporary Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals, retirees, and is hospitable to visitors.

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we listen to, learn from, and engage with all the people who live here. There is no word for exclusion in the Lushootseed language of Puget Sound.

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Questions regarding the vision statement or the Navigate Bainbridge- Comprehensive Plan Update can be submitted to Jennifer Sutton, Special Projects Planner at 206.780.3772 or jsutton@bainbridgewa.gov.

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Jennifer Sutton

From: PCD
Sent: Thursday, January 08, 2015 9:55 AM
To: Jennifer Sutton; John Thomas; Jon Quitslund; Julie Kriegh; Kate Kelly; Kathy Cook; Mack Pearl; Maradel Gale; Mike Lewers; Steve Bonkowski; Anne Blair; Jennifer Sutton; Kathy Cook; Sarah Blossom; Val Tollefson
Subject: FW: City of Bainbridge Island Vision Statement

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: Maris Fravel [mailto:maris@fravel.org]
Sent: Wednesday, January 07, 2015 9:53 PM
To: maradel.gale@cobicommittee.email; michael.lewars@cobicommittee.email; john.thomas@cobicommittee.email; julie.kriegh@cobicommittee.email; mack.pearl@cobicommittee.email; jon.quitslund@cobicommittee.email; PCD
Subject: City of Bainbridge Island Vision Statement

Dear Planning Commission Members and City Planning Department Personnel:

We have been asked to offer input to a new draft City of Bainbridge Island Vision Statement. We cannot improve on that input which others more qualified than we will be submitting.

However we are deeply concerned about the value and effectiveness of such a statement given the occurrence in 2013 of a very disturbing event with major adverse affects.

1. My wife Judy and I were and are disappointed and wounded over how the destructive Visconsi project was approved by city employees counter to the recommendation of the Planning Commission and many aspects of the Comprehensive Plan, a document intended to support the current vision statement.
2. What earthly good is a well-crafted vision statement if city employees lack the will, or are not disposed, to conscientiously use already existing tools provided them to facilitate honoring the vision statement ?
3. How can a vision statement inspire responsible and conscientious performance by city employees ?
4. We see this as the monumental challenge facing the Planning Commission and the Planning Department and sincerely hope there will be a positive outcome from your efforts.

Best regards,

Maris and Judy Fravel
Eagledale

Jennifer Sutton

From: Marsha Cutting <mcutting@gmail.com>
Sent: Wednesday, January 14, 2015 10:02 PM
To: Jennifer Sutton
Subject: Vision statement

Hi--I like the new vision statement; I just wish it included the statement from the other one that said something about being accessible to everyone physically & economically.

Thank you,
Marsha Cutting

Sent from my iPhone

Jennifer Sutton

From: PCD
Sent: Thursday, January 15, 2015 11:12 AM
To: Anne Blair; Jennifer Sutton; Kathy Cook; Mack Pearl; Maradel Gale; Mike Lewars; Sarah Blossom; Val Tollefson
Subject: FW: Vision Statement 1/13/15 Draft

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: ron peltier [mailto:peppermelly@earthlink.net]

Sent: Thursday, January 15, 2015 10:58 AM

To: PCD

Cc: john.thomas@cobicommittee.email; jon.quitslund@cobicommittee.email; julie.kriegh@cobicommittee.email; mack.pearl@cobicommittee.email; maradel.gale@cobicommittee.email; michael.lewars@cobicommittee.email

Subject: Vision Statement 1/13/15 Draft

Dear COBI and Bainbridge Island Planning Commission,

I want to be clear in stating that I do not believe there is a reasonable basis for radically changing the existing Bainbridge Island Vision Statement, a Vision dating back to 1994. In a recent survey by COBI, 69% 711 respondents indicated that our existing Vision is still relevant. At the two Visioning workshops held on November 12 and 17, both of which I attended, there was not a prevailing desire expressed for scrapping the entire Vision from 1994. The prevailing concerns were with strengthening language regarding stewardship, environmental protection, protection of the qualities we value, and for promoting affordability and diversity. The compiled results from the Workshops support this.

Regarding the 1/13/15 Final Vision Statement draft prepared by the Planning Commission, I'm glad the Commission has embraced the idea of a narrative. However, I'm concerned that the narrative presented in the 1/13 draft is less than accurate. The last sentence of the fourth paragraph states, "There is no word for exclusion in the Lushootseed language of Puget Sound" implying that Bainbridge Island is not an exclusive community. In fact, as time passes, Bainbridge becomes more and more exclusive. My point of reference dates to 1965 when my family moved to the Island and when most of the people who worked here lived here.

Paragraph four mentions Global warming, and our need to adapt to environmental and economic changes that will result in the coming decades. Yet, the 1/13 draft does not contain any clearly stated principles regarding stewardship and sustainability. In creating the draft from the drafts submitted by citizens, the Commission has chosen to exclude those and replace them with a softer story book narrative. The references to climate change, while ignoring the adverse impacts of deforestation and overpopulation, seem to have come right out of the EcoAdapt brochure.

I have no doubt that the 1/13/15 Vision Draft will be adopted. It tells a nice bed time story without

challenging the status quo.

Sincerely,
Ron Peltier

Vision Statement Draft Proposed by Planning Commission 1/13/15

Bainbridge Island is notable for its beauty, its maritime climate, its location between Seattle and the Olympic Peninsula, and its support of the arts. The island consists of beaches and harbors, forests and fields, trails and two-lane country roads, homes and businesses surrounded by the waters of Puget Sound. We are defined as much by the water around us as by the ground beneath our feet.

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Jennifer Sutton

From: Mark Dawson <mwdawson_inc@msn.com>
Sent: Thursday, January 15, 2015 2:35 PM
To: Jennifer Sutton
Subject: Bainbridge embraces aims

< **Bainbridge Island embraces** the challenges of our future. >

Bainbridge Island, being a place, cannot aim.

< **Bainbridge aims** to be a place where its inhabitants and future generations will feel honored to be stewards of the land and keepers of its culture.>

Bainbridge is a name. Names don't aim.

Please make an appropriate corrections in the last paragraph of the draft vision statement.

Thank you,
Mark Dawson
Crystal Springs

Jennifer Sutton

From: PCD
Sent: Friday, January 16, 2015 8:20 AM
To: Anne Blair; Jennifer Sutton; Kathy Cook; Mack Pearl; Maradel Gale; Mike Lewars; Sarah Blossom; Val Tollefson; Jennifer Sutton; John Thomas; Jon Quitslund; Julie Kriegh; Kate Kelly; Kathy Cook; Steve Bonkowski
Subject: FW: Draft vision statement
Attachments: COBIVision_DRDraft_011115.docx; ATT00001.txt

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: Deborah Rudnick [mailto:debrudnick@gmail.com]
Sent: Thursday, January 15, 2015 9:41 PM
To: PCD
Subject: Draft vision statement

Hi - I received notice of the draft planning commission vision statement. I appreciate the work that the commission has done to draft this statement, and its narrative form is much improved on the original, extremely brief version I reviewed several weeks ago. My personal opinion is that this statement is a bit too narrative and disconnected. I find paragraph 4, which starts with a statement on global warming and ends with a discussion about inclusiveness, to be particularly difficult to follow.

Attached is the vision statement I drafted with feedback from several members of Islanders for Responsible Development. This was in turn influenced by some of the language developed by Kathleen Alcala. I sent this to a couple of the planning commissioners and I see some of my and her language incorporated into their draft version. Please feel free to add the attached version into the mix of your thought processes on the vision. I realize how complicated it is to write any of this language with so much input, and I appreciate the thoughtfulness of the city and its commissions in deliberating on this.

Thanks,

Deb

Bainbridge Island Vision Statement

DRAFT by Deb Rudnick with input from several members of Islanders for Responsible Development

Bainbridge Island is a unique island City located on Puget Sound. Fifty-three miles of beautiful shoreline define its borders, yet the Island is very much connected to regional and global communities. Bainbridge has a rich natural and cultural history including a long sustained presence by indigenous people, followed more recently by European and Asian immigrants who built timber, maritime and agricultural economies. Contemporary Bainbridge Island is home to a diverse mix of people including farmers, artists, students, business professionals and retirees, and many visitors.

The people of Bainbridge Island wish to navigate our progress in balance with our Island's special character and the quality of its environment. To achieve this balance, we need local food, non-motorized connectivity, renewable energy, a vibrant art community, and affordable homes and services. We welcome innovation, entrepreneurship, new and traditional cultures, and people of all ages and backgrounds. We aim to provide a connected, safe community that embraces learning and cultural diversity. There is no word for exclusion in the Lushootseed language of the indigenous people of the Puget Sound region.

We must carefully steward the natural resources of our Island if we expect to continue to enjoy them. Outside of its primary commercial centers, Bainbridge Island maintains a pastoral, forested and rural feel that is essential to the character of the Island. The Island's natural areas provide important ecological services including wildlife habitat, fertile soils, aquifer recharge, clean air and clean water. As an island city, we are defined as much by the waters around us as the land beneath us; we need to connect our shorelines through play and learning while protecting the health of our beaches and waters. Recognizing that our Island's resources are finite and must be sustained, we must protect our ecosystems and their functions, plan development to be compatible with our natural environment, and restore degraded resources.

Bainbridge Island is proud of our history and ready to embrace the challenges of our future. That future depends on residents and visitors alike to be active participants in shaping a vibrant, healthy, and sustainable community. Bainbridge aims to be a place where its inhabitants, their children, and their children's children will feel honored to be stewards of the land and keepers of its culture.