



Comprehensive Plan Update
Planning Commission - Land Use Element Workshop
Thursday, May 7, 2015
6:00 pm – 9:00 pm
Council Chamber

Agenda

6:00 pm	Welcome, Introductions and Workshop Purpose
6:15 pm	Citizen Proposals for Land Use Element Changes
7:30 pm	Land Use Element Topic Discussion
8:30 pm	Planning Commission Review of Proposals and Next Steps
9:00 pm	Adjourn

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	NOTES
A Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere			
1	Considering that we are a sole source aquifer island, we need to plan more than 20 years into the future. We should be planning at least 100 years into the future based upon the sustainable use of our aquifers. Accordingly, we need less rather than more growth everywhere on the island.	Ron Peltier	
2	Growth mandates from the county should not be allowed to dictate zoning for unsustainable growth.	Ron Peltier	
3	We strongly support Land Use Element wording submitted by Ron Peltier and Sallie Maron et al. When I first moved to the neighborhood, Eagledale, notorious for our water shortages. I have been distressed to see development proceed on the island without a foundation of knowing our water resources and prioritizing our water recharge areas and the capacity of our aquifers before population growth allocations. I currently am not able to laundry at home during the dry season of Aug.-Oct.	Johnson and Williams	
4	We need less growth in Winslow. Maybe 35%, 10 to 15% in NSCs and the rest of the island lower also. One of the reasons the island works is because it is not dense.	Pegeen Mulhern	
5	The last time there were meetings of stakeholders for NSCs this should be repeated.	Pegeen Mulhern	
6	I think that in order to preserve our open space and to provide infrastructure support (water, sewer, transportation) we probably need to adjust these targets to 50% Winslow, 10-15% in NSCs, and the remaining 35-40% elsewhere.	Gloria Saylor	
7	I am the owner of two properties at Lynwood Center that are commonly called the Bainbridge Lumberyard. These two lots are identified as tax parcel-042402-1-019-2009 which is waterfront and currently zoned NSC, and tax parcel-042402-1-021-2005 also waterfront and bisected by Point White Drive, zoned R-2. The building, shown in attached drawings and photos, sits on both lots. Historically the west parcel has been and is used as storage for lumber and other construction materials. In 1996, when the city rezoned the area, it was requested that it be zoned NSC and I feel this was overlooked.	Susan Thomas	

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	I believe with this new process you could make this change and it would be a step toward fulfilling a goal stated in the Land Use Element.		
8	As the plan points out, we are not a “typical urban area”. The plan recognizes the need for maintaining density within the core and NSCs, which is a fundamentally sound strategy. However, it is not a sufficient strategy for ensuring sustainable use of our resources.	Deborah Rudnick	
9	As I read the sections addressing NSCs, it feels like there is a disconnect between what the Plan is intending and what is actually unfolding in terms of business development in these areas. Perhaps some of this is simply a function of the plan being outdated relative to what has happened subsequent, but it leaves me wondering if there isn’t room for some significant rethinking of the designations and descriptions of these areas.	Deborah Rudnick	
10	Island Center is extremely small, has zero pedestrian access, and very limited “services” to speak of.	Deborah Rudnick	
11	It is a mystery to me why Bainbridge Gardens is called out specifically as a special zoning area- there are very few businesses called out in this way and it doesn't seem appropriate for the level or purpose of the plan. Lynwood Center has evolved far beyond and differently than what is described.	Deborah Rudnick	
12	And almost nothing is being said of Rolling Bay, when assuredly there are important issues including traffic and sewerage/water service accessibility that need to be addressed.	Deborah Rudnick	
13	Finally, the Island Centers designations largely ignores the very real presence and impact of Coppertop, which I think to many Islanders minds including myself has moved beyond a simple “industrial park” to a vibrant and diverse set of businesses that truly could be considered a service area and perhaps should be thought about and addressed that way.	Deborah Rudnick	

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	NOTE: Items A-14 through A-17 below by Ms. Vann are different in format than the other comments in this Matrix. The text in black reiterates existing Plan language regarding Neighborhood Service Centers, then Ms. Vann's comments or suggestions appear in red.		
14	Neighborhood Service Centers The Neighborhood Service Centers will continue to serve as small-scale commercial activity centers. The residential density within the service centers would remain at two units per acre. New development in the Centers must use Low Impact Development techniques spelled out in BIMC ????? (need a LID ordinance) Each NSC shall develop their own design characteristics and may be zoned for different uses through a special planning-area process. ¹ These will be incorporated into the BIMC under use designations.	Debbie Vann	
15	Island Center Expansion of the boundaries of Island Center would be considered part of a special planning-area process.² A <i>contract zoning district</i>³ for the 10-acre site on the northwest corner of Miller and Battle Point Roads would be established to continue with garden supply sales, nursery, and related uses, and provide for some possible expansion of those uses. (I could not find "contract zoning district" in the BIMC... this should be added into the Code if you decide to keep it)	Debbie Vann	
16	Lynwood Center The Plan recommends one change for Lynwood Center. This change is the removal of the 10-acre parcel currently designated for commercial development in Lynwood Center and designating the parcel as appropriate for increased residential density of up to five units per acre with public water and sewer. (Is this somewhere in the BIMC?) A special planning area process is also recommended for Lynwood Center.	Debbie Vann	

¹ A Special Planning Area is an area which reflects uses, and/or conditions which are unique to that area and would benefit from a local and/or neighborhood planning process. The Special Planning Area Process would address such issues as current use, future mix and location of uses and densities, transportation, public facilities, and services and amenities and protection of natural systems.

³ A Contract Rezone District is a distinct area for which a special zoning designation is developed which reflects uses and/or conditions that are unique to that area, and which would affect future development of the land.

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17	Rolling Bay Expansion of the boundaries of Rolling Bay would be considered as part of a special planning area process. <i>(The uses allowed and dimensions are oversized and out of character as defined in BIMC 18.09.020 and 030. So this is the same issue... all NSC's should not have the same uses under the Code)</i>		
B Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements			
1	Land use impacts the environment and places additional pressure on our transportation system. This should be considered throughout. It should not be assumed that the arbitrary growth allocation assigned to BI by the county and state can be accommodated without compromising environmental quality. It's fairly obvious that they cannot.	Ron Peltier	
2	There is also a connection between the water resources element and the land use element and we should have a plan for the sustainable use of groundwater resources upon which our land use decisions are based. Currently we only plan about twenty years into the future. This is too short a time frame. We have a moral obligation to plan for at least one hundred years into the future.	Ron Peltier	
3	Land use planning and decisions should not primarily be based upon the growth allocations handed down to us by the county and state. It's time for us to stand up for the future of our Island. Our comp plan must prioritize planning for long-term sustainability and do it in a way that is explicit and obvious. The state is not going to force us to violate plans for sustainable use of our ground water.	Ron Peltier	
4	The land use element must be directly linked to the existence of sufficient water resources, sewage treatment options, and open space requirements.	Pegeen Mulhern	
5	The growth of NSCs must be related to increased public transportation options to connect Winslow and the NSCs.	Pegeen Mulhern	
6	The land use plan must take into consideration the need for more bike and pedestrian access island-wide. Right of ways should be required for pedestrian access.	Pegeen Mulhern	

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7	Land use elements directly impact the environment and transportation. Various studies have shown that development impacts our streams and the Sound. We have serious traffic issues at the North End, and public transit or ride sharing is most easily implemented in greater density areas.	Gloria Sayler	
8	Preserve 1% of public land (180 acres) restricted for farming- (currently, there are 60 acres in public ownership	Friends of the Farms	
9	We strongly support and request that our Comprehensive Plan and the following Municipal Codes prioritize sustainable use of our natural resources: our water and forests for the long-term. Where there is a conflict with growth mandates, that our natural resources come first. We are aware that Vashon Island has a water sustainability plan that guides their development. Bainbridge Is. also needs such a plan that is enforced for the future generations.	Johnson and Williams	
10	We are designated as a sole source aquifer, and our current state of understanding about our aquifers and their patterns of use suggests we are not using all of our aquifers in a sustainable way under current expected development patterns. Therefore, it is important that we step back from our uniform acceptance of County growth projections, and understand what these projections really mean in terms of our ability to maintain a sustainable supply of drinking water as well as sustain our valued ecological and aesthetic resources and quality of life.	Deborah Rudnick	
C Ways to articulate the connections between the Land Use and Utilities Elements			
1	Consider land use policies to encourage more solar PV and hot water. Restrict uses, such as warehouse growing of marijuana, that use large amounts of electricity.	Ron Peltier	
2	Consider how commercial development impacts our collective carbon footprint while sometimes not serving genuine needs of the community. This may be addressed by allowed uses.	Ron Peltier	
3	We keep hearing that our energy needs are overwhelming our power supply, can we require that new construction be limited to existing supply of power or have solar or alternative generation capacity.	Pegeen Mulhern	
	Strengthen green building goals.	Pegeen	

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4		Mulhern	
5	See above comment on sewers and Land Use. When density reaches a certain limit or there are indicators that septic tanks/fields are failing then we need to have a plan for sewer construction.	Gloria Sayler	
6	In addition to sewers, we need to consider utilities such as electric and internet/broadband	Gloria Sayler	
D Civic design Goals and Policies for Winslow, NSCs, and SR 305			
1	Design goals for Winslow, the NSCs, and SR305 should be driven by what is in the long term interest of Bainbridge Island. This is OUR comp plan and no one else is going to defend the special character and long term viability of our island and community.	Ron Peltier	
2	Land use needs to be more transparent on BI, with citizens given an opportunity to participate in how development occurs before it gets to the pre app and design review stage. The public meetings following pre app meetings are basically a public relations stunt and seldom have any impact on developers' site plans.	Ron Peltier	
3	We need to change the culture within the COBI from one that primarily advocates for development to one that advocates for long range community values.	Ron Peltier	
4	Increase public input into planning for the NSCs.	Pegeen Mulhern	
5	Civic design goals should be consistent with sustainability, diversity/accessibility and connectivity for our Island.	Gloria Sayler	
E The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform			
1	Bainbridge has already been over developed with help from a city government that loves development	Ron Peltier	

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2	Island wide use patterns need to be brought into line with the sustainable use of our natural resources, mainly ground water within a long-range time frame.	Ron Peltier	
3	Preserve height restrictions, setbacks and tree retention requirements. Strengthen enforcement of code violations on new projects.	Pegeen Mulhern	
4	Civic design goals should be consistent with sustainability, diversity/accessibility and connectivity for our Island.	Gloria Sayler	
5	Preserve open space characteristics of previously or currently-farmed land.	Friends of the Farms	
6	The Comprehensive Plan should articulate and support a solid understanding of how our aquifers and surface waters are being used and modified. As a resident of this Island, I want to know that we understand that the county projections are not inconsistent with our ability to provide all of us working and living on the Island sufficient, clean water into the future.	Deborah Rudnick	
7	This does not necessarily mean that there is a single number of usable gallons- all our water use is highly dependent on how and where we recharge, how we conserve, and how we recycle, our water resources. But as of now, we have no comprehensive plan for either understanding where we are with respect to a sustainable goal for withdrawal nor, should we be able to arrive more solidly at such an understanding, how to implement and maintain policies that get us where we need to be.	Deborah Rudnick	
8	Our land use element needs to recognize these challenges, and needs to articulate the intersection of comprehensive land use planning with a comprehensive water resource management and conservation plan. Doing so would certainly be consistent with FRW 3.1, "additional information on the carrying capacity of the Island should be developed."	Deborah Rudnick	
9	<u>Bainbridge Architects for Sustainable Island Community -</u> <u>Sustainability and the Bainbridge Island Land Use Element</u> <u>Goals:</u> COMMUNITY It is important that all future development on the Island be focused on the need to enhance, build	Charlie Wenzlau Jonathan Davis Kee Song Mike Gorham	

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and create community while at the same time reducing the impact of all aspects of life on the environment. REDUCE IMPACT – Water as an example. Given our limited availability of water, the most important goal should be reducing our water consumption on the Island. Can we cap consumption at current rates by focusing across the board on reducing use in new, existing and remodel construction, as well as in industry, farming and business. We need to reduce our consumptions of all our resources whether energy, materials and even land. It is possible to conserve more land by reducing the footprint of development by using various conservation strategies. <u>Process:</u> With the goals of building community and reduction of resource consumption the approach we have taken is to look at the existing comp plan, conditions on the island, etc. and determined where there is a: • gap or issue that needs attention and then determined an • outcome that might be desirable and then outlined a • regulation that would facilitate the outcome and then came up with • comp plan language that would support the regulation <u>Proposed Policies:</u> Below is a list of the Proposed Policies that we have been discussing, listed alphabetically. We are attaching one page descriptions of each of these for further information: • Compact Rural Communities • Green Building • High School Road Urban Village • Island wide HDDP • Revitalize NSC • Septic Innovation • Transit Diversity • Urban Gardens • Water Conservation <u>Presentation:</u> In the interest of time in the meeting we propose presenting just one of these proposed policies on May 7th		

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	but are available for further discussion with the Planning Commission, Steering Committee and Staff at a later date if desired.		
F Measures to improve human health			
1	Make it safer to ride bike and walk by establishing LOS standards for bikes and pedestrians and requiring concurrency for both. Generally encourage physical activity as it provides a well documented health dividend.	Ron Peltier	
2	Consider the scientifically documented value of urban forests to human health. Trees, forests, and native vegetation deserve a higher degree of protections because of their benefits to human health,	Ron Peltier	
3	Consider impacts to health from noise and air pollution that results from increased traffic, and how an expanded SR305, to primarily serve the needs of off island commuters, would impact human health. Overall, human health must not be compromised in order to accommodate growth mandates from the county and state through more dense zoning.	Ron Peltier	
4	Increase city's commitment to safe transit zones for bikes and pedestrians.	Pegeen Mulhern	
5	Working toward complete streets and neighborhoods, and seeking out opportunities to connect people via non-motorized or public transit to the resources they need.	Gloria Sayler	
6	Evaluate current speed limits throughout the Island and determine safe speeds for each area – also creating less variability between various speed zones on the Island.	Gloria Sayler	
7	Expansion and connectivity of walking trails	Becca Hanson	
8	Designated roadside bike routes to major destinations	Becca Hanson	
9	Preservation of suitable open spaces for farming	Friends of the Farms	
G			

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The Comprehensive Plan and implementation within the framework of the Growth Management Act, the Vision 2040 regional plan, and the Kitsap County Countywide Planning Policies			
1	While we cannot ignore county, regional, and state plans, the sustainability components of our comp plan must not be relegated to second class status by growth mandates from the county and state.	Ron Peltier	
2	Our primary responsibility is to create a comp plan that places the long term sustainable use of our natural resources above arbitrary growth allocations from outside. Our comp plan will not be rejected by the state for prioritizing consistency with a plan for the sustainable use of our ground water resources. Land use zoning and regulations must be consistent with long-term sustainable use of our ground water and other resources.	Ron Peltier	
3	The Comprehensive Plan should be written in away that it is easily understood by the citizens of Bainbridge Island, and as much of it as possible, be codified so that our laws/codes are consistent with our vision.	Gloria Sayler	
H Ways to streamline, clarify and strengthen the Plan's text			
1	NOTE: FOR THE 5/28/15 PC MEEETING: CONSULTANT WILL SUBMIT A COLOR-CODED VERSION OF THE LAND USE ELEMENT (INCLUDING THE INTRODUCTION) WITH SUGGESTED DELETIONS, CLARIFICATIONS, AND RELOCATIONS OF TEXT.	Tovar	
2	G and policies related to preservation, sustainability, and stewardship need to be given real standing within our comp plan that does not amount to lip service. These goals must not be marginalized by a misguided adherence to outside growth allocations that have no relation to the sustainable development of our island.	Ron Peltier	
I After reviewing the existing Vision, guiding principles and planning goals, consider ways to more clearly articulate the framework of high-level policy direction to the Plan Elements			
1	NOTE: FOR THE 5/28/15 PC MEETING: CONSULTANT WILL SUBMIT A "WHITE PAPER" WITH RECOMMENDATIONS TO ACHIEVE A CLEARER STATEMENT OF THESE ASPECTS OF THE INTRODUCTION.	Tovar	
2		Ron	

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	Clarify that policies regarding sustainability, stewardship, and environmental quality take precedence over growth allocations. When there is conflict between planning for the sustainable use of natural resources and growth allocations from the county and state that sustainability wins. Don't pretend we can have it both ways: high environmental standards and perpetual growth and development. Our commitment to the long term well being of or community, above and beyond growth allocations, must be unmistakable and explicit throughout our comprehensive plan introduction and elements.	Peltier	
3	I believe sustainability and preparing for the foreseen (growth and probable earthquake) and unforeseeable (how much growth and timing of earthquake) need to be at the forefront of our Comp Plan development, and of the Planning department (as well as cooperating departments related to growth and disaster management) agenda.	Gloria Saylor	
4	Finally, I would like to comment on the use of the term sustainability in the Plan. At past listening sessions I heard multiple comments deriding or negating the use of this term as greenwashing, or meaningless. I could not disagree more. The principle of managing our land use in a sustainable manner, so that it retains its ecological, aesthetic, and economic values for subsequent generations is vital and fundamental to the comprehensive plan. I cannot think of a term that would more aptly describe our commitment to maintaining these attributes over time.	Deborah Rudnick	
J	Articulate the Relationship of the Comprehensive Plan to other plans, projects and programs, including, but not limited to: city functional plans (e.g., city utilities), development regulations, capital projects, the city organization and operating budget (e.g., Priority Based Budgeting)		
1	NOTE: FOR THE 5/28/15 PC MEETING: CONSULTANT WILL SUBMIT SUGGESTED NARRATIVE TO CLARIFY THESE POINTS.	Tovar	
2	The BI Comprehensive Plan is OUR official vision for the future. As such it speaks to our commitment to planning for the future in a manner that does not deprive future islanders of a healthy environment and natural resources. While our comp plan needs to take other plans, projects, and programs into consideration, the basic commitment to the sustainable use of our natural resources must not be compromised in order to satisfy arbitrary planning goals from the county and state. Stewardship and sustainability are a reflection of a community that understands its own geography and advocates for its long term well being. We need to push legal limits in order to prioritize land use and other planning that is based upon the sustainable use of our natural and other resources. If we specifically tie growth planning to a Plan for the	Ron Peltier	

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	sustainable use of our groundwater resources, like Vashon Island has, it may push the legal technicalities of the GMA but it is unlikely that the state would force us to relegate a ground water plan, based upon scientific data, to second class status behind growth allocations.		
K Clarify the Relationship of the Comp Plan and City to the functions and activities of other units of government or organizations			
1	Our comp plan forms the basis for most of our land use regulations. The comp plan is our overriding policy document and our municipal code is supposed to implement it. The sustainability component of our comp plan must be prominent and to the extent possible be used to influence planning and operations of local schools, the fire district, and the parks district, and other governmental units and organizations.	Ron Peltier	
2	NOTE: FOR THE 5/28/15 PC MEETING: CONSULTANT WILL SUBMIT SUGGESTED NARRATIVE TO CLARIFY THESE POINTS.	Tovar	
L How to promote a culture of stewardship, citizenship, and community engagement			
1	Our comp plan can promote a culture of stewardship by making an unambiguous commitment to planning for the sustainable use of our limited natural resources.	Ron Peltier	
2	Demonstrate that community input is being incorporated in the revision process. It would be more useful to have comments sorted and counted than to have a huge list of all the comments as was available in the last report. For example, # of comments stating that improved bike lanes should be a priority, would be more helpful as planning guidance.	Pegeen Mulhern	
3	The City can/should lead in terms of both the spirit and the practice of stewardship. Efforts like increasing the City's efficient use of electrical power, conservation of water, and protection of the water supply/environment are critical. The City can also encourage individual residents as well as neighborhoods to implement such efforts.	Gloria Sayler	
4	Create a Community Ombudsman position to work with individuals/communities;	Becca Hanson	

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	organize volunteer events; listen to concerns / complaints; liaise with appropriate City departments – and respond / provide assistance.		
5	Provide a template for RFPs	Friends of the Farms	
M Additional Issue: Food Policy for Bainbridge Island			
1	The City of Bainbridge Island supports an economically, environmentally, and socially sustainable local food system. Every citizen has a right to an adequate supply of nutritious, affordable, and culturally appropriate food, both during times of plenty and during states of emergency as possible. The city will work to reduce barriers to local food production, and reduce the distance that food must travel from farm to table. The City supports the right-to-farm ordinance of the Conservation District; an ordinance discouraging or prohibiting the use of neonic pesticides on the island; value-added facilities in which local farmers can process food; gleaning; and community gardens and composting facilities. As density on the island increases, the city will require the inclusion of land for community gardens and small commercial farming in new housing developments, and in the management of open space by the city. The city will encourage demonstration projects for the development and adoption of joint-use agreements on publicly owned sites or institutional facilities to allow gardens, distribution, and sales. The city will support the local food economy through local retail sales, distribution, and processing of locally grown food, and encouraging community-supported agricultural programs. The city supports agricultural tourism as both an economic and educational process that will promote local business and disseminate information about local production of food. The city and those operating within it will provide adequate compensation to workers in all aspects of food production, service, and distribution. The city will continue to support the local farmers market and the direct connection between consumers and farmers. The city encourages local institutions such as schools, nursing homes, churches, educational and sports facilities, as well as parks and Helpline House to seek and provide healthy, regional, and local food in their services.	Sallie Maron, Carolyn Goodwin and Kathleen Alcalá Friends of the Farms	

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	Part of healthy eating is active living, and the city encourages a link between local food cultivation and active living in homes, schools, nursing homes and other community facilities. The city supports related programs that enhance the walkability of the island, reduce emissions and power usage, provide agricultural education in schools, and connect elders to young people as a way to continue food ways and knowledge. To that end, the city will appoint a Food Policy Council within a year of adopting this statement as part of the Comprehensive Plan. This inclusive group of Island citizens will set priorities each year concerning topics pertaining to our food supply. Because the City of Bainbridge Island has no topic that addresses food policies per se in its Comprehensive Plan, elements of this document may fall under topics such as safety, land use, and human services.		
2	For Public Health, we support regulations that allow for and encourage agriculture and community gardens. wherever possible. For our community Thank you for your work	Johnson and Williams	
3	Without a ground water management plan, committed to the sustainable use of our ground water, farming is in danger of being cut off from ground water supplies in the future. If it is found that our aquifers are being over pumped, residential and commercial use would likely be prioritized over agricultural uses. To the extent legally possible, agriculture should be given priority water rights that require the efficient use of water but prevent other land uses from accumulating water entitlements that eventually squeeze out farmers and agriculture on Bainbridge Island.	Ron Peltier	
4	In addition to a ground water management plan, and land use regulations to match, we should consider making it easier for farmers to build ponds and other water catchment features.	Ron Peltier	
N	Additional issue: Sustainable Planning must be given priority over accommodating growth allocations from the county and state.		
1	Our Comp Plan contains two basic policies that are in conflict. On one hand we have the lofty goals and policies of stewardship, preservation of the island's special character, and the sustainable management of our natural resources. On the other hand we have the growth allocations handed down from the county and state. We need to stop pretending that both of these overriding imperatives can coexist as equals within our comp plan. I believe that one reason we've been pretending environmental sustainability and growth mandates can coexist as equal priorities is because policy makers have been reluctant to defy growth allocations and	Ron Peltier	

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	therefore have prioritized zoning and regulations intended to satisfy those mandates. Pretending that this does not compromise such things as preserving the island's special character, protection its water resources, and maintaining our natural resources at a sustainable level, creates an illusion that all is well when in fact all is not well. Environmental quality, special character, and natural resources are being seriously degraded by a philosophy of perpetual growth and by arbitrary county and state growth allocations. It's time for Islander's who care about the long term well being of our island and community to insist that growth mandates no longer be given priority in our comp plan over stewardship, the sustainable use of our natural resources, and preservation of the island's special character. Our primary tool to that end is a clear directive in the water resources element for the creation of a management plan for the sustainable use of our ground water resources. All land use planning, zoning, and development regulations must be directly linked to such a ground water management plan. Only development accompanied by clear data showing that it can be sustainably be supported by our ground water resources will be allowed. This would be accomplished, in part, through appropriate zoning and development regulations. It will likely also require water conservation measures.		
2	The argument against prioritizing sustainability over growth allocations from the county and state is that we are supposedly required by law to do so. If we chose to challenge this assumption with a ground water management plan, it is unlikely that the GMA board, and ultimately the governor, would force us to prioritized growth over a plan to sustainably use our ground water.	Ron Peltier	
3	Bainbridge Island is very similar to Vashon Island. Similar size, both surrounded by salt water, and both designated sole source aquifer islands. Vashon, however, has a ground water plan for the sustainable use of its ground water resources. That plan is used to limit growth and development on Vashon in order to long long long-term sustainable ground water supplies both in regards to quality and quantity. Vashon limits ground water withdrawals, carefully protects surface water, and restricts development in recharge zones (the entire island). The only significant difference between Vashon and Bainbridge is that we are a city and they are not. Their groundwater management plan, and the resulting land use zoning and regulations are legal. Given our very similar situation, there is no compelling reason why we cannot do the same thing. We are similarly situated with a compelling reason for promoting long-term sustainability just like Vashon.	Ron Peltier	
4	It should be noted in the Land Use element that the island has been designated as a sole source aquifer island and that not feasible alternative to our ground water resources is available to us for our fresh water supplies.	Ron Peltier	
O Additional issue: Use the Precautionary Principle in planning			
1	The status quo in how our policies are implemented and applied gives precedence to growth and development. This happens in part because the burden of proof, in regards to environmental impacts, is	Ron Peltier	

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	placed upon those advocating for the sustainable use of our natural resources. The needs to be turned around. Growth should not be allowed and encouraged in the absence of clear scientific evidence proving adverse environmental impacts. It should be allowed in the presence of scientific consensus that it is not harmful to the environment. The burden of proving no long-term harm needs to fall upon growth and development.		
P Additional issue : Vegetation Management			
1	The discussion of vegetation and its role and management in this element is in need of revision and expansion.	Deborah Rudnick	
2	Nowhere in this document is a distinction made between the native plant communities that support ecological functions, and invasive plant species that continue to erode the ecological values of our open spaces.	Deborah Rudnick	
3	For example, the overriding principle to “Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation” says nothing about what is meant by “dense vegetation”. Dense vegetation is ecologically meaningless and frankly, a blanket statement about vegetative density aesthetically contradicts the idea of marine and farm views. I'd much rather see an articulation in this element that native vegetation is part of the special character of this Island.	Deborah Rudnick	
4	Reed canary grass and many other plant species that are invasive plants need to be strongly recognized within this element as a major threat to the ecological values of our open spaces and ecological values.	Deborah Rudnick	
5	As well meaning and tireless as our nonprofit organizations like Weed Warriors and Lets Pull Together are, we need to face the fact that we are losing the war with invasive ivy, scotch broom, holly, eroding our ecological values by diminishing plant and animal diversity and habitat and compromising the functions of our native forest communities. These species pose a real threat to the ecological functions that are described in the plan, including wetland function, aquifer recharge, and wildlife habitat.	Deborah Rudnick	
6	The city needs a coordinated and comprehensive response to controlling invasive plant species.		

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	NOTES
	Our interlocal agreement with the County Noxious Weed board is a good step in the right direction, but we need additional tools and commitments made to controlling invasive plants on public lands and incentivizing homeowner control of plants on private lands.	Deborah Rudnick	
7	I encourage us as a community to think creatively and aggressively about what policies we can put in place to turn the tide on invasive plants on the Island. These approaches would be entirely consistent with FRW 3.3 and 3.4, showing leadership in stewardship and encouraging citizens to do the same.	Deborah Rudnick	

The City of Bainbridge Island supports an economically, environmentally, and socially sustainable local food system.

Every citizen has a right to an adequate supply of nutritious, affordable, and culturally appropriate food, both during times of plenty and during states of emergency as possible.

The city will work to reduce barriers to local food production, and reduce the distance that food must travel from farm to table.

The City supports the right-to-farm ordinance of the Conservation District; an ordinance discouraging or prohibiting the use of neonic pesticides on the island; value-added facilities in which local farmers can process food; gleanings; and community gardens.

As density on the island increases, the city will require the inclusion of land for community gardens in new housing developments, and in the management of open space by the city. The city will encourage demonstration projects for the development and adoption of joint-use agreements on publicly owned sites or institutional facilities to allow gardens, distribution, and sales.

The city will support the local food economy through local retail sales, distribution, and processing of locally grown food, and encouraging community-supported agricultural programs. The city supports agricultural tourism as both an economic and educational process that will promote local business and disseminate information about local production of food. The city and those operating within it will provide adequate compensation to workers in all aspects of food production, service, and distribution.

The city will continue to support the local farmers market and the direct connection between consumers and farmers.

The city encourages local institutions such as schools, nursing homes, churches, educational and sports facilities, as well as parks and Helpline House to seek and provide healthy, regional, and local food in their services.

Part of healthy eating is active living, and the city encourages a link between local food cultivation and active living in homes, schools, nursing homes and other community facilities. The city supports related programs that enhance the walkability of the island, reduce emissions and power usage, provide agricultural education in schools, and connect elders to young people as a way to continue food ways and knowledge.

To that end, the city will appoint a Food Policy Council within a year of adopting this statement as part of the Comprehensive Plan. This inclusive group of Island citizens will set priorities each year concerning topics pertaining to our food supply.

Because the City of Bainbridge Island has no topic that addresses food policies per se in its Comprehensive Plan, elements of this document may fall under topics such as safety, land use, and human services.

Respectfully submitted by Sallie Maron, Carolyn Goodwin, and Kathleen Alcalá

Jane Rasely

From: PCD
Sent: Monday, May 04, 2015 12:45 PM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Comments on the Land Use Element of the comprehensive plan

Good Afternoon,

Please see forwarded public comment.

Thank you,

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: Sunday, May 03, 2015 9:52 PM
To: PCD
Subject: Comments on the Land Use Element of the comprehensive plan

Dear COBI staff-

I would like to submit the following comments relevant to the upcoming discussion on the Land Use element in the comprehensive plan. There are a few major topics- vegetation, the connection of the LUE with water resources, and neighborhood service centers, for which I have comments below. My comments are given as a resident of the Island, but are informed by and based on my background and experience as an ecologist and chair of the Bainbridge Island Watershed Council. Thank you for your consideration.

Vegetation

The discussion of vegetation and its role and management in this element is in need of revision and expansion. Nowhere in this document is a distinction made between the native plant communities that support ecological functions, and invasive plant species that continue to erode the ecological values of our open spaces. For example, the overriding principle to "Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation" says nothing about what is meant by "dense vegetation". Dense vegetation is ecologically meaningless and frankly, a blanket statement about vegetative density aesthetically contradicts the idea of marine and farm views. I'd much rather see an articulation in this element that native vegetation is part of the special character of this Island.

Invasive plants need to be strongly recognized within this element as a major threat to the ecological values of our open spaces and ecological values. As well meaning and tireless as our nonprofit organizations like Weed Warriors and Lets Pull Together are, we need to face the fact that we are losing the war with invasive ivy, scotch broom, holly, reed canary grass and many other plant species that are eroding our ecological values by diminishing plant and animal diversity and habitat and compromising the functions of our native forest communities. These species pose a real threat to the ecological functions that are described in the plan, including wetland function, aquifer recharge, and wildlife habitat.

The city needs a coordinated and comprehensive response to controlling invasive plant species. Our interlocal agreement with the County Noxious Weed board is a good step in the right direction, but we need additional tools and commitments made to controlling invasive plants on public lands and incentivizing homeowner control of plants on private lands. I encourage us as a community to think creatively and aggressively about what policies we can put in place to turn the tide on invasive plants on the Island. These approaches would be entirely consistent with FRW 3.3 and 3.4, showing leadership in stewardship and encouraging citizens to do the same.

The Land Use element and connections to water resources:

We are designated as a sole source aquifer, and our current state of understanding about our aquifers and their patterns of use suggests we are not using all of our aquifers in a sustainable way under current expected development patterns. Therefore, it is important that we step back from our uniform acceptance of County growth projections, and understand what these projections really mean in terms of our ability to maintain a sustainable supply of drinking water as well as sustain our valued ecological and aesthetic resources and quality of life.

As the plan points out, we are not a “typical urban area”. The plan recognizes the need for maintaining density within the core and NSCs, which is a fundamentally sound strategy. However, it is not a sufficient strategy for ensuring sustainable use of our resources. The Comprehensive Plan should articulate and support a solid understanding of how our aquifers and surface waters are being used and modified. As a resident of this Island, I want to know that we understand that the county projections are not inconsistent with our ability to provide all of us working and living on the Island sufficient, clean water into the future.

This does not necessarily mean that there is a single number of usable gallons- all our water use is highly dependent on how and where we recharge, how we conserve, and how we recycle, our water resources. But as of now, we have no comprehensive plan for either understanding where we are with respect to a sustainable goal for withdrawal nor, should we be able to arrive more solidly at such an understanding, how to implement and maintain policies that get us where we need to be. Our land use element needs to recognize these challenges, and needs to articulate the intersection of comprehensive land use planning with a comprehensive water resource management and conservation plan. Doing so would certainly be consistent with FRW 3.1, “additional information on the carrying capacity of the Island should be developed.”

Neighborhood Service Centers

As I read the sections addressing NSCs, it feels like there is a disconnect between what the Plan is intending and what is actually unfolding in terms of business development in these areas. Perhaps some of this is simply a function of the plan being outdated relative to what has happened subsequent, but it leaves me wondering if there isn't room for some significant rethinking of the designations and descriptions of these areas. Island Center is extremely small, has zero pedestrian access, and very limited "services" to speak of. It is a mystery to me why Bainbridge Gardens is called out specifically as a special zoning area- there are very few businesses called out in this way and it doesn't seem appropriate for the level or purpose of the plan. Lynwood Center has evolved far beyond and differently than what is described. And almost nothing is being said of Rolling Bay, when assuredly there are important issues including traffic and sewerage/water service accessibility that need to be addressed. Finally, the Island Centers designations largely ignores the very real presence and impact of Coppertop, which I think to many Islanders minds including myself has moved beyond a simple "industrial park" to a vibrant and diverse set of businesses that truly could be considered a service area and perhaps should be thought about and addressed that way.

Sustainability

Finally, I would like to comment on the use of the term sustainability in the Plan. At past listening sessions I heard multiple comments deriding or negating the use of this term as greenwashing, or meaningless. I could not disagree more. The principle of managing our land use in a sustainable manner, so that it retains its ecological, aesthetic, and economic values for subsequent generations is vital and fundamental to the comprehensive plan. I cannot think of a term that would more aptly describe our commitment to maintaining these attributes over time.

Thank you,

Deborah Rudnick
9213 NE Ruys Lane
debrudnick@gmail.com

Jane Rasely

From: PCD
Sent: Tuesday, May 05, 2015 8:58 AM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Land Use Element Comp Plan
Attachments: 5 04 15 LAND USE ISSUE MATRIX.doc

Good Morning,

Please see public comment below and attached.

Thank you,

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: Pegeen Mulhern [mailto:pmulhern6@gmail.com]
Sent: Monday, May 04, 2015 5:42 PM
To: PCD
Subject: Land Use Element Comp Plan

Attached are some comments for the committee to consider in the Land Use element revisions to the comprehensive plan. Pegeen Mulhern

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
A Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere			
1	We need less growth in Winslow. Maybe 35%, 10 to 15% in NSCs and the rest of the island lower also. One of the reasons the island works is because it is not dense.	Pegeen Mulhern	
2	The last time there were meetings of stakeholders for NSCs this should be repeated.	Pegeen Mulhern	
B Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements			
1	The land use element must be directly linked to the existence of sufficient water resources, sewage treatment options, and open space requirements.	Pegeen Mulhern	
2	The growth of NSCs must be related to increased public transportation options to connect Winslow and the NSCs.	Pegeen Mulhern	
3	The land use plan must take into consideration the need for more bike and pedestrian access island-wide. Right of ways should be required for pedestrian access.	Pegeen Mulhern	
C Ways to articulate the connections between the Land Use and Utilities Elements			
1	We keep hearing that our energy needs are overwhelming our power supply, can we require that new construction be limited to existing supply of power or have solar or alternative generation capacity.		
2	Strengthen green building goals.		
D Civic design Goals and Policies for Winslow, NSCs, and SR 305			
1	Increase public input into planning for the NSCs.	Pegeen Mulhern	
E The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform			

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
1	Preserve height restrictions, setbacks and tree retention requirements. Stengthen enforcement of code violations on new projects.	Pegeen Mulhern	
F	Measures to improve human health		
1	Increase city's commitment to safe transit zones for bikes and pedestrians.		
G	The Comprehensive Plan and implementation within the framework of the Growth Management Act, the Vision 2040 regional plan, and the Kitsap County Countywide Planning Policies		
H	Ways to streamline, clarify and strengthen the Plan's text		
I	After reviewing the existing Vision, guiding principles and planning goals, consider ways to more clearly articulate the framework of high-level policy direction to the Plan Elements		
J	Articulate the Relationship of the Comprehensive Plan to other plans, projects and programs, including, but not limited to: city functional plans (e.g., city utilities), development regulations, capital projects, the city organization and operating budget (e.g., Priority Based Budgeting)		
K	Clarify the Relationship of the Comp Plan and City to the functions and activities of other units of government or organizations		
L	How to promote a culture of stewardship, citizenship, and community engagement		
1	Demonstrate that community input is being incorporated in the revision process. It would be more useful to have comments sorted and counted than to have a huge list of all the comments as was available in the last report. For example, # of comments stating that improved bike lanes should be a priority, would be more helpful as planning guidance.	Pegeen Mulhern	
M	Food Policy for Bainbridge Island		
N	Additional issue		

Jane Rasely

From: PCD
Sent: Monday, May 04, 2015 12:51 PM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Land Use Comments: Ron Peltier
Attachments: Ron Peltier Land Use Comments.pdf; Rons land use matrix comments.doc

Good Afternoon,

Please see public comment below and attached.

Thank you,

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: Environmental Bainbridge [mailto:environmentalbainbridge@earthlink.net]
Sent: Monday, May 04, 2015 10:30 AM
To: PCD
Cc: John Thomas; Jon Quitslund; Julie Kriegh; Mack Pearl; Maradel Gale; Michael Lewars
Subject: Land Use Comments: Ron Peltier

Dear Planning Commissioners and Staff,

I have attached my comments regarding the Land Use Element using the land use matrix form provided by Joe Tovar. They are attached one as the original WORD document and one as a pdf.

Thanks,
Ron Peltier

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
A Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere			
1	Considering that we are a sole source aquifer island, we need to plan more than 20 years into the future. We should be planning at least 100 years into the future based upon the sustainable use of our aquifers. Accordingly, we need less rather than more growth everywhere on the island.	Ron Peltier	
2	Growth mandates from the county should not be allowed to dictate zoning for unsustainable growth.	Ron Peltier	
B Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements			
1	Land use impacts the environment and places additional pressure on our transportation system. This should be considered throughout. It should not be assumed that the arbitrary growth allocation assigned to BI by the county and state can be accommodated without compromising environmental quality. It's fairly obvious that they cannot.	Ron Peltier	
2	There is also a connection between the water resources element and the land use element and we should have a plan for the sustainable use of groundwater resources upon which our land use decisions are based. Currently we only plan about twenty years into the future. This is too short a time frame. We have a moral obligation to plan for at least one hundred years into the future.	Ron Peltier	
3	Land use planning and decisions should not primarily be based upon the growth allocations handed down to us by the county and state. It's time for us to stand up for the future of our Island. Our comp plan must prioritize planning for long-term sustainability and do it in a way that is explicit and obvious. The state is not going to force us to violate plans for sustainable use of our ground water.	Ron Peltier	
C Ways to articulate the connections between the Land Use and Utilities Elements			
1	Consider land use policies to encourage more solar PV and hot water. Restrict uses, such as warehouse growing of marijuana, that use large amounts of electricity.	Ron Peltier	
2	Consider how commercial development impacts our collective carbon footprint while sometimes not serving genuine needs of the community. This may be addressed by allowed uses.	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
D Civic design Goals and Policies for Winslow, NSCs, and SR 305			
1	Design goals for Winslow, the NSCs, and SR305 should be driven by what is in the long term interest of Bainbridge Island. This is OUR comp plan and no one else is going to defend the special character and long term viability of our island and community.	Ron Peltier	
2	Land use needs to be more transparent on BI, with citizens given an opportunity to participate in how development occurs before it gets to the pre app and design review stage. The public meetings following pre ap meetings are basically a public relations stunt and seldom have any impact on developers site plans.	Ron Peltier	
3	We need to change the culture within the COBI from one that primarily advocates for development to one that advocates for long range community values.	Ron Peltier	
E The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform			
1	Bainbridge has already been over developed with help from a city government that loves development	Ron Peltier	
2	Island wide use patterns need to be brought into line with the sustainable use of our natural resources, mainly ground water within a long-range time frame.	Ron Peltier	
F Measures to improve human health			
1	Make it safer to ride bike and walk by establishing LOS standards for bikes and pedestrians and requiring concurrency for both. Generally encourage physical activity as it provides a well documented health dividend.	Ron Peltier	
2	Consider the scientifically documented value of urban forests to human health. Trees, forests, and native vegetation deserve a higher degree of protections because of their benefits to human health,	Ron Peltier	
3	Consider impacts to health from noise and air pollution that results from increased traffic, and how an expanded SR305, to primarily serve the needs of off island commuters, would impact human health. Overall, human health must not be compromised in order to accommodate growth mandates from the county and state through more dense zoning.	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
G The Comprehensive Plan and implementation within the framework of the Growth Management Act, the Vision 2040 regional plan, and the Kitsap County Countywide Planning Policies			
1	While we cannot ignore county, regional, and state plans, the sustainability components of our comp plan must not be relegated to second class status by growth mandates from the county and state.	Ron Peltier	
2	Our primary responsibility is to create a comp plan that places the long term sustainable use of our natural resources above arbitrary growth allocations from outside. Our comp plan will not be rejected by the state for prioritizing consistency with a plan for the sustainable use of our ground water resources. Land use zoning and regulations must be consistent with long-term sustainable use of our ground water and other resources.	Ron Peltier	
H Ways to streamline, clarify and strengthen the Plan's text			
1	G and policies related to preservation, sustainability, and stewardship need to be given real standing within our comp plan that does not amount to lip service. These goals must not be marginalized by a misguided adherence to outside growth allocations that have no relation to the sustainable development of our island.	Ron Peltier	
I After reviewing the existing Vision, guiding principles and planning goals, consider ways to more clearly articulate the framework of high-level policy direction to the Plan Elements			
1	Clarify that policies regarding sustainability, stewardship, and environmental quality take precedence over growth allocations. When there is conflict between planning for the sustainable use of natural resources and growth allocations from the county and state that sustainability wins. Don't pretend we can have it both ways: high environmental standards and perpetual growth and development. Our commitment to the long term well being of or community, above and beyond growth allocations, must be unmistakable and explicit throughout our comprehensive plan introduction and elements.	Ron Peltier	
J Articulate the Relationship of the Comprehensive Plan to other plans, projects and programs, including, but not limited to: city functional plans (e.g., city utilities), development regulations, capital projects, the city organization and operating budget (e.g., Priority Based Budgeting)			

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
1	The BI Comprehensive Plan is OUR official vision for the future. As such it speaks to our commitment to planning for the future in a manner that does not deprive future islanders of a healthy environment and natural resources. While our comp plan needs to take other plans, projects, and programs into consideration, the basic commitment to the sustainable use of our natural resources must not be compromised in order to satisfy arbitrary planning goals from the county and state. Stewardship and sustainability are a reflection of a community that understands its own geography and advocates for its long term well being. We need to push legal limits in order to prioritize land use and other planning that is based upon the sustainable use of our natural and other resources. If we specifically tie growth planning to a Plan for the sustainable use of our groundwater resources, like Vashon Island has, it may push the legal technicalities of the GMA but it is unlikely that the state would force us to relegate a ground water plan, based upon scientific data, to second class status behind growth allocations.	Ron Peltier	
K Clarify the Relationship of the Comp Plan and City to the functions and activities of other units of government or organizations			
1	Our comp plan forms the basis for most of our land use regulations. The comp plan is our overriding policy document and our municipal code is supposed to implement it. The sustainability component of our comp plan must be prominent and to the extent possible be used to influence planning and operations of local schools, the fire district, and the parks district, and other governmental units and organizations.	Ron Peltier	
L How to promote a culture of stewardship, citizenship, and community engagement			
1	Our comp plan can promote a culture of stewardship by making an unambiguous commitment to planning for the sustainable use of our limited natural resources	Ron Peltier	
M Food Policy for Bainbridge Island			
1	Without a ground water management plan, committed to the sustainable use of our ground water, farming is in danger of being cut off from ground water supplies in the future. If it is found that our aquifers are being over pumped, residential and commercial use would likely be prioritized over agricultural	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
	uses. To the extent legally possible, agriculture should be given priority water rights that require the efficient use of water but prevent other land uses from accumulating water entitlements that eventually squeeze out farmers and agriculture on Bainbridge Island.		
2	In addition to a ground water management plan, and land use regulations to match, we should consider making it easier for farmers to build ponds and othe water catchment features.	Ron Peltier	
N	Additional issue: Sustainable Planning must be given priority over accommodating growth allocations from the county and state.		
1	Our Comp Plan contains two basic policies that are in conflict. On one hand we have the lofty goals and policies of stewardship, preservation of the island's special character, and the sustainable management of our natural resources. On the other hand we have the growth allocations handed down from the county and state. We need to stop pretending that both of these overriding imperatives can coexist as equals within our comp plan. I believe that one reason we've been pretending environmental sustainability and growth mandates can coexist as equal priorities is because policy makers have been reluctant to defy growth allocations and therefore have prioritized zoning and regulations intended to satisfy those mandates. Pretending that this does not compromise such things as preserving the island's special character, protection its water resources, and maintaining our natural resources at a sustainable level, creates an illusion that all is well when in fact all is not well. Environmental quality, special character, and natural resources are being seriously degraded by a philosophy of perpetual growth and by arbittary county and state growth allocations. It's time for Islander's who care about the long term well being of our island and community to insist that growth mandates no longer be given priority in our comp plan over stewardship, the sustainable use of our natural resources, and preservation of the island's special character. Our primary tool to that end is a clear directive in the water resources element for the creation of a management plan for the sustainable use of our ground water resources. All land use planning, zoning, and development regulations must be directly linked to such a ground water management plan. Only development accompanied by clear data showing that it can be sustainably be supported by our ground water resources will be allowed. This would be accomplished, in part, through appropriate zoning and development regulations. It will likely	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
	also require water conservation measures.		
2	The argument against prioritizing sustainability over growth allocations from the county and state is that we are supposedly required by law to do so. If we chose to challenge this assumption with a ground water management plan, it is unlikely that the GMA board, and ultimately the governor, would force us to prioritized growth over a plan to sustainably use our ground water.	Ron Peltier	
3	Bainbridge Island is very similar to Vashon Island. Similar size, both surrounded by salt water, and both designated sole source aquifer islands. Vashon, however, has a ground water plan for the sustainable use of its ground water resources. That plan is used to limit growth and development on Vashon in order to long long long-term sustainable ground water supplies both in regards to quality and quantiry. Vashon limits ground water withdrawals, carefully protects surface water, and restricts development in recharge zones (the entire island). The only significant difference between Vashon and Bainbridge is that we are a city and they are not. Their groundwater management plan, and the resulting land use zoning and regulations are legal. Given our very similar situation, there is no compelling reason why we cannot do the same thing. We are similarly situated with a compelling reason for promoting long-term sustainability just like Vashon.	Ron Peltier	
4	It should be noted in the Land Use element that the island has been designated as a sole source aquifer island and that not feasible alternative to our ground water resources is available to us for our fresh water supplies.	Ron Peltier	
O Additional issue: Use the Precautionary Principle in planning			
1	The status quo in how our policies are implemented and applied gives precedence to growth and development. This happens in part because the burden of proof, in regards to environmental impacts, is placed upon those advocating for the sustainable use of our natural resources. The needs to be turned around. Growth should not be allowed and encouraged in the absence of clear scientific evidence proving adverse environmental impacts. It should be allowed in the presence of scientific consensus that it is not harmful to the environment. The burden of proving no long-term harm needs to fall upon growth and development.	Ron Peltier	
P Additional issue			

Jane Rasely

From: Jane Rasely
Sent: Tuesday, May 05, 2015 8:56 AM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Comp Plan comments for 5/14 meeting
Attachments: GS 5415 LAND USE ISSUE MATRIX.doc

Good Morning,

Please see attached public comment.

Thank you,

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: Council
Sent: Tuesday, May 05, 2015 8:54 AM
To: Kathy Cook; Morgan Smith; Jennifer Sutton
Cc: Jane Rasely
Subject: FW: Comp Plan comments for 5/14 meeting

From: Gloria Sayler [<mailto:gloriasayler@ymail.com>]
Sent: Monday, May 04, 2015 4:24 PM
To: Council; Doug Schulze
Subject: Comp Plan comments for 5/14 meeting

Attached are my comments for the 5/14 meeting.
Thanks for this opportunity.
Gloria Sayler
Agate Pass Rd NE

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission C
A Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere			
1	I think that in order to preserve our open space and to provide infrastructure support (water, sewer, transportation) we probably need to adjust these targets to 50% Winslow, 10-15% in NSCs, and the remaining 35-40% elsewhere.	Gloria Sayler	
B Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements			
1	Land use elements directly impact the environment and transportation . Various studies have shown that development impacts our streams and the Sound. We have serious traffic issues at the North End, and public transit or ride sharing is most easily implemented in greater density areas.	Gloria Sayler	
2	Land use elements directly impact the environment and transportation. Various studies have shown that development impacts our streams and the Sound. We have serious traffic issues at the North End, and public transit or ride sharing are most easily implemented in greater density areas.	Gloria Sayler	
C Ways to articulate the connections between the Land Use and Utilities Elements			
1	See above comment on sewers and Land Use. When density reaches a certain limit or there are indicators that septic tanks/fields are failing then we need to have a plan for sewer construction.	Gloria Sayler	
2	In addition to sewers, we need to consider utilities such as electric and internet/broadband	Gloria Sayler	
D Civic design Goals and Policies for Winslow, NSCs, and SR 305			
1	Civic design goals should be consistent with sustainability, diversity/accessibility and connectivity for our Island.	Gloria Sayler	
E The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform			
1	Island wide land use patterns must be based on sustainable development and conservation of our natural resources.	Gloria Sayler	
F Measures to improve human health			
1	Working toward complete streets and neighborhoods, and seeking out opportunities to connect people via non-motorized or public transit to the resources they need.	Gloria Sayler	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission C
2	Evaluate current speed limits throughout the Island and determine safe speeds for each area – also creating less variability between various speed zones on the Island.	Gloria Sayler	
G	The Comprehensive Plan and implementation within the framework of the Growth Management Act, the Vision 2040 regional plan, and the Kitsap County Countywide Planning Policies		
1	The Comprehensive Plan should be written in away that it is easily understood by the citizens of Bainbridge Island, and as much of it as possible, be codified so that our laws/codes are consistent with our vision.	Gloria Sayler	
H	Ways to streamline, clarify and strengthen the Plan's text		
I	After reviewing the existing Vision, guiding principles and planning goals, consider ways to more clearly articulate the framework of high-level policy direction to the Plan Elements		
1	I believe sustainability and preparing for the foreseen (growth and probable earthquake) and unforeseeable (how much growth and timing of earthquake) need to be at the forefront of our Comp Plan development, and of the Planning department (as well as cooperating departments related to growth nad disaster management) agenda.	Gloria Sayler	
J	Articulate the Relationship of the Comprehensive Plan to other plans, projects and programs, including, but not limited to: city functional plans (e.g., city utilities), development regulations, capital projects, the city organization and operating budget (e.g., Priority Based Budgeting)		
K	Clarify the Relationship of the Comp Plan and City to the functions and activities of other units of government or organizations		
L	How to promote a culture of stewardship, citizenship, and community engagement		
1	The City can/should lead in terms of both the spirit and the practice of stewardship. Efforts like increasing the City's efficient use of electrical power, conservation of water, and protection of the water supply/environment are critical. The City can also encourage individual residents as well as neighborhoods to implement such efforts.	Gloria Sayler	
M	Food Policy for Bainbridge Island		
N	Additional issue		
1			

Jane Rasely

From: PCD
Sent: Tuesday, May 05, 2015 8:51 AM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Land Use Element Workshop
Attachments: IMG_2796.jpg; IMG_2797.jpg; IMG_2799.jpg

Good Morning,

Please see public comment below and attached.

Thank you,

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: Susan Thomas [mailto:susan59thomas@gmail.com]
Sent: Monday, May 04, 2015 1:45 PM
To: PCD
Subject: Land Use Element Workshop

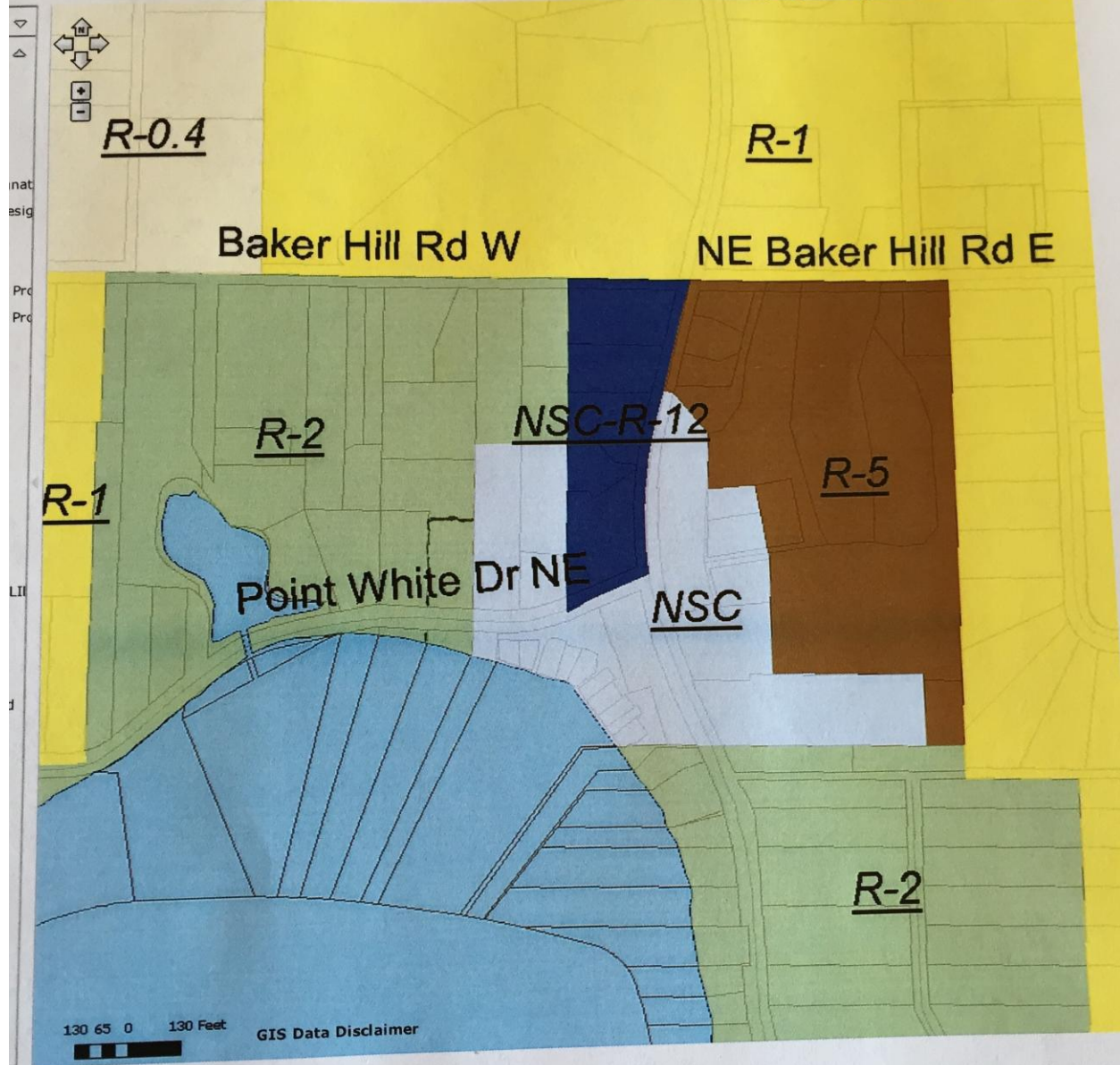
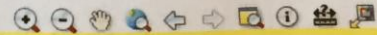
Dear Commission members,

I am the owner of two properties at Lynwood Center that are commonly called the Bainbridge Lumberyard. These two lots are identified as tax parcel-042402-1-019-2009 which is waterfront and currently zoned NSC, and tax parcel-042402-1-021-2005 also waterfront and bisected by Point White Drive, zoned R-2.

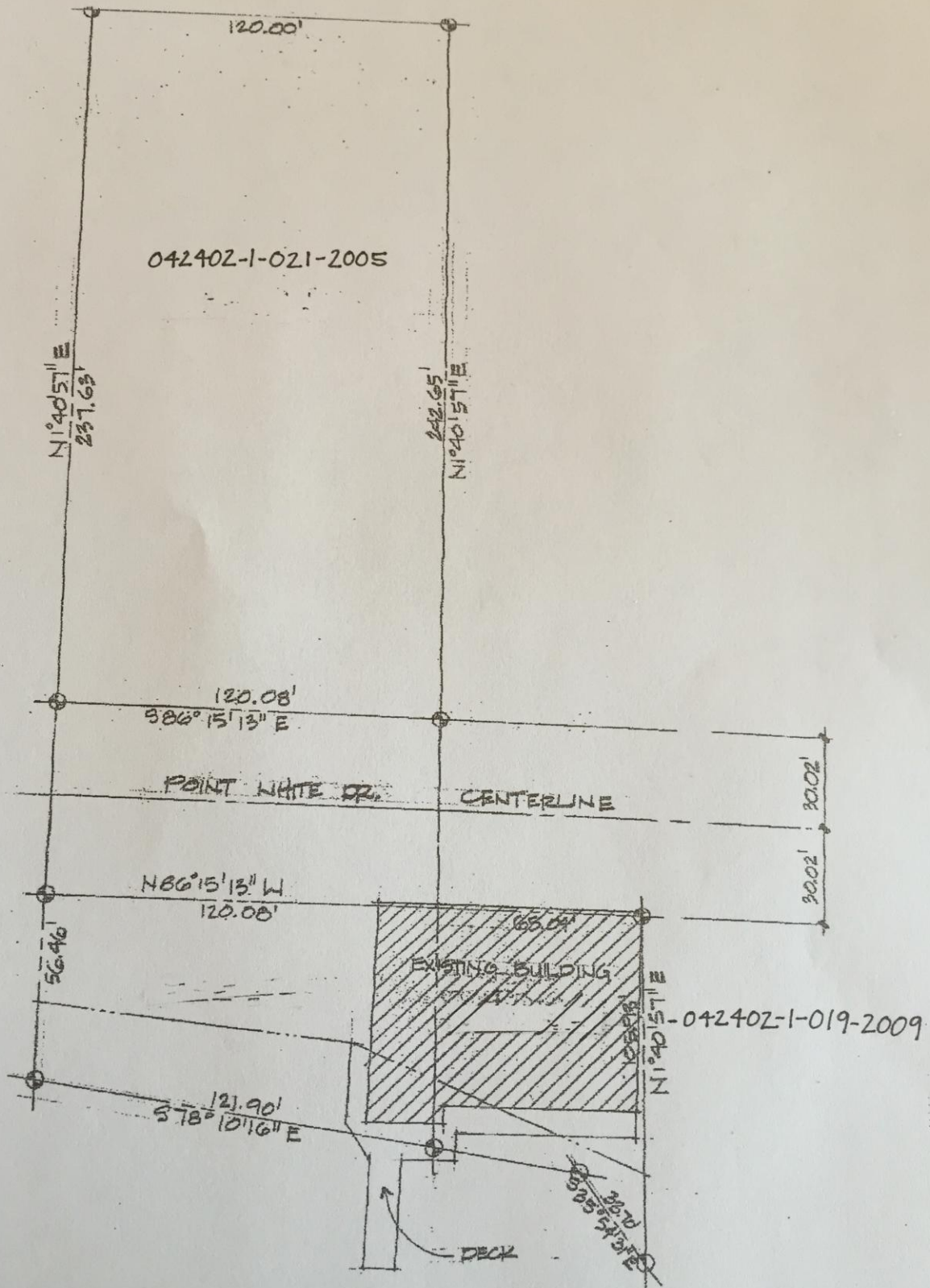
The building, shown in attached drawings and photos, sits on both lots. Historically the west parcel has been and is used as storage for lumber and other construction materials. In 1996, when the city rezoned the area, it was requested that it be zoned NSC and I feel this was overlooked.

I believe with this new process you could make this change and it would be a step toward fulfilling a goal stated in the Land Use Element.

Thank you.
Susan Thomas







Jane Rasely

From: PCD
Sent: Monday, May 04, 2015 12:50 PM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: In support of IFRD
Attachments: Land Use 1.29.15.pdf

Good Afternoon,

Please see public comment below.

Thank you,

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: G Thompson [mailto:gthompson206@msn.com]
Sent: Monday, May 04, 2015 9:07 AM
To: PCD
Subject: In support of IFRD

Attached is the best draft of any document I have read that reflects my views. I have lived on this island since 1996 and know we have greatly shrinking and limited resources. I support the revisions.

GWENDALYN THOMPSON MN, RN

April 2015 Version 1.26.15

ISLANDERS FOR RESPONSIBLE DEVELOPMENT

Suggested Revisions to the Bainbridge Island Comprehensive Plan

Land Use Element: Introduction and Goal 3

1. First part shows sections with line through and highlighted additions
2. Second part shows sections as they now appear in the Comp Plan

LAND USE ELEMENT

INTRODUCTION

Our Comprehensive Plan is the overriding policy document that will guide future development on Bainbridge Island: where it will occur, what it will look like, and how it will impact our community far into the future. The Land Use Element and Environmental Element are at the heart of this official vision ~~the Comprehensive Plan~~. Together they describe the ~~a~~ balance ~~between various land use goals and policies~~ ~~uses between the distribution, location, preservation and protection of uses of land, including housing, commerce, light manufacturing, recreation, open spaces, natural resources, public utilities, public facilities, and other land uses necessary to plan for future growth in a manner that reflects the overall vision of the Comprehensive Plan.~~ Central to that balance is a commitment to the long term stewardship of our island that considers not only our aspirations but the needs and aspirations of future generations.

The first section of the Land Use Element provides an overview of the existing pattern of development: 1) how much of the land is currently devoted to residential, commercial, light-manufacturing, public facilities, and agricultural uses, 2) where these uses are located, 3) how much of the island's land is ~~vacant~~ ~~remains in a more natural, or less developed state~~, and 4) ~~the lands that may offer~~ future development potential on the Island.

The second section of the Element contains the goals and policies, which provide guidance for future land use.

Framework of the Plan The Framework Goals and Policies establish the overall approach to managing growth on Bainbridge Island. As a city, Bainbridge Island is an urban growth area under Washington State's GMA. However, ~~the primary obligation of our City government is to ensure that~~ future growth on Bainbridge will be accommodated in a manner that ~~is consistent with the requirements of GMA, yet~~ retains the Island's special character and quality of life that its residents so highly value. ~~This will be done in a manner that gives equal consideration to both present and future generations.~~ The first sentence of Washington's Growth Management Act states:

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state.

Five overriding principles guide the **our Plan are**:

- 1) Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
- 2) Protect the water resources of the Island.
- 3) Foster the diversity of the residents of the Island.
- 4) Balance the costs and benefits to property owners in making land use decisions.
- 5) Base development on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Three of our Plan's overriding principles are about stewardship: 1, 2, and 5. These overriding principles referring to preservation, protection, and sustainability, underscore the importance that Bainbridge Islanders attach to the stewardship of what we know to be a very special place.

There is another important concept in the Plan: the potential for increases in zoning densities that may further a public purpose. Such increases, however, will only be allowed in a manner that is consistent with the long term sustainable use of the island's finite natural resources: most notably, the groundwater contained in our aquifers. ~~Due to Island's ability to accommodate the anticipated growth, through the number of existing platted lots on the Island and the unused capacity under current zoning, increase in density over current zoning further a public purpose.~~ The public purposes **associated with possible increases in zoning density, and** identified in the Plan are:

- 1) Shift density from critical areas and farmland to Winslow.
- 2) Provide affordable housing.
- 3) Contribute to public infrastructure and public amenities in excess of what is needed to mitigate the impacts of development.

Another important component of the Plan's framework is an emphasis on establishing benchmarks against which to assess the continued viability of the Plan. **This provision carries over from our last Comprehensive Plans without having been implemented. A** Regardless of past shortcomings, however, a monitoring program must be created to track the success of the City in achieving the vision and goals of the Plan. **Such a program must be transparent and will include citizen volunteers.**

Skip forward to Page 8 of Existing Land Use Element

GOAL 3

This Comprehensive Plan recognizes and affirms that, as an Island, the City has natural constraints based on the **limited** carrying capacity of its natural systems. ~~The Plan strives~~ **number one priority of this plan** is to establish a development pattern that is consistent with the goals of the community and compatible with the Island's natural systems. **All land use planning will be contingent upon consistency with this over arching principle of stewardship.** Stewardship will be understood as a progressive and enlightened approach as to how natural resources, natural systems, natural capital, as well as social and cultural capital are utilized and managed over a long period of time to ensure that they are not degraded by short sighted policies and practices. The overall goal of stewardship is to prioritize the sustainable use of natural and other resources without diminishing the natural capital essential to the well being

of future generations.

FRW 3.1

~~Recognizing~~ We recognize that the actual carrying capacity of the Island is not known. ~~the citizens of Bainbridge Island should strive to conserve and protect its natural systems, within the parameters of existing data. Revisions to the Plan should be made as new information becomes available.~~ We do know, however, that it is limited. Therefore, until the Island's

actual carrying capacity is known, all future development planning shall prioritize the long-term protection of Bainbridge Island's natural systems using the Cautionary Principle.

Discussion: The carrying capacity of Bainbridge Island is determined by many factors, including the supply of limited resources (particularly water), changes in patterns of consumption, and technological advances. This Plan acknowledges that, with current information, the exact carrying capacity of the Island is not known. During the timeframe of this Plan, additional information on the carrying capacity of the Island ~~should~~ shall be developed. The Plan seeks to take a ~~balanced and~~ responsible approach to future development that recognizes the rights of future generations to inherit from us a healthy environment. As our understanding of the Island's natural systems, and their carrying capacity changes, the recommendations of this Plan ~~should~~ will be ~~reconsidered~~ revised to ensure that they ~~continue to~~ represent a responsible path for the long-range future of the Bainbridge Island.

FRW 3.2

A public education program ~~should~~ will be established to foster the community's understanding of the natural systems on the Island and their carrying capacity. This program will be run by personnel who are qualified with appropriate training and who are committed to the principles of stewardship and sustainability.

FRW 3.3

This Plan recognizes that stewardship of the land is primarily a responsibility of City government, but individual citizens and the community as a whole also have an important role to play. Through its ~~status as an employer and landowner~~ unique position, the City government shall ~~take advantage of its opportunities to be an example of~~ use every means at its disposal to promote environmental stewardship so that others will be encouraged to follow suit.

FRW 3.4

The City shall develop a program which recognizes and rewards stewardship so that others will be encouraged to follow suit.

FRW 3.5 This Plan recognizes that the natural resources associated with land use on Bainbridge Island belong to everyone and that they are essential to the health and welfare of the entire island and to the waters of Puget Sound that surround us.

FRW 3.6

City government, C.O.B.I., or "the City", will not place fiscal concerns above the long-term stewardship and sustainability of Bainbridge Island's natural resources.

II. Above sections as they appear in the Comp Plan

LAND USE ELEMENT

INTRODUCTION

The Land Use Element and Environmental Element are at the heart of the Comprehensive Plan. Together they describe the balance between the distribution, location, preservation and protection of uses of land, including housing, commerce, light manufacturing, recreation, open spaces, natural resources, public utilities, public facilities, and other land uses necessary to plan for future growth in a manner that reflects the overall vision of the Comprehensive Plan.

The first section of the Land Use Element provides an overview of the existing pattern of development: 1) how much of the land is currently devoted to residential, commercial, light-manufacturing, public facilities, and agricultural uses, 2) where these uses are located, 3) how much of the land is vacant, and 4) the future development potential on the Island.

The second section of the Element contains the goals and policies, which provide guidance for future land use. **Framework of the Plan** The Framework Goals and Policies establish the overall approach to managing growth on Bainbridge Island. As a city, Bainbridge Island is an urban growth area under GMA. However, future growth on Bainbridge will be accommodated in a manner that is consistent with the requirements of GMA, yet retains the Island's character and quality of life that its residents so highly value.

Five overriding principles guide the Plan:

- 1) Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
- 2) Protect the water resources of the Island.
- 3) Foster the diversity of the residents of the Island.
- 4) Balance the costs and benefits to property owners in making land use decisions.
- 5) Base development on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

There is another important concept in the Plan. Due to the Island's ability to accommodate the anticipated growth through the number of existing platted lots on the Island and the unused capacity under current zoning, increase in density over current zoning should further a public purpose. The public purposes identified in the Plan are:

- 1) Shift density from critical areas and farmland to Winslow.
- 2) Provide affordable housing.
- 3) Contribute to public infrastructure and public amenities in excess of what is needed to mitigate the impacts of development.

Another important component of the Plan's framework is an emphasis on establishing benchmarks against which to assess the continued viability of the Plan. A monitoring program must be created to track the success of the City in achieving the vision and goals of the Plan.

(Skip forward to Page 8)

GOAL 3

This Comprehensive Plan recognizes and affirms that, as an Island, the City has natural constraints based on the carrying capacity of its natural systems. The Plan strives to establish

a development pattern that is consistent with the goals of the community and compatible with the Island's natural systems.

FRW 3.1

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

Discussion: The carrying capacity of Bainbridge Island is determined by many factors, including the supply of limited resources (particularly water), changes in patterns of consumption, and technological advances. This Plan acknowledges that, with current information, the carrying capacity of the Island is not known. During the timeframe of this Plan, additional information on the carrying capacity of the Island should be developed. The Plan seeks to take a balanced and responsible approach to future development. As our understanding of the Island's capacity changes, the recommendations of this Plan should be reconsidered to ensure that they continue to represent a responsible path for the long-range future of the Island.

FRW 3.2

A public education program should be established to foster the community's understanding of the natural systems on the Island and their carrying capacity.

FRW 3.3

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

FRW 3.4

The City shall develop a program which recognizes and rewards stewardship so that others will be encouraged to follow suit.

Jane Rasely

From: PCD
Sent: Tuesday, May 05, 2015 8:55 AM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Comp Plan recommendations
Attachments: 5.4.15 -Comp Plan recommendations-LAND USE ISSUE MATRIX-Friends of the Farms-BH-150503.doc

Good Morning,

Please see public comment below and attached.

Thank you,

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: Wendy Tyner [<mailto:wendy.tyner@friendsofthefarms.org>]
Sent: Monday, May 04, 2015 4:00 PM
To: PCD
Subject: FW: Comp Plan recommendations

From: Wendy Tyner
Sent: Monday, May 04, 2015 3:57 PM
To: 'pcd@bainbridgewa.gov'
Cc: 'Virginia Brewer (viriniabrewer@gmail.com)'; 'bhanson@studio-hansonroberts.com'
Subject: Comp Plan recommendations

Here are some additional land use recommendations from Becca Hanson and Friends of the Farms. Thank you! Wendy

Wendy Tyner

Executive Director
Friends of the Farms
221 Winslow Way Suite 103
Bainbridge Island, WA 98110
w) 206.842.5537
c) 206.669.3931
wendy.tyner@friendsofthefarms.org
www.friendsofthefarms.org



Working to preserve and enhance local farming

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
A	Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere		
B	Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements		
1	Preserve 1% of public land (180 acres) restricted for farming- (currently, there are 60 acres in public ownership	Friends of the Farms	
C	Ways to articulate the connections between the Land Use and Utilities Elements		
D	Civic design Goals and Policies for Winslow, NSCs, and SR 305		
E	The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform		
1	Preserve open space characteristics of previously or currently-farmed land	Friends of the Farms	
F	Measures to improve human health		
1	Expansion and connectivity of walking trails	Becca Hanson	
2	Designated roadside bike routes to major destinations	Becca Hanson	
3	Preservation of suitable open spaces for farming	Friends of the Farms	
G	The Comprehensive Plan and implementation within the framework of the Growth Management Act, the Vision 2040 regional plan, and the Kitsap County Countywide Planning Policies		
H	Ways to streamline, clarify and strengthen the Plan's text		

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
I	After reviewing the existing Vision, guiding principles and planning goals, consider ways to more clearly articulate the framework of high-level policy direction to the Plan Elements		
J	Articulate the Relationship of the Comprehensive Plan to other plans, projects and programs, including, but not limited to: city functional plans (e.g., city utilities), development regulations, capital projects, the city organization and operating budget (e.g., Priority Based Budgeting)		
K	Clarify the Relationship of the Comp Plan and City to the functions and activities of other units of government or organizations		
1	NOTE: FOR THE 5/14/15 PC MEETING: CONSULTANT WILL SUBMIT SUGGESTED NARRATIVE TO CLARIFY THESE POINTS.	Tovar	
L	How to promote a culture of stewardship, citizenship, and community engagement		
1	Create a Community Ombudsman position to work with individuals/communities; organize volunteer events; listen to concerns / complaints; liaise with appropriate City departments – and respond / provide assistance.	Becca Hanson	
2	Provide a template for RFPs	Friends of the Farms	
M	Food Policy for Bainbridge Island		
1	The City of Bainbridge Island supports an economically, environmentally, and socially sustainable local food system. Every citizen has a right to an adequate supply of nutritious, affordable, and culturally appropriate food, both during times of plenty and during states of emergency as possible. The city will work to reduce barriers to local food production, and reduce the distance that food must travel from farm to table. The City supports the right-to-farm ordinance of the Kitsap Conservation District;	Sallie Maron, Carolyn Goodwin, and Kathleen Alcalá VIA EMAIL 4/24/15	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
	an ordinance discouraging or prohibiting the use of neonic pesticides on the island; value-added facilities in which local farmers can process food; gleaning; community gardens and composting facilities. As density on the island increases, the city will require the inclusion of land for community gardens and small commercial farming in new housing developments, and in the management of open space by the city. The city will encourage demonstration projects for the development and adoption of joint-use agreements on publicly owned sites or institutional facilities to allow gardens, distribution, and sales. The city will support the local food economy through local retail sales, distribution, and processing of locally grown food, and encouraging community-supported agricultural programs. The city supports agricultural tourism as both an economic and educational process that will promote local business and disseminate information about local production of food. The city and those operating within it will provide adequate compensation to workers in all aspects of food production, service, and distribution. The city will continue to support the local farmers market and the direct connection between consumers and farmers. The city encourages local institutions such as schools, nursing homes, churches, educational and sports facilities, as well as parks and Helpline House to seek and provide healthy, regional, and local food in their services. Part of healthy eating is active living, and the city encourages a link between local food cultivation and active living in homes, schools, nursing homes and other community facilities. The city supports related programs that enhance the walkability of the island, reduce emissions and power usage, provide agricultural education in schools, and connect elders to young people as a way to continue food ways and knowledge. To that end, the city will appoint a Food Policy Council within a year of adopting this statement as part of the Comprehensive Plan. This inclusive group of Island citizens will set priorities each year concerning topics pertaining to our food supply. Because the City of Bainbridge Island has no topic that addresses food policies per se in its Comprehensive Plan, elements of this document may fall under topics such as safety, land use, and human services.	Friends of the Farms	
N	Additional issue		

Jane Rasely

From: Debbie Vann <debbievann@gmail.com>
Sent: Monday, May 04, 2015 3:54 PM
To: PCD; Jennifer Sutton; Kathy Cook; PCD
Subject: Land use element comments
Attachments: Debbie vann comments 5-3 land use element.doc

Hi All,

I simply didn't have time to go through the entire Land Use Element, so you are getting what I have done so far. I think it's helpful to look at some other comp plans and I started with Burien and Bothell and have used a couple of quotes from those, for us to think about, particularly with regard to critical areas parts of the element.. or as far as I have gotten. This is a huge task but I am hopeful that other citizens will have gotten further with better results.

Also, could someone send me Joe Tovar's email address and please forward this on to him.

Thanks for all of your hard work and diligence.

Debbie Vann

LAND USE ELEMENT

TABLE OF CONTENTS

Introduction	1
Goals and Policies.....	5
Framework of the Plan.....	5
General Land Use	9
Winslow	13
Neighborhood Service Centers.....	23
Business/ Industrial.....	26
Residential Open Space	23
Historic Preservation.....	34
Siting of Essential Public Facilities.....	36
Existing Conditions.....	1
The Built Environment	1
2004 Update – The Built Environment.....	4
Figures.....	

LAND USE ELEMENT

INTRODUCTION

The Land Use Element and Environmental Element are at the heart of the Comprehensive Plan. Together they describe the balance between the distribution, location, preservation and protection of uses of land, including housing, commerce, light manufacturing, recreation, open spaces, natural resources, public utilities, public facilities, and other land uses necessary to plan for future growth in a manner that reflects the overall vision of the Comprehensive Plan.

The first section of the Land Use Element provides an overview of the existing pattern of development: 1) how much of the land is currently devoted to residential, commercial, light-manufacturing, public facilities, and agricultural uses, 2) where these uses are located, 3) how much of the land is vacant, and 4) the future development potential on the Island.

The second section of the Element contains the goals and policies, which provide guidance for future land use.

Framework of the Plan

The Framework Goals and Policies establish the overall approach to managing growth on Bainbridge Island. As a city, Bainbridge Island is an urban growth area under GMA. However, future growth on Bainbridge will be accommodated in a manner that is consistent with the requirements of GMA, yet retains the Island's character and quality of life that its residents so highly value.

Five overriding principles guide the Plan:

- 1) Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.
- 2) Protect the water resources of the Island.
- 3) Foster the diversity of the residents of the Island.
- 4) ~~Balance the costs and benefits to property owners in making land use decisions.~~

- (4) Base development on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.
- (5) Development is consistent with neighborhood character
- (6) Land use must provide for the reasonable use of private property.

There is another important concept in the Plan. Due to the Island's ability to accommodate the anticipated growth through the number of existing platted lots on the Island and the unused capacity under current zoning, increase in density over current zoning should further a public purpose. The public purposes identified in the Plan are:

- 1) Shift density from critical areas and farmland to Winslow.
- 2) Provide affordable housing.
- 3) Provide open space and parks
- 4) Exceeds the criteria for low impact development as is defined in the Municipal Code. **(of course this now will require that a Low Impact Development ordinance be developed and could be started now... not waiting for the plan to be finalized.)**
- ~~4) Contribute to public infrastructure and public amenities in excess of what is needed to mitigate the impacts of development. **(this is too easily translated into things like benches, additional landscaping, etc. I think this should be removed as it is too loosely defined. A tot lot or a park bench, for example, should not be seen as an amenity. See BIMC 18.12.030.B.7. The project provides one or more public amenities that would not otherwise be provided, such as greater significant tree retention or provision of more open space than is otherwise required, publicly accessible play areas, trails, or benches, or other amenities proposed by the applicant and approved by the city.**~~
- (5) Bainbridge Island is heavily encumbered with critical areas including streams, wetlands and steep slopes and our large waterfront areas. Therefore, the existing zoning or permitted development may not be able to achieve full density. **(I have read a couple of other ordinances and skimmed a few more. All have some wording on this except us.. i.e. Burien states in each zone something like this...LU 2.4 The existing and planned public facilities for the area cannot adequately support a higher density.)**

Another important component of the Plan's framework is an emphasis on establishing benchmarks against which to assess the continued viability of

the Plan. A monitoring program ~~must~~ **shall** be created to track the success of the City in achieving the vision and goals of the Plan.

Winslow

Winslow is the area of urban concentration on the Island. The Plan creates a *Mixed Use Town Center* (MUTC) which is to be the vibrant, pedestrian-oriented core of Winslow, and also recommends a change of approximately 46 acres of multi-family residential designation to the *Mixed Use Town Center*. In the MUTC, densities of up to 28 units per acre or the equivalent in floor area ratio are recommended, but only if the increase in density over existing zoning is achieved through the use of transfer development rights (TDRs) or by providing affordable housing or ~~contributions to infrastructure in excess of what is needed to mitigate the impacts of development~~ **or by providing increases in Low Impact Development technology and incorporates significant tree retention into their plans.**

Comment [DV1]: Does this still apply or has that been zoned and do we really want 28 units per acre?

Density in the district may not be able to reach the zoned density given the projected availability of water.

Five overlay districts are designated to address the distinct neighborhoods and commercial areas within the Town Center:

- *Central Core Overlay District* – To provide the commercial center; residential uses are encouraged, but not required.
- *Ericksen Avenue Overlay District* – To preserve the unique and historical features of Ericksen Avenue; retail is permitted only if on the ground floor with residential or office development above. **Historic structures must be retained.**
- *Madison Avenue Overlay District* – To provide a mix of residential and small-scale, nonresidential uses; all retail and office development must contain a residential component.
- *Gateway Overlay District* – To protect the ravine and provide low-intensity, tourist-oriented commercial, multi-family and agricultural uses. **I wonder if this is necessary as buffer reductions along the Ravine have already been permitted for 3 projects, Vinyard Lanes subdivision, Gateway and Tawressey (which was permitted because the previous two were permitted.)**
- *Ferry Terminal* – To provide ferry and associated transportation-oriented uses and a residential/office neighborhood with limited retail adjacent to the terminal to serve commuters.

The High School Road District is meant to provide commercial uses that complement the Town Center and that benefit from auto access near SR 305. ~~Special planning considerations are provided for coordinated development for the area in and around the ferry terminal, and for properties which abut Eagle Harbor.~~ A master plan for Winslow will be developed to implement the goals and policies of the Plan. **High School Road II will not permit Formula Food Restaurants in that zone.**

The Plan recognizes the existing residential districts in Winslow and suggests that the urban Multi-family District could be appropriate for an increase in density with the use of TDRs after monitoring the success of the TDR program in the Mixed Use Town Center. **(Have TDR's ever been used or do we need it at all. If we satisfy the requirement of growth from the GMA already, why give more "density" bonuses?)**

Neighborhood Service Centers

The Neighborhood Service Centers will continue to serve as small-scale commercial activity centers. The residential density within the service centers would remain at two units per acre. **New development in the Centers must use Low Impact Development techniques spelled out in BIMC ????? (need a LID ordinance)** Each NSC shall develop their own design characteristics and may be zoned for different uses through a special planning-area process.¹ These will be incorporated into the BIMC under use designations.

Island Center

Expansion of the boundaries of Island Center would be considered part of a special planning-area process.² *A contract zoning district³ for the 10-acre site on the northwest corner of Miller and Battle Point Roads would be established to continue with garden supply sales, nursery, and related uses, and provide for some possible expansion of those uses. (I could not find "contract zoning district" in the BIMC... this should be added into the Code if you decide to keep it)*

¹ A Special Planning Area is an area which reflects uses, and/or conditions which are unique to that area and would benefit from a local and/or neighborhood planning process. The Special Planning Area Process would address such issues as current use, future mix and location of uses and densities, transportation, public facilities, and services and amenities and protection of natural systems.

³ A Contract Rezone District is a distinct area for which a special zoning designation is developed which reflects uses and/or conditions that are unique to that area, and which would affect future development of the land.

Lynwood Center

The Plan recommends one change for Lynwood Center. This change is the removal of the 10-acre parcel currently designated for commercial development in Lynwood Center and designating the parcel as appropriate for increased residential density of up to five units per acre with public water and sewer. *(Is this somewhere in the BIMC?)* A special planning area process is also recommended for Lynwood Center.

Rolling Bay

Expansion of the boundaries of Rolling Bay would be considered as part of a special planning area process. *(The uses allowed and dimensions are oversized and out of character as defined in BIMC 18.09.020 and 030. So this is the same issue... all NSC's should not have the same uses under the Code)*

Business/ Industrial (B/I)

The Plan recommends expansion of the existing *Business/ Industrial District* at Day Road by an additional 35 acres. Federal, state, and local regulations govern the handling and disposal of hazardous substances and hazardous waste and will be used to guide future business/ industrial development. *(Was this done and if not, suggest you remove this... 35 acres is huge)*

Areas Outside Winslow, NSCs, and B/I

The areas of the Island outside Winslow, the neighborhood centers, and the business/ industrial areas are designated *Residential Open Space* and are characterized by forest lands, meadows, small-scale farms, and narrow, winding heavily-vegetated roadways. These areas also contain much of the Island's sensitive areas. These include aquifer recharge areas and wetlands and streams, which serve a variety of important functions, and also serve as fish and wildlife habitat and geologically hazardous slopes. The Island has numerous steep slopes, liquefaction of soils, and landslide areas. *(we have already had a slide that killed a family on Rolling Bay Walk, but now, the city is allowing development there and on the land above).* These hazards require additional protection for the safety of homes and lives. Due to these restrictions, zoned land may not be able to reach its zoning density. The Plan attempts to encourage a pattern of development which will preserve and protect these areas.

The Plan ~~recommends~~ **requires** the creation of flexible lot design subdivision, **clustering of lots and** short plat processes that will ~~encourage in some zones will require~~ a more creative approach than the traditional lot-by-lot development for **(sugest R-8 – R2.9)**. ~~This~~ **These** methods addresses lot design, building placement, and circulation. Clustering of lots is encouraged, with varying lot sizes, to provide **protected** open space and protect the Island's natural systems. **Protection of open space, parks, trees and tree tracks is a priority. (This will require a change to the Cluster option in the BIMC 17.12.030. B. I have never understood why flex lot requires open space be protected but not cluster. I think it should be in both and see no need to cluster homes if you are going to allow the open space set aside by clustering to then be eventually developed.)**

A *Critical Areas Overlay District* is created for the protection of certain critical areas (wetlands and high-vulnerability recharge areas). ~~The underlying base density is retained, but development is subject to the requirements of the overlay district.~~ *(this is where we differ from other CP's which say that the underlying density in these areas may not be able to be developed and we might want to include aquifer recharge zones)* Development through clustering by using the Flexible Lot Design Subdivision Process, **the cluster option** or the use of TDRs, is at the underlying base density. **Development at the zoning level may not be possible. (I don't know this BIMC code, but this should be included here to augment that BIMC)** If the owner of property located in an area currently designed for development at one unit per 2.5 acres chooses to develop through a standard subdivision process, then density would be limited to one unit per ten acres.

Historic Preservation

Historic Preservation Goals and Policies recognize the importance of archaeological, cultural and historic resources on the island. Bainbridge Island is a Certified Local Government (CLG) with a Historic Preservation Commission (HPC). Responsibilities of a CLG, and its HPC, include establishing an historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing nominations for the state and national historic registers, maintaining a Local Historic Register and providing resources and advocacy for historic preservation. **Heritage trees are also now protected**

The City is committed to the preservation and enhancement of Bainbridge Island's historic character. Historic resources, including archaeological sites, cultural places, pastoral landscapes and historic structures are important community assets. The City recognizes that these places are an essential part of Bainbridge Island's character and shall be identified, evaluated, and preserved.

Siting of Essential Public Facilities

The Plan requires the creation of a Facility and Site Evaluation Committee (composed of citizens, City staff, and elected officials) to review the siting of proposed essential public facilities. The Plan also requires that each public agency develop a notification and communications plan to ensure early public review of proposed essential public facilities and promote trust between government agencies and the community. **Monitored licensed providers (Class A systems) of water must provide data that water recharge data is available.**

Land Use maps are part of the Land Use Element.

GOALS AND POLICIES

Framework of the Plan

~~The GMA requires Bainbridge Island to plan, at a minimum, for the growth in population allocated to it by the Washington State Office of Financial Management and the Kitsap County Regional Planning Council. Bainbridge Island's Comprehensive Plan does accommodate projected growth in a way which is consistent with the requirements of the GMA, yet true to the community's vision and overall goals for the future.~~

~~Five overriding principles guide the Plan:~~

- ~~1) The costs and benefits to property owners should be considered in making land use decisions.~~
- ~~2) Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.~~

This is already here, doesn't need to be twice.

GOAL 1

The City of Bainbridge Island will plan for growth based on the growth targets established by the Kitsap Regional Planning Council: 7,430 additional residents from 1992 to 2012 and, at the same time, promote and sustain high standards that will not diminish the quality of life and/or degrade the environment of the Island.

FRW 1.1

The City accepts the Kitsap Regional Planning Council (KRPC) population allocations and will continue to analyze the impacts of these allocations as the Comprehensive Plan is implemented.

Discussion: On June 7, 1995, the KRPC amended the Kitsap Countywide Planning Policies to revise the 20-year planning horizon under GMA and to revise the population forecast for the County and the subarea allocation for each of the local jurisdictions within the County. Bainbridge Island was allocated a population of 24,280 by the year 2012. The 1992 Island population was 16,850 persons. With an allocation of 24,280, the Island must plan for an increase in population of 7,430 persons by the year 2012 (the difference between the 20-year allocated population of 24,280 and the 1992 population of 16,850). See Introduction and Land Use Element Appendices J.

This Comprehensive Plan allocates more than enough development capacity to accommodate the target patterns, and opportunities for choice in residential location and lifestyle. Finally, the Plan acknowledges the planning constraints which result from the large number of existing nonconforming and previously platted lots.

FRW 1.2

As a city, Bainbridge Island constitutes an urban growth area under the GMA. Although an urban growth area, future growth on Bainbridge will be accommodated in a manner which is consistent with the requirements of the GMA and yet retains the Island's character, **protects the Island's water resources** and the quality of life which its residents so highly value.

Discussion: Consistent with the Growth Management Act, all land within the City of Bainbridge Island is included in the City's urban growth area. While Bainbridge is an Island-wide City, it is not characterized by urban development with a full range of urban facilities and services, but contains a

variety of development patterns that range from urban to less intense development. Winslow is the urban center of the Island. The existing Neighborhood Service Centers supplement Winslow's commercial activity, with the Business/ Industrial District providing a location for environmentally sound manufacturing businesses.

Outside of Winslow and the Neighborhood Service Centers, the Island has a rural appearance with forested areas, meadows, farms, and winding, narrow, and heavily vegetated roadways. These characteristics represent the Island character that is so highly valued by its residents. As important as preserving Island character is to its residents, of equal importance is the protection of the Island's environmentally sensitive areas. These outlying areas contain much of the Island's sensitive areas – the major recharge areas for the Island's aquifers, wetlands, and streams which serve a variety of important functions. Much of the area serves as fish and wildlife habitat. *The Island has numerous steep slopes, high bank waterfront and liquefaction soils all that contribute to landslides and damage to property and life.* There is strong public support to encourage a pattern of development which preserves and protects ~~this~~ *these* portions of the Island.

FRW 1.3

The Plan targets Winslow to accommodate 50% of the population growth through the year 2012, with the Neighborhood Service Centers to accommodate up to 5%. The balance of the growth would be absorbed throughout the remainder of the Island. For purposes of allocating 50% of the growth, Winslow shall be defined as Winslow Master Plan Study Area. (Figure 2.3 of the Winslow Master Plan.)

Discussion: The 1992 population of Winslow was 3,397 persons. Fifty percent of the Island's 2012 population allocation is 3,715. Winslow is therefore targeted for a 2012 population of 7,112 persons. The 2003 population estimate for the City of Bainbridge Island as provided by the Washington State Office of Financial Management (OFM) is 21,350 people.

The Winslow Master Plan study area is intended to encourage a neighborhood of the Island which contains a strengthened, vital downtown where people want to live, shop and work. Outside the mixed use, higher density center, there would be a variety of housing choices, from higher density multi-family areas immediately adjacent to the downtown to single family residential neighborhoods. *(some plans have a table showing the*

requirements and how we meet those. I think it is important to state here that our current zoning complies with the growth goals of the GMA. Often the way this is discussed, it appears that we will not reach those goals and so give bonuses for some types of development. If we already meet the goals, why give so many bonuses, although some like affordable housing probably should be kept)

GOAL 2

Establish areas of urban concentration where public facility and service capacities already exist, or are being developed, and which are characterized by growth that will be served by a combination of existing and new public facilities and services, and which can be accommodated by existing or known water resources.

FRW 2.1

Winslow is the urban core of the Island, while the existing Neighborhood Service Centers are small-scale centers. In order to achieve the goals of the GMA this Plan would:

- Encourage development in areas where public facilities and services exist or can be provided in an efficient and effective manner.
- Provide a vibrant, pedestrian-oriented core.
- Reduce sprawl.
- Provide choice of housing location and lifestyle.
- Maintain and protect environmentally sensitive and resource lands.
- Encourage the retention of open spaces.
- Maintain and enhance the fish and wildlife habitat.
- **Protects tree stands and historic trees**

FRW 2.2

Increased density over and above the existing zoning in the NSCs should only occur through a shift in density ~~from critical areas overlay districts and farms through TDRs and through the use of density bonuses~~ for affordable housing.

Development within the MUTC and High School Road Districts shall be consistent with the Winslow Master Plan (contained in the Subarea chapter of this Plan). The level of development shall be determined by using Floor

~~Area Ratio (FAR) rather than dwelling units per acre. The use of FAR may result in an increase in the base level of development (density) over the existing zoning, but will provide greater flexibility in type and size of housing units that will further the goals of this Plan.~~ (Again, why should FAR increase density, if our current zoning already meets the GMA requirements. As we already know, much of the commercial/retail spaces are empty)

A base level of commercial and residential density within the overlay districts of the MUTC and the High School Road districts shall be established as described in the Winslow Master Plan, ~~with an increase in the FAR allowed through the use of:~~ An increase in FAR will only be allowed for:

- Affordable housing.
- TDRs (transferable development rights).
- ~~Contributions to public infrastructure and public amenities in excess of what is required to mitigate the impacts of development.~~
- Transfer of density within the MUTC and within the High School Road Districts.
- ~~Preservation on site of historic structures eligible for inclusion on a local, state or federal register of historic places.~~ *Shouldn't we simply require that historic structures be maintained ...*
- ~~Locating ferry related parking under building.~~ *Shouldn't we just require that ferry related parking be under the building.*

FRW 2.3

Phasing mechanisms ~~and/or incentives~~ should be developed to promote the timely and logical progression of commercial and residential development. *As we saw with Visconsi and others, phasing is not required but perhaps should be included in an update of the BIMC.*

- ~~3) Preserve the special character of the Island which includes forested areas, meadows, farms, marine views, and winding roads bordered by dense vegetation.~~
- ~~4) Protect the water resources of the Island.~~
- ~~5) Foster diversity of the residents of the Island, its most precious resource.~~ *(already in here)*

GOAL 3

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

Development shall be required to utilize the latest in Low Impact Development techniques. These include water reuse and retention, increases the use of solar and wind or other techniques to generate electrical power, and decreases the use of the car. The Plan acknowledges that Climate Change can have a serious effect on much of the Island's shorelines and water availability.

FRW 3.1

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

Discussion: The carrying capacity of Bainbridge Island is determined by many factors, including the supply of limited resources (particularly water), changes in patterns of consumption, and technological advances. This Plan acknowledges that, with current information, the carrying capacity of the Island is not known. During the timeframe of this Plan, additional information on the carrying capacity of the Island should be developed. The Plan seeks to take a balanced and responsible approach to future development. As our understanding of the Island's capacity changes, the recommendations of this Plan should be reconsidered to ensure that they ~~continue to represent a responsible path~~ **protect these resources** for the long-range future of the Island. **The Plan requires that new development will utilize development tools to protect these resources and development will not be allowed to deplete these resources.**

FRW 3.2

A public education program should be established to foster the community's understanding of the natural systems on the Island and their carrying capacity.

FRW 3.3

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

FRW 3.4

The City shall develop a program which recognizes and rewards stewardship so that others will be encouraged to follow suit.

GOAL 4

Ensure that the community vision and goals embodied in this plan are actually obtained.

FRW 4.1

Develop a series of benchmarks against which to measure the Plan's continued viability and ensure that continued public input is part of the monitoring program.

FRW 4.2

The Action Plan to implement the Comprehensive Plan should be reviewed yearly to determine if the actions described in the Action Plan have been accomplished.

FRW 4.3 The City will ensure that the goals and purposes of the plan are implemented in the Bainbridge Island Municipal Code and will ensure that any changes to the BIMC are in concert with the Plan.

GOAL 5

Strive to ensure that basic community values and aspirations are reflected in the City's planning program while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City regulations. Private property shall not be taken for public use without just compensation having been made. ~~The property rights of landowners shall be protected from arbitrary and discriminatory actions.~~ However, the Plan recognizes that given the extensive critical areas on the Island, the underlying zoning density may

not be able to be reached. Protection of natural resources is the highest priority but shall not remove all reasonable use of private property. *(I know... already said this.... And you don't want to repeat yourself.*



PROPOSED POLICY

The City shall allow a density bonus in exchange for putting a portion of property into conservation as open space, farmland or public access. Homes must be built green and small with significant reduction in resource use.

PROPOSED METRICS

2018 - Implement demonstration code

Why? Existing Gaps*

There is a growing demand for small footprint homes & communities outside of Winslow.

How? New Regulations

Implement new regulations similar to HDDP that include land conservation requirements.

What? Desired Outcomes

Creation of small communities, similar to cottage housing, in rural areas while conserving more open space and reducing resource footprints.

*Current Policy



GREEN BUILDING

Navigate Bainbridge

PROPOSED POLICY

The City of Bainbridge shall implement a green building code for both commercial and residential projects requiring a building permit.

PROPOSED METRICS

2018 – Completion of Incentivized COBI Green Building Model Code

2021 - Implement Mandatory COBI Green Building; Adopt Architecture 2030 metrics for energy, water & waste

Why? Existing Gaps*

Construction & operation of buildings uses a majority of our resources & energy. We need a Green Building Code to reduce environmental impacts and conserve resources.

How? New Regulations

Initiate demonstration code with incentives and then implement permanent sustainable standards for all new construction.

What? Desired Outcomes

Increased energy efficiency, use of renewable energy, waste reduction, & reduced water use.

*Current Policy

Puget Sound Vision 2040, Bainbridge Island Comprehensive Plan

MPP-En-21: Reduce the rate of energy use per capita, both in building use and in transportation activities.

MPP-En-23: Reduce greenhouse gases by expanding the use of conservation and alternative energy sources and by reducing vehicle miles traveled by increasing alternatives to driving alone.

MPP-DP-46: Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.

MPP-DP-49: Support and provide incentives to increase the percentage of new development and redevelopment — both public and private — to be built at higher performing energy and environmental standards.

MPP-PS-12: Promote the use of renewable energy resources to meet the region's energy needs.

HIGH SCHOOL ROAD URBAN VILLAGE

Navigate Bainbridge

PROPOSED POLICY

The City shall revise development standards for HS-1 & HS-2 districts to promote pedestrian oriented - mixed use development in lieu of current auto-oriented uses.

PROPOSED METRICS

2018 - Code Update

Why? Existing Gaps*

Lack of requirement for residential impedes development of mixed use district. Current regs encourages low density, auto oriented uses.

How? New Regulations

Increase FAR and require mixed use development with multi-story buildings.

What? Desired Outcomes

Creation of walkable mixed-use village with residential on upper floors. This takes pressure off downtown Winslow and protects it as historic core.

*Current Policy



ISLANDWIDE HDDP

Navigate Bainbridge

PROPOSED POLICY

In order to encourage compact & green land use, the City shall adapt HDDP (Housing Design Demonstration Program) to outlying areas of the island.

PROPOSED METRICS

2016 - Integrate HDDP into Land Use Code for Winslow
2018 - Code Update for islandwide implementation

Why? Existing Gaps*

Current HDDP demonstration code is set to expire. Code has fostered Island's first green and affordable communities.

How? New Regulations

Integrate HDDP into land use code with potential for adaptation outside of Winslow by integrating land conservation strategies.

What? Desired Outcomes

Small footprint homes, cluster type development, create community, increased number of affordable homes.

*Current Policy



REVITALIZE NSC's

Navigate Bainbridge

PROPOSED POLICY

At Rolling Bay and Island Center NSC's, The City shall: 1) allow alternate solutions to on-site septic (such as community septic) , (2) increase density to R-5 minimum & (3) allow HDDP

PROPOSED METRICS

2016 – Allow HDDP in NSC

2018 – Code Update for alternative septic

Why? Existing Gaps*

Neighborhood Service Centers are unable to realize potential due to lack of sewer and adequate density for intended mixed use designation.

How? New Regulations

Allow alternative infrastructure or provide sewer service; revise zoning for R-5 min density and participation in HDDP incentives

What? Desired Outcomes

Increase local services, walkable neighborhoods, reduce car trips, create community and reduce impacts.

*Current Policy

Puget Sound Vision 2040, Bainbridge Island Comprehensive Plan

MPP-PS-9: Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should only be considered when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.

MPP-DP-11: Support the development of centers within all jurisdictions, including town centers and activity nodes.

MPP-DP-50: Streamline development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.

NSC 1.6: The Neighborhood Service Centers should achieve a mix of neighborhood-scale businesses, public uses, and housing which are compatible with the scale and intensity of the surrounding residential neighborhood and which minimize the impact of noise, odor, lighting, fire safety, and transportation on the neighborhood.

COMMUNITY SEPTIC

Navigate Bainbridge

PROPOSED POLICY

The City shall work with the the County Health Department to allow innovative solutions for on-site sewage treatment including community septic and greywater systems.

PROPOSED METRICS

2018- Code revision for alternative septic

Why? Existing Gaps*

Existing septic requirements restrict opportunity for rural cluster housing and revitalization of Neighborhood Service Centers.

How? New Regulations

New regs would allow shared systems, reduced lot area for septic and greywater systems.

What? Desired Outcomes

Alternative systems would encourage small footprint cluster homes, increase open space and water recharge, and support mixed-use in NSC's.

*Current Policy

TRANSIT DIVERSITY

Navigate Bainbridge

PROPOSED POLICY

To promote non-motorized modes of travel, the City shall evaluate reducing residential parking requirements for projects which provide alternative measures to reduce vehicle use and have direct proximity to Ferry Terminal District.

PROPOSED METRICS

see City of Portland Municipal Code 33.266.200

Parking requirement within NSC:
2018 - 0.5 parking stall/dwelling unit
2025 - 0.0 parking stall/dwelling unit

Why? Existing Gaps*

Urban housing close to transit allows households to greatly reduce or eliminate the need for a car.

How? New Regulations

Reduce residential parking requirement in projects which include car share program & interior bicycle parking.

What? Desired Outcomes

Increased housing alternatives for non-car users. Promote use of public transportation and non-motorized transportation to reduced carbon emissions.

*Current Policy

Puget Sound Vision 2040, Bainbridge Island Comprehensive Plan



URBAN GARDENS

Navigate Bainbridge

PROPOSED POLICY

The City shall recognize green infrastructure as a complementary approach to tree preservation in the Mixed Use Town Center. Valued features may include green roofs, vegetated walls and building integrated planters.

PROPOSED METRICS

see Seattle Green Factor program
see Singapore LSUH 2.0 Appendix 2 Ordinance
2016 - Alternate policy to Tree Retention

Why? Existing Gaps*

Current tree retention requirements limit solar access and fail to recognize other sustainable strategies to enhance natural features in town.

How? New Regulations

Modify code to allow vegetated roof and living wall landscape as an alternative to meet portion of tree retention requirements.

What? Desired Outcomes

Mitigate displaced landscape replacement by using living walls, green roofs, rain gardens, and provide natural habitat, enhance solar access and daylighting spaces.

*Current Policy

Puget Sound Vision 2040, Bainbridge Island Comprehensive Plan
LU 3.1: Landscaping standards shall be established for the parking lots of multi-family, commercial, office, and mixed use developments to provide visual screening and to limit the impacts of impervious surfaces. Consideration should be given to the use of street trees which will allow solar access.



WATER CONSERVATION

Navigate Bainbridge

PROPOSED POLICY

To help protect our limited water supply, the City shall establish water conservation and re-use practices for new construction and provide educational outreach for all existing uses.

PROPOSED METRICS

2018 Code Update
10% Reduction in water use by 2016
20% Reduction in water use by 2020
30% Reduction in water use by 2025

Why? Existing Gaps*

We live on an aquifer. We need to manage our consumption. Reduce, Reuse, & Recharge are the strategies we need to implement.

How? New Regulations

Conservation measures include:
Community Education, Green Building Code, Low Impact Development standards.

What? Desired Outcomes

Increase aquifer levels with conservation and infiltration.

*Current Policy

Puget Sound Vision 2040, Bainbridge Island Comprehensive Plan
MPP-PS-8: Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.
MPP-PS-19: Reduce the per capita rate of water consumption through conservation, efficiency, reclamation, and reuse.
FRW 3.1: Recognizing that the carrying capacity of the Island is not known, the citizens of Bainbridge Island should strive to conserve and protect its natural systems, within the parameters of existing

data. Revisions to the Plan should be made as new information becomes available.
FRW 3.2: A public education program should be established to foster the community's understanding of the natural systems on the Island and their carrying capacity.

Bainbridge Island Key Issues and Public Comment

LAND USE ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
A	Growth Strategy which places 50% of growth in Winslow, 5% in NSCs, and 45% elsewhere		
B	Ways to articulate the connections between the Plan's Land Use, Environmental, and Transportation Elements		
C	Ways to articulate the connections between the Land Use and Utilities Elements		
D	Civic design Goals and Policies for Winslow, NSCs, and SR 305		
E	The desired future Island-wide land use pattern with respect to conservation objectives, building form, and landform		
1	<u>Bainbridge Architects for Sustainable Island Community - Sustainability and the Bainbridge Island Land Use Element</u> <u>Goals:</u> COMMUNITY It is important that all future development on the Island be focused on the need to enhance, build and create community while at the same time reducing the impact of all aspects of life on the environment. REDUCE IMPACT – Water as an example. Given our limited availability of water, the most important goal should be reducing our water consumption on the Island. Can we cap consumption at current rates by focusing across the board on reducing use in new, existing and remodel construction, as well as in industry, farming and business. We need to reduce our consumptions of all our resources whether energy, materials and even land. It is possible to conserve more land by reducing the footprint of development by using various conservation strategies. <u>Process:</u> With the goals of building community and reduction of resource consumption the approach we have taken is to look at the existing comp plan, conditions on the island, etc and determined where there is a: • gap or issue that needs attention and then determined an • outcome that might be desirable and then outlined a • regulation that would facilitate the outcome and then came up with • comp plan language that would support the regulation	Charlie Wenzlau Jonathan Davis Kee Song Mike Gorham	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)	Commenter	Commission Comment/Conclusion
<u>Proposed Policies:</u> Below is a list of the Proposed Policies that we have been discussing, listed alphabetically. We are attaching one page descriptions of each of these for further information: • Compact Rural Communities • Green Building • High School Road Urban Village • Islandwide HDDP • Revitalize NSC • Septic Innovation • Transit Diversity • Urban Gardens • Water Conservation <u>Presentation:</u> In the interest of time in the meeting we propose presenting just one of these proposed policies on May 7th but are available for further discussion with the Planning Commission, Steering Committee and Staff at a later date if desired.		

Jane Rasely

From: PCD
Sent: Tuesday, May 05, 2015 8:57 AM
To: Anne Blair; Jennifer Sutton; Joseph W. Tovar ; Kathy Cook; Mack Pearl; Maradel Gale; Michael Lewars; Sarah Blossom; Val Tollefson; John Thomas; Jon Quitslund; Julie Kriegh; William Chester
Subject: FW: Comprehensive Plan: Land Use Comments

Good Morning,

Please see the public comment below.

Thank you,

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: Ellen JOHNSON [mailto:ewhitehawk@msn.com]
Sent: Monday, May 04, 2015 5:16 PM
To: PCD
Subject: Comprehensive Plan: Land Use Comments

May 4, 2015

To Planning Commission Members and City Council Members:

We strongly support Land Use Element wording submitted by Ron Peltier and Sallie Maron et al.

When I first moved to Bainbridge Is. in 1977, I participated in a water survey in my neighborhood, Eagledale, notorious for our water shortages. I have been distressed to see development proceed on the island without a foundation of knowing our water resources and prioritizing our water recharge areas and the capacity of our aquifers before population growth allocations. I currently am not able to laundry at home during the dry season of Aug.-Oct.

We strongly support and request that our Comprehensive Plan and the following Municipal Codes prioritize sustainable use of our natural resources: our water and forests for the long-term. Where there is a conflict with growth mandates, that our natural resources come first. We are aware that Vashon Island has a water sustainability plan that guides their development. Bainbridge Is. also needs such a plan that is enforced for the future generations.

For Public Health, we support regulations that allow for and encourage agriculture and community gardens.

For our climate, physical health and safety, we support bike and walking paths wherever possible.

Thank you for your work on this important policy.

Sincerely,
Ellen and Ernie Williams
5083 Taylor Ave. NE
Bainbridge Is., WA 98110
206-842-6824