CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, JULY 9, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON

6:00 PM **CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure

6:05 PM **PUBLIC COMMENT**
Accept public comment on off agenda items

6:10 PM **REVIEW AND APPROVAL OF MINUTES**
May 28, 2015 Planning Commission Meeting

6:15 PM **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

6:25 PM **2016 COMPREHENSIVE PLAN UPDATE:** ***Land Use Element***

1. Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting
2. Islandwide Conservation Strategy
3. Comprehensive Plan Amendment Applications
   - Submitted by BI Metro Park and Recreation District, to create a new "Park" Zone for parks
   - Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
   - Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area
   - Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area
   - Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area
   - Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads
4. High School Road District Policies
5. Discuss Possible Food Security Policies

8:40 PM **PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**

8:55 PM **NEW/OLD BUSINESS**

9:00 PM **ADJOURN**

*****TIMES ARE ESTIMATES****

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

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, MAY 28, 2015
7:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
REVIEW AND APPROVAL OF MINUTES - April 9, 2015 Planning Commission Meeting
PUBLIC COMMENT - Accept Public Comment on Off-agenda Items
ORDINANCE 2015-04, TREE AND LANDSCAPING REGULATIONS - Public Hearing
ORDINANCE 2015-10, TENT CITY REGULATIONS - Public Hearing
2016 COMPREHENSIVE PLAN UPDATE - Continued Discussion of Land Use Element
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER - Call to Order, Agenda Review, Conflict Disclosure
Meeting was called to order by Chair J. Mack Pearl at 7:10 PM. Planning Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, John Thomas and William Chester. Julie Kriegh was absent. City Staff present were Planning Director Kathy Cook, City Attorney Lisa Marshall, Special Project Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar attended.

REVIEW AND APPROVAL OF MINUTES - April 9, 2015 Planning Commission Meeting

> **Motion: I move approval of minutes with correction of date at very end.**
> **Quitslund/Lewars - Passed 5-0**

PUBLIC COMMENT - Accept Public Comment on Off-agenda Items
None.

ORDINANCE 2015-04, TREE AND LANDSCAPING REGULATIONS - Public Hearing
Special Project Planner Jennifer Sutton gave a brief overview of the Ordinance and stated it was a product of the Tree Ad Hoc Committee's work. She also mentioned the Committee's work is ongoing and far from finished. She mentioned the changes the Planning Commission requested at their May 23rd meeting were incorporated into the Ordinance and were highlighted on the agenda packet. She introduced Commissioners J. Mack Pearl and Jon Quitslund to the public as Tree Ad Hoc Committee members.

Commissioner Pearl asked for any questions from the other Commissioners before opening public comment at 7:18 PM.

Peter Perry, Citizen – Thanked the Planning Commission for their volunteerism and their hard work on this Ordinance along with the members of the Tree Ad Hoc Committee. He continued with proposing some changes to the ordinance after consulting with other landscapers. He stated he was fully in support of the great development happening on the Island but would like to see some changes in how trees are treated during this development. He spoke about the concept of tree units and the exchange of existing trees with new, smaller trees and shrubs. (See Mr. Perry's attached handout) Discussion ensued about the tree fund that was established earlier this year.

Ricky Perry, Citizen – Asked what canopy was and how it was measured.

Mr. P. Perry went on to ask about counting trees that are in critical areas and whether they can be allowed as part of a developer's tree count. He argued that since they are already protected, they should not be counted as part of the necessary retained trees in the development. Mr. Perry then went on to say an arborist should be sitting on the Tree Ad Hoc Committee before they make their final recommendation. He also felt the director should not be able to waive civil penalties.

Olaf Ribeiro, Citizen – Was concerned about the flat $1,000 fine for removal of a tree that was to have been preserved. He felt there should be a sliding scale based upon the size of the tree. Commissioner Pearl stated the ISA value of the tree was actually the fine that would be imposed. Ms. Sutton clarified that the civil fine was the greater of the amounts: three times the ISA value or $1,000. Commissioner Pearl stated the Planning Commission would speak about this during their discussion. Commission Lewars felt the high end value trees were covered; it was the lower/smaller trees that were not fined heavily enough. Ms. Sutton stated this was not the only code with fines that applied. Mr. Ribeiro went on to ask about code covering the damage to a tree's roots by a neighbor. He felt the code for that type of damage should be very clear and strong. He wanted to know if that would be put into the code. Commissioner Pearl clarified the code does address trees on adjacent properties in Section 4.a. Ms. Sutton stated this change reminds developers at the onset of project planning that they need to plan for protection of adjacent areas. Mr. Ribeiro asked who was going to be responsible for damage to public trees. He also asked about who would win in the case of a developer who wanted to take out a tree to install solar panels. Commissioner Pearl stated there was no permission for that in this Ordinance. Mr. Ribeiro felt it was really worthwhile that when a developer brings a project in, they should bring in a detailed landscape plan for a City arborist to look at.

Charles Schmid, Citizen – Asked to take a look at Section 2.C.e.iv. He mentioned there was not a parameter in the table for the measurement. Commissioner Pearl stated it was meant to be inches. He asked if tree units should be added as a definition as well.

Planning Commissioners held a discussion about whether to move ahead with recommended changes or whether to take it back to the Tree Ad Hoc Committee first. Ms. Cook stated she felt the changes the Commission wanted to see were great enough that they should NOT forward it to Council at this time.

The public hearing was ended at 7:57 PM.

Ms. Cook reiterated the changes the Commission asked for.

> **Motion: City Staff should make the requested changes and return with a proposal for the Commission.**
> **Lewars/Gale – Passed 6-0**

DRAFT

ORDINANCE 2015-10, TENT CITY REGULATIONS - Public Hearing
The public hearing was started at 7:59 PM. City Attorney Lisa Marshall gave an overview of the Ordinance and stated this was brought to the Commission as a requirement by the City's insurance company. At this time there were not any plans to locate a tent city on any religious organization's property.

Public comment was opened at 8:04 PM. There was not any.

> **Motion: I recommend for adoption Ordinance 2015-10 Tent Cities as an allowed temporary use.**
> **Gale/Lewars – Passed 6-0**

2016 COMPREHENSIVE PLAN UPDATE - Continued Discussion of Land Use Element
Consultant Joe Tovar opened discussion of the Introduction of the Comprehensive Plan. He spoke about proposed framework goals and policies. He stated the top five goals are the overriding principles. The last six goals were from the priorities in the City Council's 2014 priority based budgeting process. He said by having these goals integrate with the priority based budget allows for a merger of two key City policy documents. Commissioner Thomas liked the general approach that made it easier to understand but he wanted more understanding of the priority based budgeting goals and if this would work together well. There was discussion about starting Framework Goals 4 and 5 with a verb like the others. It was agreed to do so.

Ron Peltier, Citizen – He thought what Mr. Tovar proposed look like sausage making. There were redundant things in there with the six strategic points from the priority based budgeting. It seemed disconnected from the public participation workshops and comments that have been a part of this process. He felt that he had not heard these comments from the public though Commissioner Lewars disagreed and said he had. He stated they were taking the Five Overriding Principles which used to be displayed in the Council Chamber and replaced them with strategic goals from a budgeting plan. It seemed awkward and as though the Five Overriding Principles were being watered down just because it seemed like a good idea since someone else did it in their comp plan. He felt it was awkward and that it watered down the five overriding principles of the Comprehensive Plan that have been around since the City was formed. He was struck by how much this was thing was being driven by Joe Tovar, City Staff and the Steering Committee which was supposed to be there to steer the process and not actually create revisions to the plan and how small a role public participation is playing in this.

Commissioner Quitslund offered a different perspective saying the principles enunciated in the priority budgeting plan were articulated as the frame of reference for the Listening Sessions, i.e., Good Governance and Vibrant Economy were very emphatic in the topics for the Listening Sessions and it was the Council led by the Mayor who thought that referencing the comprehensive plan to the budgeting system was a piece of good governance and a practical way of organizing their review of things. He didn't feel it was any watering down, it was an articulation of something. Mr. Peltier challenged the Commission to cite comments from the public in support of the idea of combining the strategic points from the priority based budgeting within the Comprehensive Plan update process.

Councilmember Sarah Blossom stated these goals were not the budget, but that these were the values we based our budget on.

Charles Schmid, Citizen – Asked if this was the first time most of the Commissioners have seen these goals this way. Commissioner Gale stated no, they were familiar with this idea. Mr. Schmid felt goals 6-11 were following the money of the City, but the first 5 were about the "Island" which is a special place. He wanted to know what was special about 6-11; they could refer to any city. Commissioner Gale felt Mr. Schmid

made a good point and that goals 6-11 could be styled to sound more like the first five. She stated she felt it made good sense to combine all of them into one document.

Pegeen Muldern, Citizen – She agreed with the previous comments and felt what was really important in the planning and our Comprehensive Plan were the first five goals and if the last six could somehow be placed in a lower category and not in the same overriding principles because they were more toward implementation or how they would go from there but they do not really resonate with the main charge in the Comprehensive Plan which is to preserve and continue the Island going forward in those ways that make it unique. Commissioner Gale stated she was hearing that there should be a hierarchy with the first 5 at a higher level than the second 6 goals.

Commissioner Chester stated that what he could see happening was that 6-11 were really in support of the first 5 goals.

Commissioner Lewars did not see any disconnect with including the last six goals. He felt the notion that all of the goals should somehow be specific and unique to Bainbridge did not make sense. He didn't feel you could govern on that kind of basis. The fact that we would share some of these priority based budgeting goals with numerous other locales – why not? They had merit and he felt they provided some guidance going forward. Commissioner Pearl agreed with Commissioner Chester.

Jonathan Davis, Citizen – He disagreed with the fact that while the first 5 were written as specific to the Island, he felt protecting water resources was a universal challenge that everyone has to face, particularly in places like California. We share that with them and other places on the globe. He felt the Island does not have an exclusive right to winding country roads with vegetation beside them. He thought they were important pieces, but he also felt the last six were also important going forward. Growing a vibrant economy was something that should be considered carefully in the Comp Plan. Growing a vibrant economy doesn't mean we won't have winding roads with landscape beside them. He said he understood the comments that were being made and that it would be easy to make the last six Island specific as well. He thought if they had 11 goals that were Island specific, there would be a much stronger framework to judge things against and base the Comp Plan on. He also mentioned that even were the sides of the roads clear to provide a pathway, it would not be too many years until the vegetation grew back.

Commissioner Quitslund wondered if the last six should have a reference to the priority based budget which was adopted by Council 6 years ago. Mr. Tovar thought it would be helpful to provide information to that effect within a narrative. He stated that none of the goals trump any of the other, they must all be considered when considering just one of them. Commissioner Gale stated they were all important because there were Comprehensive Plan Elements in almost all of them. Commissioner Thomas felt the last six were necessarily generic due to their topic and stated there was quite a difference between the two sections and he could understand the concern in their difference but he liked the tying of the two pieces (principles and priority budget goals) together because it was logical. Mr. Tovar stated it was trying to place all the policy eggs in one basket. Commissioner Chester stated he did not understand why the last six could not still be in support of the first five. Commissioner Thomas felt there was a morality present in the first five goals that was absent in the last six. Discussion of creating a hierarchy continued with the last six goals being in support of the first five goals. Commissioner Thomas suggested rolling the last six goals up into one as a supporting statement for the first five goals. It was suggested that it go back to the subcommittee with a revision brought back to the Planning Commission.

Ms. Sutton asked for feedback from the Commission about reorganizing the Introduction of the Comprehensive Plan. Discussion ensued of removing all the uses of "shall" in the Comprehensive Plan replacing them with "should," placing all the "shall" items in temporary moorage for ordinance discussion later. Mr. Tovar felt that using the word "shall" made it seem like the document was about control. The

control document was really the municipal code. He went on to ask for direction from the Commission on streamlining, strengthening and clarifying text. The changes would not affect policy; they would just make the language more succinct. Commissioner Quitslund asked about the data the Commission requested at the last meeting. Ms. Sutton replied giving details on the data she was compiling. She stated it would be ready at the next Planning Commission meeting on June 11th.

NEW/OLD BUSINESS
None.

ADJOURN
Meeting adjourned at 9:13 PM.

Minutes accepted by:

_____ _____

J. Mack Pearl, Chair Jane Rasely, Administrative Specialist

DRAFT

Peter Perry

Recommendations for revision to the Bainbridge Ordinance 2015-05 hereafter referred to as the "Tree Ordinance" of the Municipal Code.

A Tree Board has been appointed to draft changes to what I am calling the "Tree Ordinance". In case the folks here are not aware- the Tree Board is made by a purely volunteer group the tree board

- Jennifer Sutton
- Mac Pearl
- John Quitzlund
- Sarah Blossom
- Roger Townsend

They deserve our thanks for their service and hard work

The "Tree Board" makes recommendations to the Planning Commission.

In case the folks here are not aware the Planning Commission – these folks in front of you all - are also unpaid volunteers. Their recommendations are passed up to the City Council who may choose to accept or ignore Planning Commission recommendations.

Everyone involved in these code reviews is sincere and trying their best to protect Bainbridge island on their own unpaid time.

Let's take a moment to define a tree-An arborvitae in a concrete edged bed between the footpath and a building is not my idea of a tree. A tree is a symbiotic ecosystem. Trees make the air you breathe, the soil your food grows in, its roots house vast cities of fungi and bacteria, its leaves are home to birds and insects. Without trees you die. With a few less trees you die slower , with a lot less trees you are living in drought stricken LA. Yet on Bainbridge Island you can cut down an 200 year old tree 30+ inches diameter and replace it with 8 arborvitae and call that a fair swap. I don't think so.

The City uses tree units as a way to measure what is removed and how it should be replaced. For example a tree of 30" diameter, measured at about waist high can be replaced by 8 cedars and arbor vitae that are expected to take 20+ years to mature. While this is a poor way to do things, it is better than nothing. I suggest using a new tree measuring tool that calls for replacing a matching area of lost canopy, like for like, within a reasonable time period, is better than the unit measure.

My personal goal for this evening is to ask the Planning commission not to send this draft to the City Council YET.

It is very unfortunate that no arborist was available to volunteer on the tree board. It may seem incredible that the future of many trees on the island, many insects, much soil biology, your air, your water can be determined without expert tree advisors on the board. Making long term decisions about trees without an arborist is like asking your motor mechanic to assist in your open heart surgery. I am sure that the Tree Board will value these suggestions to help improve upon their great work.

Recommendations

Many of us believe that the proposed ordinance could be improved to include 7 key provisions or revisions.

1. Establish a tree fund into which all tree related ordinance infractions fines are paid. (the city attorney has already stated such a fund is legal and has numerous precedents on ordinances across the USA) Rules can be borrowed from existing examples

2. Tree fund is separate from city finances and managed by a volunteer board to include qualified arborist, expert landscaper etc. Board rules will follow the precedents of other effective Tree Boards

3. Existing residential rules state that a home owner may remove up to 6 trees of any size per year. The ordinance should be amended to include

"A homeowner can remove no more than (x % -suggested 30%) of existing canopy in perpetuity. Replacement value fines apply as suggested above."

4. On undeveloped land a home owner/ developer can clear to the limit of the property.

The ordinance should be amended to include- (Based on a table that takes total land area into consideration -higher % on small blocks, lesser % on large blocks) ***A homeowner can remove no more than (x % -suggested 30%) of existing canopy in perpetuity. Replacement value fines apply as suggested above.***

5. Presently a developer may include trees in existing wetlands and other buffers as part of their tree unit count. These trees are protected anyway.

The ordinance should be amended to include-**"Tree unit and or canopy area calculations will apply to all areas regardless of existing buffers"**

6. See present ordinance-Top of page 4.

"The director may elect not to seek penalties if he or she determines that the circumstances do not warrant imposition of civil penalties in addition to restoration."

Change the sentence **to "The director may elect to reduce penalties to the following minimums based on the following table TBD"**

- Refusal to comply with ordinance 3.5 times tree value
- Credible accidental damage 2 times tree value

7. Penalties and Enforcement. Penalties average $1000 per offence. Fines should be calculated based on language such as "trees will be replaced by a tree with equal canopy within 5 years or by payment of a fine equal to the assessed tree value using the values in suggestion 7.

City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

Kathy Cook
Director

DATE: July 9, 2015

RE: Study Session on Comprehensive Plan Update: Land Use Element

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At the June 25th Study Session, the Planning Commission completed review of the *Introduction* and continued to review the *Land Use Element* review. There are five discrete topics on the July 9th agenda for the Commission's continued review. A description of the issue and what the Planning Commission action could be is outlined for each topic below.

I. Confirm Drafting Committee's Work

The drafting committee (Commissioners Gale and Quitslund) confirmed the "housekeeping" changes to the *Land Use Element* at their meeting. The drafting committee also discussed the instances of using SHALL vs SHOULD, or rewriting the sentence to be in the active tense, and made recommendations. Their recommendations are integrated in the draft of the *Land Use Element* shown in strikethrough/underline formatting, no longer shaded.

On June 25th, the Commission then made recommendations on the following policies, which were reviewed by the drafting committee:

- The Neighborhood Service Center areas boundaries should not be expanded except through the Special Planning Area Process. See pages 4, and 25-26 of *DRAFT Land Use Element.*

- The Transfer of Development Rights (TDR) program and policies should be retained, but the policies should be strengthened to describe their importance as a tool in achieving community goals. However, the specificity about sending and receiving areas should be deleted from the policies (see pages 5, 14, 16, 27, 33). The Planning Commission also

recommends that the City should review and improve the TDR program, but the program details should remain solely in BIMC Chapter 18.27.

In discussing the Neighborhood Service Centers, the Commission expressed their desire for the City to begin the Special Planning Area processes for Rolling Bay and Island Center within three years of the completion of the 2016 update, starting with the previous nearly-complete Island Center Subarea Plan. To highlight the recommendation, the Commission suggested putting the three-year timeline into the policies. After discussing this idea, the committee recommends not putting the timeline into the policy. Instead, the committee recommends that when the Commission transmits their Comprehensive Plan Update recommendations to the Council, the transmittal memo should recommend that the City should streamline and simplify the current Special Planning Area process in the BIMC, and add this subarea planning work to the Department's workplan in 2017.

In addition to reviewing and drafting changes the Commission discussed on June 25th, the drafting committee also confirmed deletions of policies that are outdated or duplicative. For example, policy W2.5 (p 17) about the Islander Mobile Home Park is proposed for deletion because the action described by the policy has been completed. Goal OS 5 and policies OS 5.1 and 5.2 are proposed for deletion because the exact text appears in the *Fort Ward Action Plan*, an appendix to the *Land Use Element*, and in BIMC Section 18.24.70, *Fort Ward Historic Overlay District.*

Planning Commission Action: Confirm amendments to the *Land Use Element* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting, with all of the previous highlighting removed. Due to time considerations, staff is recommending that the Planning Commission not walk through each change at the July 9th meeting. Instead, please be prepared to identify any changes that raise questions or concerns.

II. Islandwide Conservation Strategy

Planning consultant Joe Tovar prepared a memorandum and suggested policies about the concept of a cohesive conservation and development strategy (see memo and Attachment 1). The strategy would go hand-in-hand with the revised growth strategy that focuses growth in centers with urban services (existing or future) while promoting conservation in open space areas outside of the centers.

Planning Commission Action: Discuss and make recommendations on the conservation and development strategy concept and draft policies.

III. Comprehensive Plan Amendment Applications

The submittal window for amendment applications ended June 30th. The City received six applications, described below and attached.

1. Submitted by BI Metro Park and Recreation District, to create a new "Park" Zone for parks

2. Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2

3. Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Dive, immediately west of the Lynwood Center NSC area

4. Submitted by A. Cainion, to change the designation from OSR-0.4 to NSC for a property on Fletcher Bay Road, immediately south of the Island Center NSC area
5. Submitted by S. Anderson, to change the designation from OSR-0.4 to NSC for a property on New Brooklyn Road, immediately east of the Island Center NSC area
6. Submitted by W. Moore, to change the designation from OSR-0.4 to Business/Industrial for a property located at the intersection of Fletcher Bay, Bucklin Hill, and Lynwood Center Roads

Please note that three of the amendments propose new NSC zoning. While the Commission has provided policy direction that the Special Planning Area process should be retained, staff recommends that the Commission should still hear these three proposals.

Planning Commission Action: Each applicant will give a brief presentation followed by any questions from the Commission. The Commission should discuss and make recommendations on each application to the City Council. At the June 25th meeting, the Commission confirmed that Business/Industrial *Land Use Element* policies would be reviewed during the *Economic Element* in order to get a complete picture of the Business/Industrial district. Therefore, the Commission may wish to delay a recommendation on Mr. Moore's application until then. The Commission will review the *Economic Element* in August after the July 29th workshop.

IV. High School Road District Policies

The Commission has heard from a group of Island architects that the High School Road area could be transformed into a mixed-use urban village area that is less auto-oriented and more vibrant. They presented this idea during the May 7th Land Use Element Workshop, and in written comments (see Attachment A at the end of this packet). Mr. Tovar's memo also discusses this idea. High School Road policies can be found on pages 3, 13, and 20-21.

Planning Commission Action: Discuss the concept and provide policy direction to the staff and drafting committee.

V. Possible Food Security Policies

Increasingly, the planning field is recognizing the connection between good planning and the availability of healthy food and agricultural land. The current *Land Use Element* discusses agriculture broadly, as a preferred use in the residential zones and valued open space feature. More specific policies related to agriculture exist in the current *Environmental* and *Economic Elements.* The Commission received suggested policy language from a group of citizens as part of the May 7th *Land Use Element* workshop (see Attachment B at the end of this packet). The Commission wanted to discuss adding such policies to the *Land Use Element* or other elements such as the *Environmental* or *Human Services Element*s, or a new *Public Safety Element.* Policies could address issues such as:

- Urban agriculture
- Community gardens
- Agricultural lands
- Promote access to healthy foods (e.g. grocery stores, farmers markets).

During the recent Land Use Code update process, several of these "sustainable agriculture" issues were integrated into BIMC Chapters 18.09 *Use Regulations* and 18.12 *Dimensional Standards.* Those code changes have been in effect since January 2012.

Planning Commission Action: Discuss the concept and provide policy direction to the staff and drafting committee.

Next Steps

At the July 23rd Planning Commission meeting, staff will bring back the next draft of the *Land Use Element* reflecting the changes recommended by the Commission at the July 9th meeting. The drafting committee will work on the changes at their next meeting on Tuesday, July 14th.

The next set of Comprehensive Plan Element workshops have been scheduled. This is the opportunity for the public to submit specific changes to the Elements before the Commission begins its review. The workshops will be held at City Hall.

Environmental Element: Wednesday, July 22 6:30-8:30 PM

Economic Element: Wednesday, July 29 6:30-8:30 PM

TOVAR PLANNING

TO: Bainbridge Island Planning Commission

FROM: Joseph W. Tovar, FAICP

DATE: July 9, 2015

SUBJ: Island-wide Conservation and Development Goals and Policies.

I. Overview

In the draft of the Land Use Element presented at the Planning Commission meeting of June 25, there was a place keeper "Goal LU-29" regarding Island-wide Conservation. I was tasked with preparing a draft Goal LU-29 and related policies for the Planning Commission's review at the July 9 meeting. To do so, I first reviewed a number of potential sources of policy direction, including:

A. The draft Guiding Principles and Policies
B. Residential Growth Strategy Goals and Policies in draft Land Use Element
C. Policies suggested at the Land Use Workshop by the Island Architects group
D. Recommendations and concepts from the Final Report of the 2025 Growth Advisory Committee
E. Concepts from the Bainbridge Island Land Trust Conservation Plan (2012)

There is quite a bit of commonality among the themes and general direction in these sources. It became apparent that to best address a long-term and sustainable strategy for Island conservation (i.e., where should future development <u>not</u> occur) it would be necessary to also address where future development <u>should</u> occur. Hence, what I have prepared with the assistance of the staff and the Planning Commission drafting committee is an "Island-wide Conservation and Development Strategy."

Attachment #1 to this memorandum is actually four goals and one draft conceptual map. I have labeled them for ease of reference as Goals LU-1 through LU-4. Both the staff and the drafting committee believed that these Goals and Policies provide a strategic preamble to the rest of the Land Use Chapter and therefore probably should be the first four. If that is the case, it would be necessary to do a re-numbering of the subsequent Goals and Policies.

I have used the s~~trikethrough~~ and <u>underlining</u> convention with these draft four Goals and Policies. After several of them I include [in brackets] the sources for the suggested language. Many of them are existing policies that now appear later in the Land Use Element. If the Planning Commission agrees with this basic organization of Goals and Policies, we would then delete those later references.

Note that the Map in Attachment #1 is a draft concept. It is based on a map in the 2025 Growth Advisory Committee Final Report, but would need to be graphically modified to illustrate the

items named in the legend, such as the locations of the various Centers, etc.

For reference, I have included in the following section excerpts from the source documents named above. Note that I did not use all of the material in Attachment #1, but believe it is important for you see the context and if, perhaps, there are other ideas that you think should also be included in the Land Use Element.

II. Sources of policy direction for Goals LU-1 through LU-4 and related policies

A. Direction from draft Guiding Principles and Policies

Principle #1 - Preserve the special character of the Island, which includes the small town atmosphere of downtown Winslow, forested areas, meadows, farms, marine views, scenic and winding roads that support all forms of transportation.

Guiding Policy 1.1
Adopt an island-wide conservation plan to identify and apply effective strategies to preserve the natural and scenic qualities that make the Island a special place.

Guiding Policy 1.2
Accommodate new growth in central places that meet the Island's identified needs for housing, services and jobs while respecting conservation and environmental protection priorities.

Guiding Policy 1.3
Identify appropriate land use patterns and building form alternatives to achieve the Island's priorities for both conservation and development.

Principle # 3 - Foster diversity and meet the human needs of the residents of the Island, its most precious resource.

Guiding Policy 3.1
Ensure a variety of housing choices to meet the needs of present and future residents in all economic segments and promote plans, projects and proposals to create a significant amount of affordable housing.

Principle # 5 - Recognize that the Island's environmental resources are finite and must be maintained-at a sustainable level.

Principle #6 - Meet the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Policy 6.1
Look beyond the state's mandated 20-year plan horizon in order to recognize the longer term life cycles of natural systems, green building practices, and public infrastructure investments.

B. Residential Growth Strategy Goals and Policies in draft Land Use Element

GOAL LU-26

Adopt a conservation strategy to preserve the open space area outside Winslow and the Neighborhood Service Centers through a land use pattern which will enhance the character of the area – forested areas, meadows, farms, scenic and winding roads that support all forms of transportation – and the valuable functions the open space area serves on the Island (i.e., aquifer recharge, fish and wildlife habitat, recreation).

Preservation and protection of the open space area is also addressed elsewhere in this Element of the Plan in the Environmental, Greenways, Forest Lands and Agricultural Lands sections.

Policy LU 26.1

Protect open space, critical areas, and agricultural uses through public and private initiatives, including open space tax incentives, cluster development, PUDs, transfer and purchase of development rights, public land acquisition, greenways, conservation easements, landowner compacts, limiting the amount of lot coverage, and other techniques.

Policy LU 26.2

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

The proliferation of approved short plats and the existence of standard subdivisions on the Island present a major obstacle to the preservation of the Island's character and protection of its natural systems. The City should encourage the creation of landowner compacts where adjacent landowners collectively aggregate and develop their properties under a unified development plan. This could involve innovative, join partnerships between nonprofit organizations and developers interested in preserving open space and promoting sensitive development. The City should work with nonprofit agencies to identify techniques for establishing landowner compacts and potential lands that could be aggregated under a compact.

Policy LU-26.3

To reflect the policies in the Housing Element to provide for a variety of housing options, in areas designated for residential development, including residential open space, accessory dwelling units shall be considered allowed uses in all residential zoning districts except R-6. (See Housing Element policy H 3.2).

Policy LU-26.4

Existing vegetated buffers should be retained to preserve the Island's character and the forested view from the road.

Policy LU-26.5

New development should strive to be responsive to the natural landscape and should be sited so as to have the least visual and environmental impact on the Island landscape. Features that enhance the Island's character such as barns, fences, fruit or vegetable stands, should be retained and encouraged.

Policy LU-26.6

Tree-covered hillsides and hilltops, particularly the ridgelines so valued by the community, shall be particularly protected for their visual and aesthetic benefits to the Island as well as their functions as wildlife habitat and erosion and runoff retardation.

Policy LU-26.7

Water or waste-water infrastructure, which may contribute to system capacity exceeding local need, shall not be used to justify development counter to the City-wide land use policies.

Policy LU 26.8

Development should be designed and located so as to avoid or minimize potential conflicts with agricultural activities, and right-to-farm ordinances must be recognized by any development located adjacent to agricultural land.

GOAL LU-27

Preserve the character of the interior areas of Bainbridge Island through establishment of an Open Space Residential District.

Policy LU 27.1

The Open Space Residential District is designated for less intensive, residential development and a variety of agricultural and forestry uses.

Policy LU 27.2

Residential development should be compatible with the preservation of open space, forestry, agricultural activities, and natural systems. Accessory farm buildings and uses are allowable.

GOAL LU-28

The Residential-1 (R-1) and Residential-2 (R-2) Districts are intended to recognize an existing development pattern in the Open Space areas of the Island.

Policy LU 28.1

The R-1 District is intended to recognize an existing development pattern of one unit per acre.

Policy LU 28.2

The R-2 District is intended to recognize an existing development pattern of two units per acre.

Policy LU 28.3

The City should consider the development of subarea plans that establish land use policies and development standards tailored to the individual communities. Neighborhood participation in development of subarea plans should be encouraged.

C. Policies suggested by the Island Architects group

Proposed Policy #1 - 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 Policy #2 – 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 Policy #3 - To promote non-motorized modes of travel, the City shall evaluate reducing residential parking requirements for projects that provide alternative measures to reduce vehicle use and have direct proximity to Ferry Terminal District.

Proposed Policy #4 - The City shall work with the County Health Department to allow innovative solutions for on-site sewage treatment, including community septic and greywater systems.

Proposed Policy #5 - 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, and (3) allow HDDP (Housing Design Demonstration Program).

Proposed Policy #6 – In order to encourage compact and green land use, the City shall adapt HDDP to outlying areas of the island.

Proposed Policy #7 - The City shall revise development standards for High School Road (HS) -1 and HS-2 districts to promote pedestrian oriented-mixed use development in lieu of current auto-oriented uses.

Proposed Policy #8 – The City of Bainbridge Island shall implement a green building code for both commercial and residential projects requiring a building permit.

Proposed Policy #9 – 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 uses.

D. Recommendations and concepts from the Final Report of the 2025 Growth Advisory Committee

- Cluster Growth in Winslow and Neighborhood Centers. (p. 1)

- Cluster housing in the three existing Neighborhood Centers and in new Neighborhood Centers that might emerge. (p. 2)

- Encourage density increases in existing Rolling Bay and Island Center Neighborhood Centers. (p. 3)

- Initiate special planning processes for Neighborhood Centers in Rolling Bay and Island Center to identify areas for clustered development and determine the infrastructure needed to support development. Also address mechanisms for retaining and preserving open space in the vicinity of Neighborhood Centers (p. 3)

- The special planning process should also begin to identify other areas where clustered development would be appropriate within another twenty-year planning period. (p. 3)

- Adopt criteria for the designation of emerging Neighborhood Centers [such as] location of a public transit hub, geographic factors and feasibility of water and sewer infrastructure. (p. 3).

- Encourage low impact development, green building methods and other innovative programs and initiatives that reduce community development impacts to the natural and built environment. (p. 4)

- Map emerging centers for Sustainable Community Development.

E. Concepts from the Bainbridge Island Land Trust Conservation Plan (2012)

The Conservation Plan identifies strategic conservation priorities and implementation actions. The Plan briefly describes the tools available for implementing preservation efforts, along with potential next steps (including potential partners). Two priority ecological systems are identified for increased attention and action:

1. Wildlife Networks: Systems of large ecologically functioning habitat blocks and connecting wildlife corridors that support sustainable populations of diverse and abundant wildlife species and provide opportunities for wildlife to move between large habitat blocks. These areas contain valuable critical habitats, including forests, wetlands, streams, and riparian areas. These networks provide some watershed protection and can provide public access, when compatible with conservation objectives, via well planned trails and other amenities.

2. Shorelines: Dynamic habitat systems that contain highly valuable critical habitats, including tidelands, estuaries, lagoons, nearshore, marine riparian and adjoining upland areas, important to a high diversity of aquatic and terrestrial species. Shorelines can provide public access, when compatible with
conservation objectives, via well planned trails and other amenities. We recognize the Island's 58 miles of shoreline are integral to the larger Puget Sound ecosystem which gives added significance and
importance to our shoreline conservation efforts. Page 4.

VISION STATEMENT

The Bainbridge Island Land Trust envisions a future:

- In which the rural character and scenic beauty of our Island endures and enriches the lives of all,
- Where the Island's natural systems continue to sustain the interconnected life that inhabits this
  special place in Puget Sound,
- Where our level and pattern of development preserves important resources for future generations,
- Where biologically diverse communities of native plants flourish in a natural landscape, and
  wildlife has enough contiguous natural open space to roam and thrive,
- Where public natural areas and trails form an extensive, interconnected system which is well
  cared for by, and supports the well-being of the community,
- Where working farms remain strong and valued contributors to our economy and way of life,
- Where water is pure and plentiful.

Forest Cover

Forests are very abundant, covering 70% of Bainbridge Island or 12,190 acres according to the latest
data available from 1999, and are obvious while traveling around most of the Island and in aerial photos (Map 1, Map 9). Of course, the semi-rural development pattern across most of the Island has caused fragmentation of forest habitats. A significant amount of previous conservation efforts have protected forest habitats, including several large habitat blocks (e.g. Grand Forest, Gazzam Lake, IslandWood, FortWard Park).

In total, 20% (2,466 acres) of all forest resources have "Some Level of Protection" (Map 10). For comparison, this represents an astonishing 14% of Island-wide acreage. Almost an equal amount of
forest habitat (22% or 2,716 acres) remains "Undeveloped and Unprotected". Plan, page 16.

Scenic Vistas

This resource has not been defined and there is no inventory. Therefore, no analysis was possible.
Status and trends are unknown. We recognize Highway 305, which bisects the Island, as a

State scenic
byway that provides those traveling with a visually pleasing, tree lined transportation route. Additionally, we realize there are key scenic views from the ferry to the Island as well as along local
roadways. Plan, page 17.

Wildlife Corridors

Fragmented and linear wildlife corridors do not provide a proportional amount of their intended
functions, so even a corridor that is 80% protected does not provide 80% of desired function. Additional landscape-based analysis, and interaction with resource managers and stakeholders, will be necessary to identify with the best and most feasible unfragmented routing, habitat values, watershed protection attributes, and, when well sited, additional public access through trails.. This effort will likely result in fewer corridors than the 2000 plan.

BILT believes that wildlife corridors should be considered an integrated component of a larger system of wildlife networks. The systematic linking of large functioning habitats with perhaps smaller strategically placed ones. Bainbridge Island Land Trust Conservation Plan (March 2012) would likely result in more acres being identified as needing to be protected, and include areas of focus, such as the mid-section of the island, where BILT has worked extensively to protect a wildlife network, and other areas stretching north to south, and other east to west networks.

Recreational Trails

Recreational trails have been a public use resource of growing importance on Bainbridge Island. In
recent years, trail inventories have been completed and trail networks have begun to be pieced together. Leaders in this effort have been the Bainbridge Island Metro Park and Recreation District and the City of Bainbridge Island. Each of these organizations:

- Supports their own committee specifically focused on this topic;
- Has prepared their own comprehensive plan for recreational trails and other non-motorized
- facilities;
- Acquires property or easements; and
- Builds recreational trails and other non-motorized facilities.

The City also facilitates the development of recreational trail and other non-motorized facilities through its land use permitting process. A number of citizen groups also work to help promote trails and safe routes for various modes of non-motorized transportation.

Animals have been documented utilizing human trails in conservation lands. Locating trails, to not
bisect habitat functions (such as bird nesting areas), can provide access to humans while protecting
conservation resources. An analysis of this resource (existing trails, growth of trails) was not possible
during this phase of planning because data was not available. Future phases of our

conservation
planning effort will include consultation with existing trail plans and partners to examine ways to
optimize trail development with conservation values and identify where compatible (with BILT priorities) trail development could occur, as well as the examination of status and trends of trails

Conservation Tools

Tools	How the tool can be applied
Conservation easements, including resource lands, agricultural lands, and trails	Primary tool for permanent protection. Includes both donated and purchased easements. To date, BILT has not purchased a conservation easement.
Acquisition	Use where significant threat of conversion to high priority ranked property exists and where conservation easements are not a viable option.
Land Swaps/Land Sales	Trading/Selling/Swapping a non-conservation property or partner property for a priority conservation property.
Mitigation	Land can be protected as part of a mitigation need.
Development of a Revolving Fund	Through BILT's Legacy Program, develop a fund available for strategic property purchases, including acquisitions for the purpose of resale with conservation easement protections added.
Current use tax assessment	Low cost tool for medium-to-high priority ranked properties. Typically not permanent (see Leadership section)
Restoration	In a highly developed landscape like BI, restoration could be
Leadership on public policy that supports conservation projects	• Transfer of Development Rights (TDR) • Public Support of Open Space Purchases (suchas bond, excise tax on property sales, levy lid lifts) • Updates to land protection regulations: • Comprehensive Plan/SMP, Zoning, Critical • Areas, Shorelines • Capital projects (COBI, WSDOT, Utilities) • Stormwater utility • Current use tax assessment program • Could be improved for more urban use, joint/adjacent designations for small parcels, shoreline riparian areas
Leveraging	Area partners and their endeavors can be linked with the endeavors of BILT

II. **Attachments** Attachment #1 -
Proposed Goals LU-1 through LU-4 and related Policies.

GOAL LU-1

Island-wide Sustainable Conservation and Development Strategy

As part of a long-term, Island-wide, Conservation and Development Strategy, focus urban development in designated centers and conserve the Island's ecosystems and the green, natural and open character of its visual landscape.

Policy LU 1.1 Map emerging centers for Sustainable Community Development. [2025 Growth Advisory Committee Final Report, p. 1] See. Fig. 1.

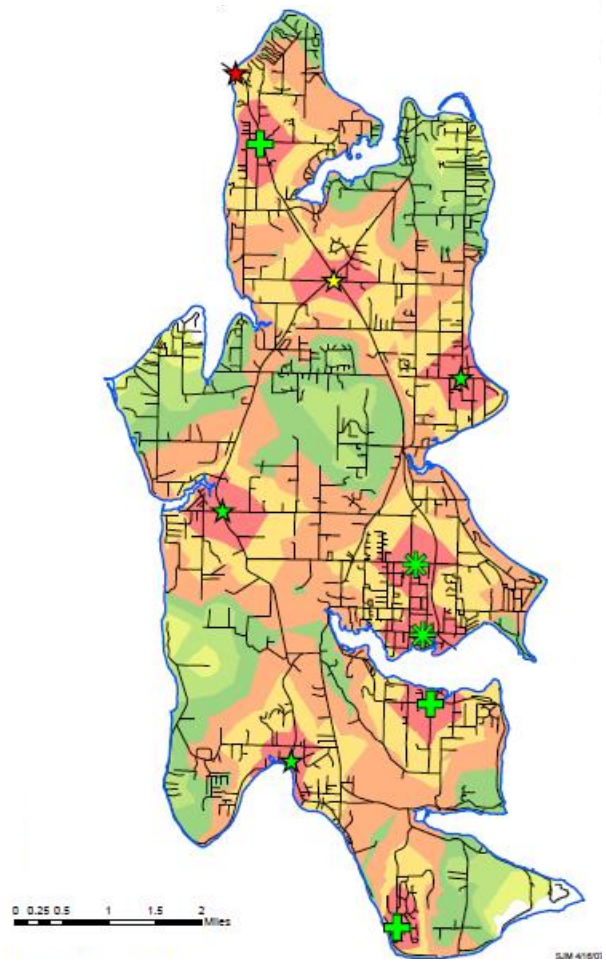

Figure 1. Islandwide Land Use Concept

Key Features:

- **Shorelines**
- **Cooridors**
- **Gateways**
- **Conservation Areas**
- **Centers:**

Winslow	***Lynwood***
Rolling Bay	***Island Center***
Port Madison	***Fort Ward***
Seabold	***Day Road***
Eagledale	

Policy LU 1.2 The majority of development and redevelopment on the Island will be accommodated over the next fifty years in central places (i.e. centers) that have or will have urban levels of governmental services. These "central places" should conform to the following hierarchy of centers:

a. Downtown Winslow
b. Lynwood Center
c. Neighborhood Service Centers with a residential component
d. Neighborhood Service Centers without a residential component
e. Small scale commercial/service "nodes"

GOAL LU-2

Conserve the Island's Ecosystems and the green, natural, open character of its landscape

Policy LU 2.1 Preserve the open space area outside ~~Winslow and the Neighborhood Service~~ Centers through a land use pattern which will enhance the character of the area – forested areas, meadows, farms, scenic and winding roads that support all forms of transportation – and the valuable functions the open space area serves on the Island (i.e., aquifer recharge, fish and wildlife habitat, recreation). Preservation and protection of the open space area is also addressed ~~elsewhere in this Element of the Plan~~ in the Environmental, Greenways, Forest Lands and Agricultural Lands sections. [Former Goal LU-25].

Policy LU 2.2 Protect open space, critical areas, and agricultural uses through public and private initiatives, including open space tax incentives, cluster development, PUDs, transfer and purchase of development rights, public land acquisition, greenways, conservation easements, landowner compacts, limiting the amount of lot coverage, and other techniques. [Former Policy LU 25.1]

Policy LU 2.3 Encourage the aggregation of nonconforming lots of record and undeveloped subdivisions and short plats in order to achieve a development pattern that is consistent with goals of the Plan to preserve open space, provide a greenway through the Island, protect environmentally sensitive areas, and protect the water resources. [Former Policy LU 25.2]

Policy LU 2.4 Map the six aquifers on the Island and utilize the best available science to design and adopt Aquifer Conservation Zone regulations to protect the Island's water supply.

Policy LU 2.5 Establish appropriate procedures to monitor the effect of water drawdowns within and between aquifers, and adopt programs and regulations to preclude groundwater contamination, and to encourage water conservation and enhanced aquifer recharge.

Policy LU 2.6 Provide more detailed goals and policies to protect the Island's ecosystems in the Environmental and Water Resources Element.

Policy LU 2.7 The City shall work with the County Health Department to allow innovative solutions for on-site sewage treatment, including community septic and grey water systems. [Island Architects Proposed Policy #8]

Policy LU 2.8 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 resources [in order to quality for a bonus.] [Island Architects Proposed Policy #9.]

GOAL LU-3

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

Policy LU 3.1 Existing vegetated buffers should be retained to preserve the Island's character and the forested view from the road. [Former Policy LU 25.4.]

Policy LU 3.2 New development should strive to be responsive to the natural landscape and should be sited so as to have the least visual and environmental impact on the Island landscape. Features that enhance the Island's character such as barns, fences, fruit or vegetable stands, should be retained and encouraged. [Former Policy LU 25.5]

Policy LU 3.3 Map, tree-covered hillsides and hilltops, particularly the ridgelines so valued by the community, ~~shall be particularly protected~~ and adopt regulations and programs to protect them for their visual and aesthetic benefits to the Island as well as their functions as wildlife habitat and erosion and runoff retardation. [Former Policy LU 25.6]

GOAL LU-4

Focus urban development in designated centers

Policy LU 4.1 Adopt a multi-year work program to undertake the "Special Planning Area Process" for the Centers. For each Center, this process shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix, and the desired and required services and infrastructure to serve the selected use mix and intensity. The product of the "Special Planning Area Process" will be Subarea Plans that will be adopted as part of the Comprehensive Plan.

Policy LU 4.2 The Subarea Plans adopted through the Special Planning Area Process shall be implemented by appropriate amendments to the development code, capital and operating budgets.

Policy LU 4.3 Sustainable development and redevelopment will be focused in the centers through a combination of intergovernmental and public-private partnerships, affordable housing incentive programs, "green" capital projects, and low impact development standards.

Policy LU 4.4 Implement a green building code or "green factor" for both commercial and multifamily residential projects requiring a permit. [Island Architects proposed Policy #8]

Policy LU 4.5 Address mechanisms for retaining and preserving open space in the vicinity of centers. [2025 Growth Advisory Committee Final Report, p. 3]

Policy LU 4.6 Design buildings in centers for a long life and adaptability over time to successive uses.

Policy LU 4.7 Adopt development standards and program public improvements to encourage walkability within each center and to the surrounding areas within an easy walk.

Policy LU 4.8 Development should be designed and located so as to avoid or minimize potential conflicts with agricultural activities, and right-to-farm ordinances must be recognized by any development located adjacent to agricultural land. [Former Policy LU 25.8]

Policy LU 4.9 Amend the Non-Motorized Transportation Plan to link the centers, reduce vehicle miles traveled and greenhouse gas emissions.

LAND USE ELEMENT

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NOTE: UPDATE PAGE #s AFTER PLANNING COMMISSION REVIEW COMPLETE

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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 roads that support all forms of transportation.~~
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) ~~The Island's environmental resources are finite and must be maintained at a sustainable level.~~

NOTE: GUIDING PRINCIPLES ARE LOCATED IN THE INTRODUCTION TO THE COMPREHENSIVE PLAN

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 <u>or other designated sites, such as current or future Neighborhood Service Centers.</u>
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.

Winslow

Winslow is the area of urban concentration on the Island. The 2004 Comprehensive Plan created~~s~~ a *Mixed Use Town Center* (MUTC) ~~which is~~ intended 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.~~

NOTE: THIS CONCEPT OF BONUS FAR IS ADDRESSED IN MUTC GOALS/POLICIES

Five overlay districts are designated to address the distinct neighborhoods and commercial areas within the Mixed Use 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.
- *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.
- *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~~ The Winslow Master Plan ~~will be~~ was ~~developed~~ approved in 1998 to implement the goals and policies of the Plan. The Winslow Master Plan has been since amended, including a substantial update in 2006.

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~~.

Neighborhood Service Centers

The Neighborhood Service Centers will continue to serve as small-scale commercial activity centers. The base residential density within the service centers would remain at two units per acre.

Island Center

Expansion of the boundaries of Island Center would be considered part of a special planning-area process~~. A *contract zoning district* for~~ Tthe 10-acre site on the northwest corner of Miller and Battle Point Roads ~~would be established to~~ may continue with garden supply sales, nursery, and related uses, and provide for some possible expansion of those uses under a contract zoning district.

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.~~ The Lynwood Center Subarea Plan was approved in 1997 after a ~~A~~ special planning area process (Appendix XX) ~~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.

Business/Industrial (B/I)

~~The Plan recommends expansion of the existing *Business/ Industrial District* at Day Road by an additional 35 acres.~~ Business/Industrial (B/I) designated land is concentrated in three distinct areas:

- Day Road, east and west of SR 305
- Sportsman Club Road, between New Brooklyn and SR 305
- New Brooklyn Road, west of Madison Avenue

There is an isolated B/I parcel located at the intersection of Fletcher Bay and Bucklin Hill Roads. It was designated as such to recognize an existing development pattern.

Federal, state, and local regulations govern the handling and disposal of hazardous substances and hazardous waste and will be used to evaluate ~~guide~~ future business/ industrial development.

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. The Plan attempts to encourage a pattern of development which will preserve and protect these areas.

The City's subdivision and short plat design standards and processes should ~~Plan recommends the creation of flexible lot design subdivision and short plat processes that will~~ encourage a more creative approach than the traditional lot-by-lot development, while~~. This method~~ addressing~~es~~ lot design, building placement, and circulation. Clustering of lots is encouraged, with varying lot sizes, to provide open space and protect the Island's natural systems and critical areas.

~~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. Development through clustering by using the Flexible Lot Design Subdivision Process, or the use of TDRs, is at the underlying base density. 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.~~

NOTE: THE CRITICAL AREAS OVERLAY DISTRICT (DELETED ABOVE) IS RELEVANT ONLY AS A SENDING AREA FOR A TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM.

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.

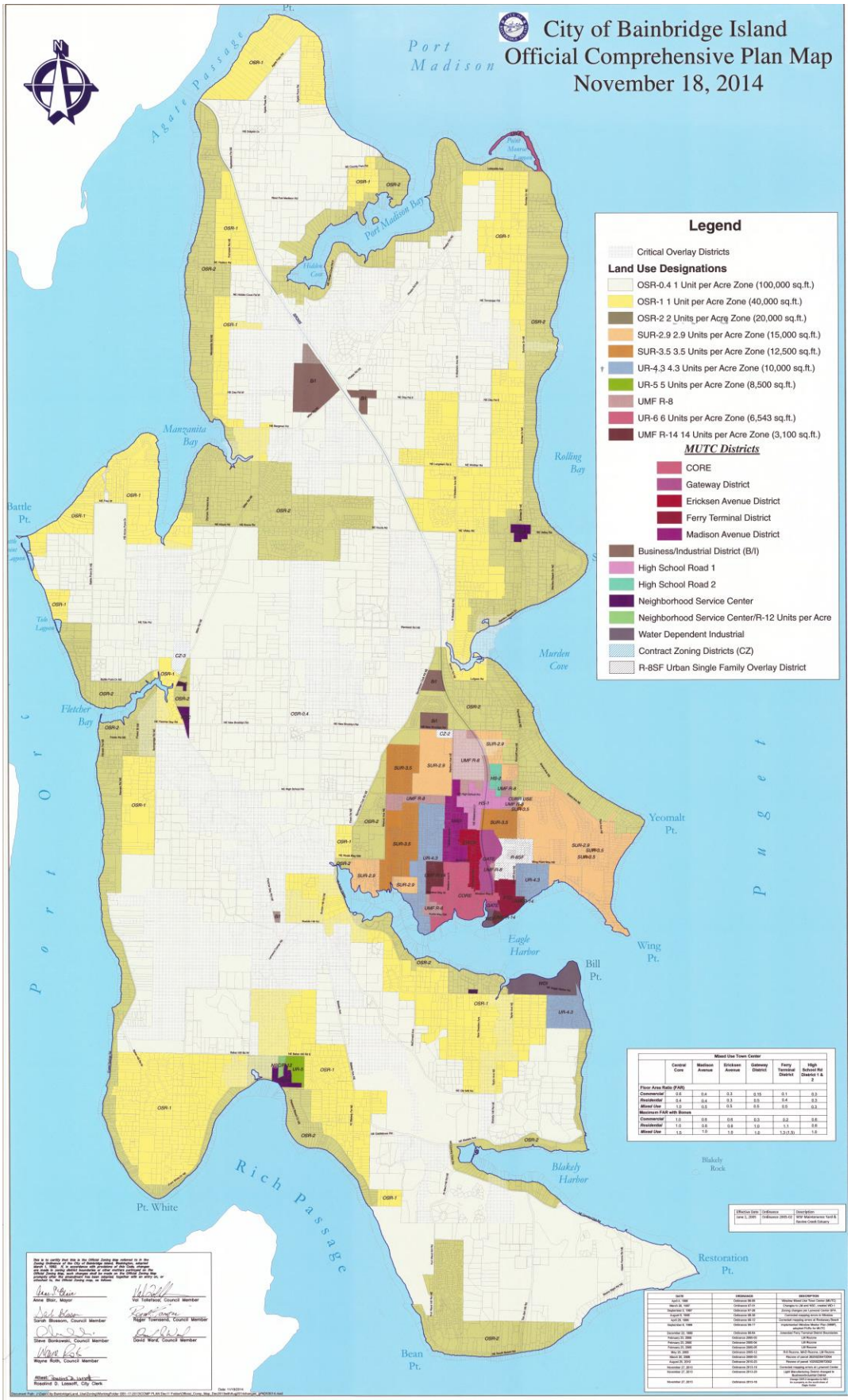
The City is committed to the preservation and enhancement of Bainbridge Island's historic character. Historic resources, including archaeological sites, cultural places, pastoral landscapes and historic structures are important community assets. The City recognizes that these places are an essential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

Comprehensive Plan Land Use Map

The Comprehensive Plan Land Use map~~s are~~ is part of the Land Use Element.


City of Bainbridge Island
Official Comprehensive Plan Map
November 18, 2014
Legend
Critical Overlay Districts
Land Use Designations
OSR-0.4 1 Unit per Acre Zone (100,000 sq.ft.)
OSR-1 1 Unit per Acre Zone (40,000 sq.ft.)
OSR-2 2 Units per Acre Zone (20,000 sq.ft.)
SUR-2.9 2.9 Units per Acre Zone (15,000 sq.ft.)
SUR-3.5 3.5 Units per Acre Zone (12,500 sq.ft.)
UR-4.3 4.3 Units per Acre Zone (10,000 sq.ft.)
UR-5 5 Units per Acre Zone (8,500 sq.ft.)
UMF R-8
UR-6 6 Units per Acre Zone (6,543 sq.ft.)
UMF R-14 14 Units per Acre Zone (3,100 sq.ft.)
MUTC Districts
CORE
Gateway District
Ericksen Avenue District
Ferry Terminal District
Madison Avenue District
Business/Industrial District (B/I)
High School Road 1
High School Road 2
Neighborhood Service Center
Neighborhood Service Center/R-12 Units per Acre
Water Dependent Industrial
Contract Zoning Districts (CZ)
R-8SF Urban Single Family Overlay District
Port Madison
Agate Passage
Port Madison Bay
Manzanita Bay
Rolling Bay
Battle Pt.
Murden Cove
Fletcher Bay
Yeomalt Pt.
Eagle Harbor
Wing Pt.
Bill Pt.
Port Orchard
Puget
Blakely Harbor
Blakely Rock
Rich Passage
Pt. White
Restoration Pt.
Bean Pt.
Mixed Use Town Center
Central Core
Madison Avenue
Ericksen Avenue
Gateway District
Ferry Terminal District
High School Rd District 1 & 2
Floor Area Ratio (FAR)
Commercial 0.6 0.4 0.3 0.15 0.1 0.3
Residential 0.4 0.4 0.3 0.5 0.4 0.3
Mixed Use 1.0 0.5 0.5 0.5 0.5 0.3
Maximum FAR with Bonus
Commercial 1.0 0.8 0.6 0.3 0.2 0.6
Residential 1.0 0.8 0.6 1.0 1.1 0.6
Mixed Use 1.0 1.0 1.0 1.0 1.3(1.5) 1.0
Effective Date | Ordinance | Description
June 1, 2005 | Ordinance 2005-02 | WW Maintenance Yard & Ravine Creek Estuary
DATE | ORDINANCE | DESCRIPTION
April 4, 1996 | Ordinance 96-06 | Winslow Mixed Use Town Center (MUTC)
March 20, 1997 | Ordinance 97-01 | Changes to 36 and NOC, created VC-1
September 2, 1997 | Ordinance 97-38 | Zoning changes per Lynwood Center BYL
August 6, 1998 | Ordinance 98-30 | Corrected mapping errors in Winslow
April 29, 1999 | Ordinance 99-13 | Corrected mapping errors in Rolling Bay
September 8, 1999 | Ordinance 99-77 | Implemented Winslow Master Plan (WMP) Phase 1 (MUTC)
December 12, 1999 | Ordinance 99-94 | Extended Ferry Terminal District Boundaries
February 22, 2000 | Ordinance 2000-03 | UR Rezone
February 22, 2000 | Ordinance 2000-04 | UR Rezone
February 22, 2000 | Ordinance 2000-07 | UR Rezone
March 28, 2000 | Ordinance 2000-10 | B-8 Rezone, Winslow UR Rezone
March 28, 2000 | Ordinance 2000-12 | Rezone of parcel 302502087004
August 25, 2010 | Ordinance 2010-23 | Rezone of parcel 102502087002
November 27, 2013 | Ordinance 2013-18 | Corrected mapping errors at Lynwood Center
November 27, 2013 | Ordinance 2013-19 | Light Manufacturing District changed to Business/Industrial (B/I) Design OSR-2 changed to OSR-1 in accordance with the restriction of Plat Vision
November 27, 2013 | Ordinance 2013-16 | Rezone OSR-2 changed to OSR-1 in accordance with the restriction of Plat Vision
Anne Blair, Mayor
Val Tollefson, Council Member
Sarah Blossom, Council Member
Roger Townsend, Council Member
Steve Bonkowski, Council Member
David Ward, Council Member
Wayne Roth, Council Member
Attest:
Rosalind D. Lassoff, City Clerk

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.

NOTE: Guiding Principles in Introduction chapter

~~Five overriding principles goals 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 diversity of the residents of the Island, its most precious resource.~~
4) ~~The costs and benefits to property owners should be considered in making land use decisions.~~
5) ~~Development should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.~~

GOAL LU-1

The City of Bainbridge Island will plan for growth based on the growth targets established by the Kitsap Regional Planning Council: 5,635 ~~7,430~~ additional residents from 2010-2036 ~~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~~ Policy LU 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.

On September 24, 2013 ~~June 7, 1995~~, the KRCC 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~~ 28,660 by the year ~~2012~~ 2036. The City Council ratified the amended Countywide Planning Policies on December 11, 2013 by approving Resolution 2013-22. The 2010 ~~1992~~ Island population was 23,025 ~~16,850~~ persons. With an allocation of 28,660 ~~24,280~~, the Island must plan for an increase in population of 5,635 ~~7,430~~ persons by the year 2036 ~~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~~ XX

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 previous platted lots.

~~FRW~~ Policy LU-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~~ that is consistent with the requirements of the GMA, ~~and~~ yet retains the Island's character and the quality of life~~, which~~ that its residents so highly value.

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 i~~I~~sland~~-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~~ that serve a variety of important functions. Much of the area serves as fish and wildlife habitat. There is strong public support to encourage a pattern of development which preserves and protects this portion of the Island.

~~FRW~~ Policy LU-1.3

The residential densities in the Plan focus residential growth in Winslow and other current and future centers with urban services, such as the Neighbhorhood Service Centers. This is a change from the 1994 and 2004 Plans, which specified a numeric growth strategy as follows: ~~targets Winslow to~~ accommodate 50% of the population growth in Winslow through the year 2012, and accommodate 5% of population growth in ~~with~~ the Neighorhood Service Centers to ~~accommodate up to 5%~~. The balance of the growth ~~would~~ was to be absorbed throughout the remainder of the Island. For purposes of allocating 50% of the growth, Winslow was ~~shall~~ be defined as Winslow Master Plan Study Area. (Figure 2.3 of the Winslow Master Plan.)

~~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~~ encourages development of a neighborhood of the Island which contains a strong ~~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.

GOAL LU-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.

~~FRW~~ Policy LU-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~~:

- Encourages development in areas where public facilities and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.
- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open spaces.
- Maintains and enhances the fish and wildlife habitat.

~~FRW~~ Policy LU 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~~ is 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.

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~~ is described in the Winslow Master Plan, with an increase in the FAR allowed through the use of:

- Affordable housing.
- TDRs (transferable development rights).
- Contributions to public infrastructure and public amenities in excess of what is required to mitigate the impacts of development.
- Transfer of 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.
- Locating ferry-related parking under building.

~~FRW~~ Policy LU 2.3

Phasing mechanisms and/or incentives should be developed to promote the timely and logical progression of commercial and residential development.

GOAL LU-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~~ Policy LU 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.

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~~ Policy LU 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~~ Policy LU 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~~ should take advantage of its opportunities to be an example of environmental stewardship so that others will be encouraged to follow suit.

~~FRW~~ Policy LU 3.4

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

GOAL LU-4

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

~~FRW~~ Policy LU 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~~ Policy LU 4.2

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

GOAL LU-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.

GOAL LU-6

All government entities should strive to cooperate and serve their constituents in a fiscally sound manner.

In addition to the City government, there are three special purpose districts and the Bremerton-Kitsap County Health District and Sewer District #7 which all serve the citizens of Bainbridge Island, as well as a number of state and county agencies. This goal addresses the need for cooperation and coordination in order to serve the Island's citizens in the most cost effective manner.

GOAL LU-7

Develop a meaningful process for citizen participation which includes ~~tries to obtain~~ participation from all segments of the Island community.

General Land Use

GOAL LU-8 ~~1~~

Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the inappropriate conversion of undeveloped land ~~into~~ through sprawling development.

~~LU 1.1~~ Policy LU 8.1

Land use designations should reflect the priority of Bainbridge Island to remain primarily residential, with nonresidential development outside of the Winslow area concentrated in the service centers and at the designated Business/Industrial areas.

~~LU 1.2~~ Policy LU 8.2

Winslow is the heart of Bainbridge Island. Higher intensity residential and commercial development and human activity is encouraged within Winslow's central core to create a vibrant city center, direct ~~place~~ growth where infrastructure exists, reduce reliance on the automobile, provide opportunities for affordable housing, and absorb growth that would otherwise be scattered in outlying areas.

~~LU 1.3~~ Policy LU 8.3

The Neighborhood Service Centers of Island Center, Rolling Bay, and Lynwood Center offer small-scale, commercial and service activity outside of Winslow. These Neighborhood Service Centers should be allowed to develop at slightly higher densities to reinforce their roles as small-scale, community centers.

~~LU 1.4~~ Policy LU 8.4

New commercial centers should be considered only after detailed analysis of the economic impact of the new development shows there will be no significant, adverse impact on the existing commercial centers, including Winslow.

~~LU 1.5~~ Policy LU 8.5

The areas at Day Road and Sportsman Club Road designated as Business/Industrial are intended to augment the Winslow Core and the Neighborhood Service Centers and serve an important function that allows a diverse economy with business retention, growth and innovation on the island.

The comprehensive land use plan for Bainbridge Island strives to provide for the full range of community needs. The Business/ Industrial District can provide economic activity that includes a variety of low-impact, nonpolluting uses that reflect and respond to changing market conditions and are compatible with the community.

~~LU 1.6~~ Policy LU 8.6

Development outside of Winslow and the neighborhood centers should be compatible with the ~~distinctive~~ valued features of the Island's open spaces, harbors, winding roads, small-scale agricultural establishments, natural landscape, and distinctive neighborhoods ~~communities~~.

~~LU 1.7~~ Policy LU 8.7

The Future Land Use Map adopted in this Plan ~~shall~~ establishes the future distribution, extent, and location of generalized land uses. Uses of land on Bainbridge Island should reflect the intent of the vision, goals, and policies as well as the Land Use Map.

~~LU 1.8~~ Policy LU 8.8

Applications for development approval on Bainbridge Island should be processed within the timelines established in the City's land development regulations in order to ensure affordability, fairness, and predictability in the land development process.

~~LU 1.9~~ Policy LU 8.9

Special Planning Areas

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, services and amenities, and protection of natural systems. The Special Planning Area process would include property owners and neighborhood participation, and may include mediation as a means to resolve significant issues, if directed by the City Council. The end result of a special planning process would be a "neighborhood," "subarea" ~~or site-specific plan~~ which is ~~will require~~ an amendment to

the Comprehensive Plan~~, unless no changes to the Plan's policies are proposed.~~

Residential Goals and Policies

A specific set of residential policies are contained in the Housing Element. Goals and policies related to residential development are also located throughout the Land Use Element (e.g. Winslow, Neighborhood Service Centers and the Open Space Residential).

Commercial and Mixed Use Goals and Policies

GOAL LU-9 ~~2~~

Provide attractive, conveniently located, commercial development that is appropriate in scale, configuration, and location. Such development ~~shall~~ is ~~be~~ limited to the commercial and mixed use districts~~,~~ and the Neighborhood Service Centers~~, and home occupations~~.

~~LU 2.1~~ Policy LU 9.1

The major center for new commercial development ~~shall be~~ is the Mixed Use Town Center and the other commercial districts in Winslow.

~~LU 2.2~~ Policy LU 9.2

The Neighborhood Service Centers should provide Island-wide small-scale commercial and service activity outside Winslow.

~~LU 2.3~~ Policy LU 9.3

~~Nonresidential uses~~ Development should be oriented toward the pedestrian. Retail uses shall ~~should~~ be encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses should be encouraged above ground floor retail.

~~LU 2.4~~ Policy LU 9.4

Home occupations provide employment opportunities and should be permitted where they are compatible with surrounding neighborhoods and the environment.

Parking

GOAL LU-10 ~~3~~

Parking lots shall be constructed to minimize visual and environmental impacts.

~~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.~~

~~LU 3.2~~ Policy LU 10.1

Encourage parking in the rear or side yards of multi-family, commercial, and mixed use developments. Parking lots should be pedestrian-oriented and should provide pedestrian and

bicycle routes between the street, the parking area, and the main entrance, and consideration should be given to the use of trees that allow solar access.

GOAL LU-11 ~~4~~

Prioritize program goals and establish and maintain planning tools, including a purchase and transfer of development rights program, that implement~~s~~ the goals and policies of this Plan and allow transferring development rights from areas intended for conservation, and promoting development in areas suitable for development.

~~LU 4.1~~ Policy LU 11.1

Maintain and improve t~~T~~he City's Purchase of Development Rights (PDR) and ~~should develop a~~ Transfer of Development Rights (TDR) program to enable transferring development rights from areas intended for conservation to areas suitable for development. ~~which establishes requirements and procedures for transfer of development rights from sending areas to receiving areas. The TDR program should contain provisions for the sale and purchase of development rights.~~

~~LU 4.2~~ Policy LU 11.2

The City recognizes the need to take a proactive role in the purchase and transfer of development rights and such a program should include:
1) Designating appropriate staff resources to promote the program;
2) Providing for the outright purchase of development rights by the City and establishing a fund for banking development rights; and
3) Creating a ~~mechanism~~ process that coordinates the purchase and transfer of development rights.
4) Initiating an outreach program to educate property owners and potential buyers about the use of the Purchase and Transfer of Development Rights program.

~~**Discussion:** This policy should be undertaken only after implementation of Policy LU 4.3 has been completed and the TDR program has been determined to be feasible.~~

~~LU 4.3~~ Policy LU 11.3

The City ~~should undertake a study to~~ has identified~~y~~ appropriate TDR sending areas and prioritized areas (or resources) of the Island that are valued by the community and are appropriate for conservation through the PDR ~~purchase~~ and/or the ~~transfer of development rights (~~TDR~~)~~ programs. ~~These areas or resources shall be identified as appropriate "sending areas" in the TDR program.~~

~~**Discussion:**~~ Appropriate sending areas for example, could contain sensitive lands that are not protected by the critical areas regulations, priority links in the Wildlife Corridor, priority open space lands, or historic resources. Determination of appropriate sending areas should also be coordinated with the development of an Island-wide open space plan.

~~**LU 4.4** (Moved from OS 2.6)~~ **NOTE: MOVED TO POLICY 11.2 #4 ABOVE**
~~The City should initiate an outreach program to educate property owners and potential buyers about the use of the Purchase and Transfer of Development Rights program.~~

Winslow

Winslow Mixed Use and Commercial Districts

GOAL LU-12 ~~1~~

The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop, and work. The Mixed Use Town Center is intended to have a strong, residential component to encourage a lively community during the day and at night. The most intense commercial area in Winslow is in the Central Core Overlay District. In this area, a vertical mix of uses is encouraged, but exclusively retail and/or office uses are permitted as well. In other areas of the Mixed Use Town Center District, office and retail uses should include a residential component.

~~W 1.1~~ Policy LU 12.1

The Mixed Use Town Center is intended for select areas within one mile of the ferry terminal and particularly the downtown core area, which is within one-half mile of the ferry terminal, that are suitable for pedestrian-oriented development.

~~W 1.2~~ Policy LU 12.2

The Mixed Use Town Center District includes diversity in types of housing, shopping, civic facilities, recreation, and employment. A variety of land uses are allowed which promote a pedestrian atmosphere, enhance the viability of the Town Center and can be developed in a manner ~~which~~ that is harmonious with the scale of the Town Center. Land uses which require outdoor storage or which have primarily an auto orientation, such as drive-through establishments, are not permitted within the Mixed Use Town Center.

~~W 1.3~~ Policy LU 12.3

To ensure the visual appeal and pedestrian-orientation of the land uses, the land development regulations ~~shall~~ include design standards for:

- Building height, bulk, and placement.
- Landscaping.
- Land coverage.
- Open space.
- Parking requirements.
- Signage.
- Street improvements.

~~W 1.4~~ Policy LU 12.4

The base levels of development in the Mixed Use Town Center and High School Road Districts ~~shall be~~ are determined by the floor area ratios (FAR) established in the Winslow Master Plan. A maximum level of development may be achieved through the use of FAR bonus provisions established in the Winslow Master Plan, including Transfer Development Rights, an affordable housing density bonus or contributions to public infrastructure or public amenities in excess of what is required to mitigate development impacts.

~~W 1.5~~ Policy LU 12.5

The area north of Bainbridge Performing Arts to High School Road, between Madison and Ericksen Avenues, is most appropriate for high-density, residential uses.

~~W 1.6~~

~~The permanent location of City Hall should be in downtown Winslow.~~

~~W 1.7~~

~~A master plan for Winslow will be developed to implement the goals and policies of this Plan.~~

~~W 1.8~~ Policy LU 12.6

Develop a parking plan for the Mixed Use Town Center District in order to ensure the viability of the Center. The Plan should include provision for shared parking, parking opportunities off Winslow Way, reduction of the parking requirements for areas within the Center, and identification of areas which could be developed as small, public parking lots to serve the businesses, and the Plan should consider the use of street trees that allow solar access. Establish a public/private partnership, such as a Parking Authority, to implement the parking plan.

A Parking Authority could assist with funding, site acquisition, planning, engineering, and traffic studies, and create an overall integrated plan of action with sequential implementation.

~~W 1.9~~ Policy LU 12.7

Monitor the success in achieving the Plan's goal to increase the vitality of the Mixed Use Town Center and the effectiveness of the bonus density program. The monitoring program ~~shall~~ includes tracking the use of TDRs, the affordable-housing density bonus and bonuses for contributions to public facilities, the types of businesses which are located in the Town Center, and the number and frequency of business changes.

~~There is some concern that the increased density in the Town Center will not be achieved if it can only be accomplished through the use of TDRs or an affordable housing density bonus. Through a regular monitoring program, an assessment can be made as to whether the goals of the Plan are being achieved and if not, corrective measures should be taken.~~

~~W 1.10~~ Policy LU 12.8

Pursue the construction of a complete waterfront trail system.

GOAL LU-13 ~~2~~

Maintain ~~Develop~~ overlay districts ~~to~~ that distinguish ~~among~~ the ~~distinct~~ neighborhoods and commercial areas within the Mixed Use Town Center.

There are a number of distinct neighborhoods or commercial centers within the Mixed Use Town Center. Development within the Town Center should reflect the different qualities and characteristics of these distinct areas. Except where explicitly stated, the permitted uses and densities are uniform throughout the Mixed Use Town Center. However, design standards and

mix of uses may vary. The overlay districts establish these variations. Also, the goal of achieving pedestrian-oriented development is sought throughout the Town Center.

~~W 2.1~~ Policy LU 13.1

Encourage neighborhood participation in defining the design standards for each overlay district.

Central Core Overlay District

~~W 2.2~~ Policy LU 13.2

The Central Core Overlay District is the most densely developed and dynamic ~~intense~~ district within the Mixed Use Town Center. Within this overlay district, residential uses are encouraged, but exclusive office and/or retail uses are permitted.

~~W 2.3~~ Policy LU 13.3

Design standards, including open space, parking and landscaping, ~~which~~ recognize the urban character of the Central Core Overlay District and apply to future development~~, shall be developed~~.

~~**Discussion:**~~ In general, open space and landscaping standards may be more relaxed in this district in favor of building placement and lot coverage standards which create a continuous urban façade.

~~W 2.4~~ Policy LU 13.4

Mixed Use developments within the Central Core Overlay District that include a residential component may be exempt from requirements to provide off-street parking for the residential component of the project. When establishing the parking requirements for such a project, the City ~~shall~~ should consider the extent to which the shared parking will satisfy residents' parking demand.

~~W 2.5~~

~~The existing mobile home park in the Central Core District provides an affordable housing alternative and should be encouraged to remain. With retention of these mobile homes, the unused development potential from the parcels on which the mobile home park is located may be transferred to another parcel within the MUTC and a mechanism should be established to allow the permanent preservation of the mobile homes to be used as an affordable housing bonus on another parcel within the MUTC.~~

~~**Discussion:** Specific policies which relate to the mobile home park are contained in the Housing Element.~~

~~W 2.6~~ Policy LU 13.5

~~Provide~~ I~~i~~mprove~~d~~ pedestrian and visual access to the waterfront from the Central Core.

Ericksen Avenue Overlay District

~~W 2.7~~ Policy LU 13.6

The Ericksen Avenue Overlay District is intended to preserve the unique and historical features of the Ericksen Avenue neighborhood and to provide for a mix of residential and small-scale, nonresidential development, with provision for open space.

~~W 2.8~~ Policy LU 13.7

New multi-story r~~R~~etail development is permitted within the Ericksen Avenue Overlay District only ~~if it is ground-floor retail~~ with a residential component ~~or residential and office development in the upper floors~~.

~~W 2.9~~ Policy LU 13.8

Historic (pre-1920) single-family, residential structures on Ericksen may be converted to nonresidential use. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure. ~~Exceptions may be made, when appropriate, through a variance process.~~ Policies related to the historic structures on Ericksen Avenue are contained in the Historic Preservation section of this Element.

~~**Discussion:** Policies related to the historic structures on Ericksen Avenue are contained in the Historic Preservation section of this Element.~~

~~W 2.10~~ Policy LU 13.9

New buildings within the Ericksen Overlay District must be constructed so that the overall character of the street, including traditional building forms, roof shapes, and relationship of building to street, is compatible with that of the historic structures on Ericksen Avenue. The mass of the new building, its relation to open spaces, and its doors, windows, and openings should be visually compatible with the historic structures on Ericksen.

~~**Discussion:** The mass of the new building, its relation to open spaces, and its doors, windows, and openings should be visually compatible with the historic structures on Ericksen.~~

Madison Avenue Overlay District

~~W 2.11~~ Policy LU 13.10

The Madison Avenue Overlay District is intended to provide for a mix of residential and small-scale, nonresidential development.

~~W 2.12~~ Policy LU 13.11

Within the Madison Avenue Overlay District~~, all retail and office development shall include a residential component~~ mixed-use development is encouraged. New multi-story r~~R~~etail development is permitted only ~~if it is ground-floor retail~~ with a residential component ~~or residential and office development on the upper floors~~.

Gateway Overlay District

~~W 2.13~~ Policy LU 13.12

The area along SR 305 from Winslow Way ~~to the northern boundary of John Nelson Park~~ past the Vineyard Lane to the north is the gateway to Bainbridge Island and should be developed to ~~utilized in a way which~~ enhance~~s its~~ this ~~role as the gateway~~.

~~W 2.14~~ Policy LU 13.13

The Gateway Overlay District ~~would~~ provides protection for the ravine. The District ~~would~~ permits low-intensity, tourist-oriented, commercial, multi-family, and agricultural uses ~~which would~~ that have limited parking and minimum traffic impact. Limited, impervious surface coverage ~~would be~~ is allowed. If changes to SR 305 are made, then the uses permitted in the District will be re-examined.

~~W 2.15~~ Policy LU 13.14

The ravine is an important, natural feature of Bainbridge Island and ~~should~~ must be protected. A high priority ~~should be given~~ is to purchase~~ing~~ properties or obtain~~ing~~ conservation easements where the ravine is located to provide a permanent open space and connect a trail along the ravine.

Commercial-Ferry Terminal District

GOAL LU-14 ~~3~~

The Ferry Terminal Overlay District is intended to provide an attractive setting for ferry and associated transportation-oriented uses and serve as the entry point into Winslow. This District is also intended as a pedestrian and transit oriented, mixed- use neighborhood that complements the character and vitality of the core and serves the neighborhood and commuters.

~~W 3.1~~ Policy LU 14.1

Limit commuter parking and locate parking underground below new residential/office development in the ferry terminal wherever feasible.

~~W 3.2~~ Policy LU 14.2

Require new development to provide landscaping, landscape buffers and signage that enhances the setting of this visually important area, and limits the undesirable visual impacts of parking lots.

~~W 3.3~~ Policy LU 14.3

Protect adjacent, residential zones from the encroachment of parking, traffic impacts, and development.

~~W 3.4~~ Policy LU 14.4

Landscaping and signage standards should provide an attractive entry point that emphasizes Winslow's intimate character and natural setting.

Ferry Terminal Planning Area

GOAL LU-15 ~~4~~

Planning for the Ferry Terminal and Gateway Districts should be coordinated

~~W 4.1~~ Policy LU 15.1

The Ferry Terminal and Gateway Districts ~~should be~~ are developed in cooperation with the City, Washington State Department of Transportation, Kitsap Transit, and the private landowners to ensure coordinated and consistent development. The Ferry Terminal plan should address such issues as design standards, coordinated transportation analysis, pedestrian and visual connections between the ferry terminal and the Winslow Way retail center, and environmental ~~review~~ protection.

~~Commercial~~ High School Road District

GOAL LU-16 ~~5~~

The ~~Commercial~~ High School Road District is intended to provide for commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area.

~~W 5.1~~ Policy LU 16.1

The ~~Commercial~~ High School Road District is intended for the area that is suitable for commercial development near the intersection of High School Road and SR 305.

~~W 5.2~~ Policy LU 16.2

The ~~Commercial~~ High School Road District includes a diversity in types of shopping and employment. A variety of commercial uses are allowed which offer goods and services for the convenience of Island residents and which may have an automobile orientation. ~~Housing at a density of 8 units per acre is also permitted.~~

~~W 5.3~~ Policy LU 16.3

The properties designated on the Land Use Map as High School Road District II ~~shall be~~ are each limited to no more than 14,400 square feet of retail use. Retail use between 5,000 and 14,400 square feet ~~shall~~ requires a conditional use permit.

~~**Discussion:**~~ This portion of High School Road, designated High School Road District II on the Land Use Map, is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5 units per acre and should have less intense uses than the remainder of the High School Road district. Since existing businesses are located in this area and infrastructure is in place, this Plan recommends the area for the High School Road designation, but with a limitation on the size of retail uses.

~~W 5.4~~ Policy LU 16.4

To ensure visual appeal and pedestrian and bicycle safety, the land development regulations ~~shall~~ include design standards for:

- Building height, bulk, and placement.
- Landscaping, including screening of parking lots, and development of pedestrian

oriented streetscape with building and landscaping (including trees) located at the street edge.

- Lot coverage.
- Open space.
- Road access and internal circulation including pedestrian connections on all sides of the retail area from the high density housing adjacent to High School Road; developing more pedestrian crossings; and requiring parking in the rear wherever possible.
- Signage.
- Additional transit stops on both sides of SR 305.

~~W 5.5~~ Policy LU 16.5

To visually screen development year-round, p~~P~~roperties with frontage along SR 305 shall provide a vegetated buffer along the highway that ~~shall~~ includes the preservation and protection of existing vegetation~~, to visually screen the development year-round from the highway~~. Access to these properties ~~shall~~ should not be directly from SR 305.

~~W 5.6 Policy~~

~~If an existing development redevelops or expands its gross floor area (GFA), compliance with current development standards shall be based on the size of the redevelopment or expansion. A range of compliance requirements shall be established to correspond with range in levels of redevelopment or expansion.~~

Water-dependent Industrial District

GOAL LU-17 ~~6~~

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

~~W 6.1~~ Policy LU 17.1

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

~~W 6.2~~ Policy LU 17.2

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

~~W 6.3~~ Policy LU 17.3

Industrial uses shall employ best management practices (BMPs) and best available facilities practices and procedures concerning the various services and activities performed and their impacts on the surrounding water quality. (For example, practices and procedures include safe handling of fuels and toxic hazardous materials to prevent them from entering the water

and providing optimal~~um~~ means ~~to~~ for provide prompt and effective clean-up of spills that do occur.)

~~W 6.4~~ Policy LU 17.4

Regional and statewide needs for industrial facilities should be carefully considered in reviewing new proposals, as well as in allocating shorelines for such development. Such reviews or allocations should be coordinated with port districts, adjacent counties and cities, and the State in order to minimize new industrial development that would ~~unnecessarily~~ duplicate under-utilized facilities elsewhere in the region, or result in unnecessary adverse impacts.

~~W 6.5~~ Policy LU 17.5

Expansion or redevelopment of existing, legally established industrial areas, facilities, and services with the possibility of incorporating mixed use development should be encouraged over the addition and/or location of new or single-purpose industrial facilities. Such development or redevelopment for mixed use should occur through a master planned development process in areas designated appropriate for such urban shoreline uses.

~~W 6.6~~ Policy LU 17.6

Joint use of piers, cargo handling, storage, parking, and other accessory facilities among private or public entities should be strongly encouraged or required in waterfront industrial areas.

~~W 6.7~~ Policy LU 17.7

New or expanded industrial development should be required to provide physical and/or visual access to shorelines and visual access to facilities whenever possible, and when such public access does not cause significant interference with operations or hazards to life and property.

~~W 6.8~~

~~The land use designation for the Wyckoff site should reflect what types of land use activities would be appropriate for the site based, in part, on historical significance, habitat mitigation implemented and performed on the property and the development restrictions required by the Environmental Protection Agency.~~

~~**Discussion:** EPA has begun cleanup at the Wyckoff Superfund Site and constructed a habitat mitigation beach along the western portion of the site. The Japanese American WWII Exclusion Memorial is proposed on the site and the adjacent Taylor Avenue. A public park is proposed for the remainder of the site. Mixed use development may be appropriate if public acquisition is not successful. Current actions by EPA focus on removal and containment of contamination. Future land use of the site may be affected by EPA's final cleanup action, the technologies used, and the time required to complete the cleanup.~~

Winslow Residential Districts

GOAL LU-18 ~~7~~

The Urban Multi-Family District is intended to provide for moderate to high-density residential development that may include some office and governmental uses, and are permitted as conditional uses.

Most of the residential districts include some office and governmental uses that are permitted as conditional uses.

~~W 7.1~~ Policy LU 18.1

Residential development within the Urban Multi-Family District ~~shall be~~ is served by public facilities and services normally associated with urban area development.

~~W 7.2~~ Policy LU 18.2

Retain the existing densities of residential uses which range from 8 to a maximum of 14 units per acre within the Urban Multi-Family District.

~~**Discussion:** The monitoring program to be established for the Mixed Use Town Center will help assess whether the Urban Multi-Family District should be designated for additional density through the use of TDRs.~~

~~W 7.3~~ Policy LU 18.3

Provide landscape buffers between any multi-family and existing single family homes.

~~W 7.4~~ Policy LU 18.4

To ensure the compatibility of multi-family developments with adjacent uses and retain the scale of development in Winslow, land use regulations ~~shall~~ include design standards for:

- Building height, bulk, massing, and articulation to promote a pedestrian scale and to ensure adequate light, air, and view corridors between lots.
- Parking requirements, including location of parking to the rear or side yards.
- Landscaping, including parking lots.
- Lighting standards that prevent unnecessary glare on neighboring residential properties.
- Location and screening of service areas such as dumpsters.
- Open space.
- Pedestrian linkages between multi-family buildings and the street edge and adjacent residential or commercial properties.

Urban Residential District

GOAL LU-19 ~~8~~

The Urban Residential District is intended for moderate density urban residential development.

~~W 8.1~~ Policy LU 19.1

Residential development within the Urban Residential District ~~shall be~~ is served by public facilities and services normally associated with urban area development.

~~W 8.2~~ Policy LU 19.2

Densities of residential use within the Urban Residential District ~~shall~~ range from 4.3 to a maximum of 6 units per acre.

~~W 8.3~~

~~The Urban Residential District on the Point Monroe sand spit is intended for small, beach-oriented residences that are compatible with its sensitive environmental setting.~~

~~W 8.4~~

~~New development or expansion of development in the Urban Residential District on the Point Monroe sand spit shall consider the cumulative impacts of additional requests for like actions on the remainder of lots on the sand spit. The total of new development on the sand spit shall not produce substantial adverse effects on the shoreline environment or neighborhood character, and shall prevent or minimize flood damage through use of non- structural methods, such as increased setbacks and vegetated buffers, in addition to design measures such as pile foundations and elevated floor levels.~~

Semi-Urban Residential District

GOAL LU-20 ~~9~~

The Semi-Urban Residential District is intended to provide for vital residential neighborhoods in a semi-urban setting.

~~W 9.1~~ Policy LU 20.1

The Semi-Urban Residential District is located in areas that are suitable to provide a transition from urban uses to the less intensely developed areas of the Island.

~~W 9.2~~ Policy LU 20.2

Density of residential use within the Semi-Urban Residential District ~~shall~~ range from 2.9 to a maximum of 3.5 units per acres.

~~W 9.3~~

~~High School Road/Ferncliff Avenue~~

~~The 9+ acres located at the northwest corner of High School and Ferncliff Roads is designated as R-2, with the six western acres (approximately) of the nine acres designated as R-8. No density bonuses will be permitted on either portion of the site and development of this site is encouraged to be clustered on the western portion of the property, with a significant buffer retained along the eastern boundary of the site along Ferncliff Avenue.~~

~~**Discussion:** The density bonus restriction is due to the property's transitional location, between the high-intensity commercial area on High School Road and the lower-density residential area associated with Ferncliff Avenue.~~

Neighborhood Service Centers

The Neighborhood Service Centers provide Island-wide commercial and service activity outside Winslow. These areas should be developed at slightly higher densities to reinforce their roles as community service centers. The service centers will also help reduce traffic congestion by providing an alternative to shopping in Winslow.

GOAL LU-21 ~~1~~

Encourage the development of the Neighborhood Service Centers at Rolling Bay, Lynwood, and Island Centers, as designated on the Land Use Map, as areas with small-scale, ~~Island-wide,~~ commercial, mixed use and residential development outside Winslow.

~~NSC 1.1~~ Policy LU 21.1

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

~~NSC 1.2~~ Policy LU 21.2 Lynwood Center

Any new development or expansion of existing development in Lynwood Center will be required to connect to public sewer, when available, or meet other Health District requirements, when appropriate.

Lynwood Center is designated as a Special Planning Area, and a subarea plan was completed in 1997.

~~Reduce the commercial area of Lynwood Center as shown on the Land Use Map. Allow R-5 is allowed with public water and sewer in the area. that has been changed from commercial to residential use. The use of TDRs or affordable housing bonus density would not be required, but affordable housing would be encouraged.~~

~~Rezone the Island Trade District to Neighborhood Service Center to ensure coordinated and compatible uses in the neighborhood service center. Allow up to 12 residential units per acre along with commercial uses (if served by public sewer and water) on the commonly owned parcels on Lynwood Center between Baker Hill Road and Point White Drive, as shown on the Land Use Map (Tax Parcel #s 042402-1-012-2006, 042402-1-047-2005, 042402-1-048-2004, 042402-1-049-2003, 042402-1-050-2009), provided that a community center is constructed that is of similar style and quality to the entire development. Higher density may be achieved with affordable housing.~~

~~Allow the existing lumberyard pier (Tax Parcel # 042402-1-019-2009) to be rebuilt with commercial uses consistent with the Bainbridge Island Shoreline Management master Program, 1996. Parking for this use must be located either on the parcel directly north of this parcel (Tax Parcel # 042402-1-046-2006) or on that parcel to the west (Tax Parcel # 042402-1-021-2005). The City should pursue public funds, whether from the sale of road-end property or other sources, to combine with private funds to construct a public access pier or acquire other public beach access.~~

~~The parcel of land located on Point White Drive, directly adjacent to the western boundary of the NSC, as shown on the Land Use Map (Tax Parcel # 042402-1-021-2005), is designated~~

~~OSR-2 with the provision that density may be increased to 3 units per acre on the condition that a public access easement be granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage and adjacent to the old lumberyard pier.~~

~~Any future development adjacent to the Shel - chelb estuary and associated stream corridor should consider the sensitive nature of this unique environmentally sensitive area.~~

The *Lynwood Center Report and Final Recommendations* is included in the section of the Comprehensive Plan entitled Subarea Plans.

~~NSC 1.3~~ Policy LU 21.3 Island Center

Island Center is designated as a Special Planning Area. The boundaries for Island Center are as shown on the Land Use Map. Any changes to the boundaries may be determined during the special planning process.

~~NSC 1.4~~ Policy LU 21.4 NSC Contract Zone: Miller Road/Battle Point Drive

The 16.7-acre site on Miller Road ~~will be~~ is designated a contract zone to recognize the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities.

~~NSC 1.5~~ Policy LU 21.5 Rolling Bay

The Neighborhood Service Center boundaries are as shown on the Land Use Map. Rolling Bay is designated as a Special Planning Area. Any changes to the boundaries may be determined during the special planning process.

~~NSC 1.3~~ Policy LU 21.6

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

~~NSC 1~~.7 Policy LU 21.7

Mixed use development is encouraged but not required.

~~NSC 1.8~~ Policy LU 21.8

Proposed uses must consider the impact on water quality, stormwater runoff, and environmentally sensitive areas such as wetlands, streams and high vulnerability recharge areas.

~~NSC 1.9~~ Policy LU 21.9

The land use regulations ~~shall have~~ include design standards for:

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- Parking requirements, including location of parking to the rear or side yards, unless otherwise provided for in a Special Planning Area plan. Landscaping, including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.

- Lighting standards that prevent unnecessary glare on neighboring residential properties.
- Location and screening of service areas such as dumpsters.
- Open space.
- Pedestrian linkages.

~~**Discussion:**~~ These standards ~~should be established to~~ ensure that development will be designed to fit into the scale and character of the existing centers and the adjacent residential neighborhoods. The City ~~should~~ developed design prototypes or illustrated design guidelines for each of the three service centers to serve as a visual reference for the future development of the community. These design guidelines ~~should~~ recognize the distinct qualities of the three service centers.

~~NSC 1.10~~ Policy LU 21.10

Encourage neighborhood participation in defining the design standards for each service center.

~~NSC 1.11~~ Policy LU 21.11

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

~~NSC 1.12~~ Policy LU 21.12

Develop a parking plan, if appropriate, for each service center.

~~NSC 1.13~~ Policy LU 21.13

Opportunities for providing a neighborhood commons or meeting place should be considered with any proposal for major redevelopment of an existing neighborhood service center or as part of development of a new neighborhood service center to encourage the use of the neighborhood service center by surrounding residents.

GOAL LU-22 ~~2~~

Infill within the boundaries of the Neighborhood Service Centers, as designated on the Land Use Map, through the transfer of development rights from TDR Sending Areas of the Island or through an affordable housing bonus density.

~~NSC 2.1~~ Policy LU 22.1

The base density of residential development in the Neighborhood Service Centers, as designated on the Land Use Map, ~~shall be~~ is 3 units per acre in areas not served by public water and sewer systems and using TDRs or an affordable-housing bonus density, provided state and local Health District regulations can be met. Allow up to R-5 with public water and sewer.

Business/ Industrial

GOAL LU-23 ~~1~~

The Business/ Industrial District (B/I) is intended to provide opportunities for expansion of existing Island businesses, for diversity of jobs and for low-impact industrial activity that contributes to well paying jobs, where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized.

Policy LU 23.1 ~~B/I 1.1~~

The Business/ Industrial District is for non-polluting, light manufacturing development as well as other uses that add to the diversity of economic activity on the island and are compatible with other uses in the Business/ Industrial District and neighboring zones.

Policy LU 23.2 ~~B/I 1.2~~

New manufacturing businesses that plan to utilize toxic/hazardous substances must list these substances and quantities projected for annual usage; demonstrate compliance with all Federal, State and ~~Bremerton~~ Kitsap County Health District requirements for their handling; ~~and receive a City business license~~. Development proposals are evaluated using performance standards for the B/I district. ~~(Definitions and quantity limits of toxic/hazardous substances are set forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended [42 U.S.C. Section 9601] et seq. ["CERCLA"], the Superfund Amendments and Reauthorization Act of 1986, Pub. L No. 99-499 ["SARA"], the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801 et seq., the Resource Conservation and Recovery Act, 49 U.S.C. Section 6901 et seq. or other applicable State or Federal laws, rules or regulations adopted in accordance with those statutes).~~ Uses of certain toxic/hazardous substances can disqualify the application from approval because of potential environmental impact. However, the City would consider ~~proposals that use toxic/hazardous substances defined in the above references may be approved upon review of~~ factors such as quantity used, adequacy of storage, containment, spill management, and waste disposal plans in reviewing such a proposal.

Policy LU 23.3 ~~B/I 1.3~~

The City shall coordinate with the Bainbridge Island Fire Department when reviewing development proposals ~~The Fire Marshall shall receive copies of publicly available reports~~ concerning hazardous substances ~~and prepare a summary of those reports that can be published in order to avoid revealing confidential or sensitive information about other aspects of those businesses~~.

Policy LU 23.4 ~~B/I 1.4~~

Applications for development approval within the Business/ Industrial District must show that adequate water, wastewater, transportation, fire, and storm drainage services are available to serve the development.

Policy LU 23.5 ~~B/I 1.5~~

The City should ensure the adequate monitoring and enforcement of hazardous material regulations.

Policy LU 23.6 ~~**B/I 1.6**~~

Performance standards for the Business/ Industrial District(s) ~~shall~~ address odor, lighting, noise, vibration, signage, traffic volumes, ingress and egress, parking, delivery and loading areas, and pedestrian and vehicle ~~site~~ circulation, to create safe, efficient, compatible conditions among a variety of on-site uses and to protect adjacent residential neighborhoods.

Policy LU 23.7 ~~**B/I 1.7**~~

Business/ Industrial uses ~~shall~~ must be visually screened the development year-round from adjacent, non-industrial properties and from adjacent roadways.

~~**Discussion:**~~ This policy establishes a performance standard – Business/ Industrial uses must be visually screened from the roadway and from adjacent non- Business/ Industrial development. The visual screening could be achieved through a combination of vegetation and building setback which would add depth to the buffer. ~~A minimum 50-foot native, vegetated buffer should be considered in drafting the development regulations.~~

~~**B/I 1.8**~~

~~Any Business/ Industrial District with more than one business should be encouraged to form and participate in a business park management association and neighborhood association in order to institute a self-enforcement program.~~

Policy LU 23.8 ~~**B/I 1.9**~~

If an existing project redevelops or expands its gross floor area (GFA), compliance with current development standards ~~shall~~ be are based on the size of the redevelopment or expansion. A range of compliance requirements ~~shall~~ be ~~established to~~ correspond with the range in levels of redevelopment or expansion.

~~**Discussion:** If an expansion comprises no more than 15%, only limited compliance with current standards would be required (i.e., landscaping, parking). An expansion of 50% or more would require that the entire project be brought into full compliance.~~

GOAL LU-24 ~~2~~

Provide appropriate land for Business/ Industrial in order to provide opportunities for small manufacturing businesses on the Island to expand, and to provide additional employment opportunities.

~~**B/I 2.1**~~

~~The 35 acres adjacent to the Business/ Industrial area north of Day Road and west of SR 305 are designated as Business/ Industrial on the Land Use Map, and development within this 35-acre Business/ Industrial area must utilize the Site Plan Review process for project review to address open space, trail connections and environmental impacts associated with proposed development.~~

~~**B/I 2.2**~~

~~Any additional Business/ Industrial should not be designated until the City completes an Economic Development Element.~~

~~**Discussion:** The City will monitor achievement of this goal. Details of the monitoring program will be enumerated in an Economic Development Element.~~

GOAL LU-25 ~~3~~

Discourage the inappropriate designation of isolated Business/ Industrial Districts.

While seeking to limit isolated Business/ Industrial uses, this Plan also recognizes the concerns of property owners to continue existing businesses at those locations as non-conforming uses. Discussion included designation of certain businesses and nonconforming uses. However, owners were concerned about the ability to obtain financing in the future. This Plan seeks to reach a compromise.

Policy LU 25.1 ~~B/I 3.1~~

Isolated Business/ Industrial ~~zones~~ activities are designated to reflect historical use and the designation should not be expanded.

~~The overall framework of the Plan is to concentrate Business/ Industrial activity at Day Road and to acknowledge the existing, isolated Business/ Industrial activity.~~

Residential Open Space

GOAL LU-26 ~~1~~

Adopt a conservation strategy to p~~P~~reserve the open space area outside Winslow and the Neighborhood Service Centers through a ~~development~~ land use pattern ~~which will~~ that enhances the character of the area – forested areas, meadows, farms, ~~narrow roads bordered by dense vegetation~~ scenic and winding roads that support all forms of transportation – and the valuable functions the open space area serves on the Island (i.e., aquifer recharge, fish and wildlife habitat, recreation).

Preservation and protection of the open space area is also addressed elsewhere in this Element of the Plan in the Environmental, Greenways, Forest Lands and Agricultural Lands sections.

Policy LU 26.1 ~~OS 1.1~~

Protect open space, critical areas, and agricultural uses through public and private initiatives, including open space tax incentives, cluster development, PUDs, transfer and purchase of development rights, public land acquisition, greenways, conservation easements, landowner compacts, limiting the amount of lot coverage, and other techniques.

Policy LU 26.2 ~~OS 1.2~~

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

~~**Discussion:**~~ The proliferation of approved short plats and the existence of standard subdivisions on the Island present a major obstacle to the preservation of the Island's character and the protection of its natural systems. The City should encourage the creation of landowner compacts where adjacent landowners collectively aggregate and develop their properties under a unified development plan. This could involve innovative, joint partnerships between nonprofit organizations and developers interested in preserving open space and promoting sensitive development. The City should work with nonprofit agencies to identify techniques for establishing landowner compacts and potential lands that could be aggregated under a compact.

Policy LU 26.3 ~~**OS 1.3**~~
To reflect the policies in the Housing Element to provide for a variety of housing options in areas designated for residential development, including residential open space, accessory dwelling units shall be considered allowed uses in all residential zoning districts except R-6. (See Housing Element policy H 3.2)

Policy LU 26.4 ~~**OS 1.4**~~
Existing vegetated buffers should be retained and augmented where necessary to preserve the Island's character and the forested view from the road.

Policy LU 26.5 ~~**OS1.5**~~
New development should strive to be responsive to the natural landscape and should be sited so as to have the least visual and environmental impact on the Island landscape. Features which enhance the Island's character, such as barns, fences, fruit or agricultural stands, should be retained and encouraged.

Policy LU 26.6 ~~**OS1.6**~~
Tree-covered hillsides and hilltops, particularly ridge lines so valued by the community, shall be particularly protected for their visual and aesthetic benefits to the Island as well as their functions as wildlife habitat and erosion and runoff retardation.

Policy LU 26.7 ~~**OS1.7**~~
Water or wastewater infrastructure, which may contribute to system capacity exceeding local need, shall not be used to justify development counter to the City-wide land use policies.

Policy LU 26.8 ~~**OS1.8**~~
Development should be designed and located so as to avoid or minimize potential conflicts with agricultural activities, and right-to-farm ordinances must be recognized by any development located adjacent to agricultural land.

~~**OS 1.9**~~
~~The City shall develop a Flexible Lot Design Subdivision process that integrates a cluster zoning requirement in the subdivision process and ensures that the approval process is timely and efficient.~~

~~**Discussion**: This process would permit development flexibility that will encourage a more creative approach than lot-by-lot development, including lot design, placement of buildings,~~

~~use of open spaces, and circulation that best addresses the site characteristics of geography, topography, size, or shape. This method permits clustering of lots, with a variety of lot sizes, to provide open space and protect the Island's natural systems. The criteria for the layout and design of lots, including a minimum lot size for each zone, would be set out in the zoning ordinance.~~

~~**OS 1.10**~~

~~In designing a Flexible Lot Design Subdivision process, areas of site disturbance shall be laid out in consideration of the following criteria:~~

- ~~Location of the most suitable soils for individual, on-site septic systems.~~
- ~~Location of greenway overlay.~~
- ~~Location of scenic views from the roadway.~~
- ~~Location of wooded slopes – trees should not be removed from ridges and structures should not be placed on ridge lines.~~
- ~~Establishment of perimeter buffers.~~
- ~~Segregation of farmland.~~
- ~~Encourage common access.~~

~~**OS 1.11**~~

~~The Flexible Lot Design Subdivision shall include:~~

- ~~Adequate open space – open space should be of a quality, quantity, and configuration to ensure that a significant portion of the site is designated for conservation, passive recreation, and active recreation (where appropriate), and that the open space is reasonably related to all house lots.~~
- ~~Consideration for dedication of open space for public use.~~
- ~~Protection of critical areas.~~
- ~~Preservation of significant trees.~~
- ~~Creative site design including placement of structures, circulation systems, and utilities that minimize land alteration (e.g., a variety of lot sizes, building types, scale, and design to reduce the bulk of structures).~~
- ~~Pedestrian orientation, including trails and walking paths.~~
- ~~Adequate provision of public facilities and amenities.~~
- ~~Preservation of natural features.~~
- ~~Preservation or creation of farmland.~~
- ~~Limited impervious surface/area of site disturbance.~~
- ~~Public waterfront access and/or view.~~

~~**OS 1.12**~~

~~Land that is designated as permanent open space within Flexible Lot Design Subdivisions shall be used only for recreational, conservation, or agricultural use. This land shall be:~~

- ~~Owned jointly or in common by the owners of the building lots.~~
- ~~Dedicated to the City, Park District, or to a private, nonprofit organization, subject to acceptance.~~
- ~~Retained by the original landowner and protected through a permanent conservation easement.~~

~~GOAL 2~~

~~Create a Critical Areas Overlay District to protect sensitive areas through TDRs, flexible lot design, and through reducing development pressure within the open space area.~~

~~OS 2.1~~

~~The Critical Areas Overlay District is designated for areas which may have limited development potential due to environmental sensitivity, including critical aquifer recharge areas, and priority wetlands. These areas should be included as primary sending areas for TDRs. These areas will be shown on the Land Use Map as a Critical Areas Overlay District.~~

~~**Discussion:** Under the Agricultural Lands policies, a farm owner outside of the designated TDR Sending Area would be able to opt into the TDR program. (See Agricultural Lands Policy.)~~

~~OS 2.2~~

~~The Critical Areas Overlay District is limited to activities compatible with the conservation and protection of sensitive areas, including residential use, passive recreation, and agriculture, using Best Management Practices.~~

~~OS 2.3~~

~~Because of the sensitivity of land within the Critical Areas Overlay District, use of TDRs and other means of preservation are preferable to site development and should be implemented wherever possible.~~

~~OS 2.4~~

~~Properties within the Critical Areas Overlay District retain the underlying zoning, but are subject to the requirements of the Overlay District. The Overlay District is intended to encourage a pattern of development which will protect and enhance the sensitive areas. The property owner may choose one of several techniques to realize development potential on the site:~~

1) ~~An applicant may choose to use the Flexible Lot Design Process to accommodate innovation, creativity, and design flexibility, and to achieve a level of environmental protection that would not be possible by typical lot-by-lot development, but shall not exceed the underlying base density.~~

2) ~~An applicant may choose to transfer the development rights of the parcel to preserve the land as open space. Under this option, the development rights would be calculated assuming the development potential allowed by the zoning district.~~

GOAL <u>LU-27</u> ~~3~~

Preserve the character of the interior areas of Bainbridge Island through establishment of an Open Space Residential District.

Policy LU 27.1 ~~**OS 3.1**~~

The Open Space Residential District is designated for less intensive, residential development and a variety of agricultural and forestry uses.

Policy LU 27.2 ~~**OS 3.2**~~

Residential development ~~shall~~ should be compatible with the preservation of open space, forestry, agricultural activities, and natural systems. Accessory farm buildings and uses are allowable.

Policy LU 27.3 ~~**OS 3.3**~~

The overall density for residential use ~~shall be~~ is a maximum of one unit per 2.5 acres. However, the landscape should maintain the natural and scenic qualities of the Island.

~~**OS 3.4**~~

~~Development of the 40 acres of City-owned land located on Vincent Road (former site of the County landfill) SHALL/SHOULD be subject to a comprehensive and coordinated planning process that addresses such issues as, but is not limited to, compatibility and location of current and proposed uses, on-site circulation, off-site pedestrian connections, public amenities, landscaping, lighting and traffic. The planning process SHALL/SHOULD include a public outreach program that seeks the participation and input of both the immediate neighborhood and the larger Island-wide community.~~

GOAL LU-28 4

The Residential-1 (R-1) and Residential-2 (R-2) Districts are intended to recognize an existing development pattern in the Open Space areas of the Island.

Policy LU 28.1 ~~**OS 4.1**~~

The R-1 District is intended to recognize an existing development pattern of one unit per acre.

Policy LU 28.2 ~~**OS 4.2**~~

The R-2 District is intended to recognize an existing development pattern of two units per acre.

Policy LU 28.3 ~~**OS 4.3**~~

The City should consider the development of subarea plans that establish land use policies and development standards tailored to the individual communities. Neighborhood participation in development of subarea plans should be encouraged.

GOAL LU-29 ~~5~~

Maintain and enhance the unique character of Fort Ward Planning Area (see Figure 4A) ~~due~~ to recognize the history and natural landscape of the area and the sense of community that exists, including an open space system made up of wetlands, a neighborhood park, the historic marching fields, unbuildable slopes and the State Park (see Figure 4B). The Fort Ward Action Plan is a part of the Plan (Appendix XX).

~~OS 5.1~~

~~Through an LID, grants or public or private funding sources, if funding occurs, or through the use of such techniques as cluster development or transfer of development rights within the Fort Ward area:~~

1) ~~Preserve the parade marching fields as public open space, as well as street, trail and sidewalk improvements identified in the Fort Ward Action Plan, and~~
2) ~~Protect and enhance the wetlands and associated buffers for a new community park which will include the natural systems from Kitsap Avenue, southwest past Belfair, as identified in the Fort Ward Action Plan.~~

~~Establish a mechanism to expedite the necessary changes to the Bainbridge Island Municipal Code to allow:~~

1) ~~Transfer of density from the wetland area or parade grounds to elsewhere within the Fort Ward Core Area as shown on Figure 4A.~~
2) ~~Replatting of the wetland area to avoid, as much as possible, development in the wetlands and buffer area and to preserve the parade grounds.~~
3) ~~Development of a wetland overlay master plan to include a landscape reclamation plan, planting alternatives, access, use, drainage and building envelopes.~~

~~After years of limited development, Fort Ward could be facing a dramatic increase in construction of new residential development. Many of the undeveloped lots in the Fort Ward planning area are non-conforming due to their small size. Many of these lots contain wetland or buffer area and may be developed using the Reasonable Use Exception of the Bainbridge Island Municipal Code. This policy provides mechanisms to minimize the impacts of future development on the wetlands. The parade grounds are an important historical feature of Fort Ward and a focal point of the community that also provides recreational opportunities for the residents of Fort Ward. This policy provides mechanisms to further maintain and enhance the unique character, historical value, sense of community and natural landscape of the Fort Ward Planning Area.~~

~~OS 5.2~~

~~In order to preserve historic structures within the Fort Ward Historic District, as shown on Fort Ward Navy Additions Map – Figure 4C:~~

1) ~~The original density for Buildings E, 13,18, 19, 20, 21, 46, 47, 48, 49, 50, and 51 and the existing density of Buildings B and C (10 units in total), Building 60 (12 units) and Building 65 (19 units) SHALL/SHOULD be permitted if the structure is maintained in a manner that would preserve the building's historic character and any renovation is conducted in accordance with a standard designated by the City; and~~
2) ~~Building 16 SHALL/SHOULD be designated as appropriate for multi-family use of up to 8 dwelling units, provided that a portion of the building is dedicated as a community meeting place.~~

Policy LU 29.1 ~~OS 5.3~~

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

~~OS 5.4~~

~~Develop specific design and development guidelines that recognize the unique qualities of the Fort Ward District and respond to the scale and natural features of the lots.~~

OS ~~5.5:~~ MOVE POLICY TO HOUSING ELEMENT

~~Maintain housing opportunities for a range of economic levels. Provide exceptions to the design guidelines in order to meet the American with Disabilities Act while maintaining the character of the community.~~

Historic Preservation

GOAL LU-30 ~~1~~

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

Policy LU 30.1 ~~HP 1.1~~

The City shall maintain its status as a Certified Local Government (CLG), thereby promoting collaboration among City departments, boards and commissions.

Policy LU 30.2 ~~HP 1.2~~

The City and its HPC ~~shall~~ should regularly review the local historic preservation ordinance and update where necessary to assure that it achieves the Comprehensive Plan's goals and policies.

Policy LU 30.3 ~~HP 1.3~~

The City and the HPC ~~shall~~ should develop the City's preferred method of project compliance review and reporting, consistent with state laws and local ordinances.

Policy LU 30.4 ~~HP 1.4~~

The City and HPC shall coordinate with tribal communities and other interested stakeholders who have an interest in historic resources on the Island.

GOAL LU-31 ~~2~~

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

Policy LU 31.1 ~~HP 2.1~~

The City and HPC shall recognize historic resources listed on, or eligible for, the local registry as significant historic properties.

Policy LU 31.2 ~~HP 2.2~~

The City and HPC shall continue to inventory historic resources, thereby maintaining an up-to-date site database using the latest affordable technologies available.

Policy LU 31.3 ~~HP 2.3~~

The City and HPC ~~shall~~ should continue to support and expand the Local Historic Register program.

Policy LU 31.4 ~~HP 2.4~~

The City and HPC ~~shall~~ should develop protocols for the consistent evaluation of historic resources on the Island.

Policy LU 31.5 ~~HP 2.5~~

The City and HPC shall define and identify its "iconic" structures and sites (those intended for permanent preservation), which are deemed essential elements of the community's character, history and identity.

GOAL LU-32 ~~3~~

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

Policy LU 32.1 ~~HP 3.1~~

The City shall encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

Policy LU 32.2 ~~HP 3.2~~

~~The City shall~~ E~~e~~ncourage the preservation, rehabilitation and restoration of existing structures through the adoption and implementation of the International Existing Building Code (IEBC).

Policy LU 32.3 ~~HP 3.3~~

~~The City and HPC shall~~ C~~c~~ollaborate with the Historic Preservation CommissionDesign Review Board to develop design guidelines for projects within or adjacent to significant historic properties and/or neighborhoods to ensure compatible development.

Policy LU 32.4 ~~HP 3.4~~

~~The City and HPC shall~~ D~~d~~evelop guidelines to ensure review of potential direct and indirect impacts to significant historic properties when planning and/or permitting projects.

Policy LU 32.5 ~~HP 3.5~~

~~The City and HPC shall~~ I~~i~~dentify and support practical owner/operator economic incentives and policies to encourage the rehabilitation and preservation of significant historic resources.

Policy LU 32.6 ~~HP 3.6~~

~~The City shall~~ E~~e~~ngage in cooperative efforts with owners to encourage the preservation of historic resources.

GOAL LU-33~~4~~

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

Policy LU 33.1 ~~HP 4.1~~

~~The City and HPC shall~~ S~~s~~upport an on-going education program to increase awareness of the historic resources on the Island.

Policy LU 33.2 ~~HP 4.2~~

~~The City and HPC shall~~ S~~s~~upport efforts to publicly recognize preservation efforts within the Island community.

Policy LU 33.3 ~~HP 4.3~~

~~The City and HPC shall~~ C~~c~~ollaborate with interested stakeholders to promote historic preservation on the Island.

Policy LU 33.4 ~~HP 4.4~~

~~The City and HPC shall~~ I~~i~~dentify, and give public access to, an appropriate repository for curating historic preservation records and documentation.

Siting of Essential Public Facilities

GOAL LU-34~~1~~

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

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

Policy LU 34.1 ~~PF 1.1~~

The City ~~shall~~ should develop a list of essential public facilities of a local nature that may potentially be sited on Bainbridge Island and coordinate with the Kitsap Regional Coordinating Council in the development of a list of state and countywide public facilities.

Policy LU 34.2 ~~PF 1.2~~

When an essential public facility of a statewide or countywide nature is proposed for Kitsap County, the City ~~shall~~ should appoint representatives as members of the Facility Analysis and Site Evaluation Advisory Committee or any other established siting committee to evaluate proposed public facility siting.

Policy LU 34.3 ~~**PF 1.3**~~

New essential public facilities shall not be located in designated resource lands~~,~~ and critical areas~~, or other areas where the siting of such facilities would be incompatible~~.

GOAL LU-35 ~~**2**~~

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

Policy LU 35.1 ~~**PF 2.1**~~

If an essential public facility is proposed for Bainbridge Island that is an "essential public facility," as defined in RCW 36.70A.200, the City ~~Mayor shall~~ should create ~~appoint~~, ~~and the City Council confirm,~~ a Facility Analysis and Site Evaluation Committee composed of citizens, City staff, elected officials and appropriate technical experts which ~~shall~~ should consider in determining a recommendation to City Council, at a minimum, the following:

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

Policy LU 35.2 ~~**PF 2.2**~~

The City or other government agency, if responsible for construction of an essential public facility, shall develop a community notification and communications plan that will ensure ongoing contact with the community during the planning and construction phase of a project. The plan should include identification of all departments that will play a role in the planning or construction of an essential public facility; identify other governmental regulatory requirements; identify strategies for coordinating interdepartmental and interagency activities and strategies for responding to emergency or problem situations; and identify a conflict resolution process.

EXISTING CONDITIONS

Note: this section moved to Appendix

Perry Barrett

To: KCook@bainbridgewa.gov
Subject: Parks Comp Plan Amendment
Attachments: Comp Plan Amendment_Parks_2015.pdf

Dear Kathy Cook,
I will drop the hard copy of the proposed amendment to your staff today, but attached is a digital record. The proposal is to provide for a park zoning designation on all park property, City owned and District owned parcels. Also included, is an inventory from 2014 of these park properties. One important note, the Sakai property at Madison will be closing this August to become a new park property for Winslow and the island.

The proposed park zone designation is used on park and open space properties already purchased, and for future properties once purchased by an agency for public park purchases. The zoning does not anticipate possible or future properties not currently a park parcel. Future park properties would be converted to the park designation once the agency had purchased or received as donation the parcel(s) and not prior to closing.

We urge consideration of this amendment and its inclusion in the comprehensive plan update. We see the benefits that a park zone could provide in increasing the administration for a minimal level of park and trail provision and amenity. It also affords the mechanism to provide review and update for any code compliance issues, such as vendor permits or permissions for invasive species/restoration campaigns. For instance, a park zone could afford a basis for the park's property designation, currently done through a Site Plan Permit. Additionally, a park zone could provide for a threshold of acceptable park development. Examples of these include trail head, wayfinding and interpretative signage, play structure, vegetation, access and limited parking. Additionally, a park zone could provide through its classification the adjoining parcel setback, a concern Charles Schmidt has voiced at Pritchard Park where the underlining adjacent zoning is waterfront industrial.

We look forward in working with you and/or your staff as well with Planning Commission. Thank you for your consideration. Please contact me regarding any additional thoughts, concerns or ideas.

Sincerely,

T. Perry Barrett, AICP
Sr. Planner
BIMPRD
206/842-2306 x 119
perry@biparks.org

CITY OF BAINBRIDGE ISLAND

COMPREHENSIVE PLAN AMENDMENT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
Bainbridge Island JUN 30 2015 Dept. of Planning & Community Development	PROJECT NAME: BAINBRIDGE IS METRO PARK & RECREATION DISTRICT COMP PLAN AMENDMENT TAX ASSESSOR'S NUMBER: PROJECT STREET ADDRESS OR ACCESS STREET: 7666 NE HIGH SCHOOL RD.
	FOR CITY USE ONLY FILE NUMBER: PROJECT NUMBER: DATE RECEIVED: APPLICATION FEE: TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE**: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: BAINBRIDGE IS. METROPOLITAN PARK & RECREATION DISTRICT
   Address: 7666 NE HIGH SCHOOL ROAD
   Phone: 206/842-2306 X119 Fax: 206/842-0209
   E-mail: perry@biparks.org
   Name of property owner:
   Address:
   Phone: Fax:
   E-mail: perry@biparks.org

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: PERRY BARRETT
   Address: 7666 NE HIGH SCHOOL RD.
   Phone: 206/842-2306 X119 Fax:
   E-mail: perry@biparks.org

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   SEE ATTACHED MAPS AND FROM BIMPRD COMPREHENSIVE PLAN PARKS, RECREATION & OPEN SPACE, 2014 CHAPTER 4: INVENTORY & CLASSIFICATION OF EXISTING PARK, PUBLIC AND OTHER PROTECTED LAND, PLUS SAKAI PURCHASE ON MADISON

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☒ YES ☐ NO If so, please describe: TO ADD A PARK ZONE TO EXISTING PARK PROPERTIES.

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
   ☒ YES ☐ NO OR APPLICATION OF AN OVERLAY ZONE THAT ACCOMPLISHES THE SAME ACTION.

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable. NEW PROVISION FOR LAND USE OR ADD TO ENVIRONMENTAL AND/OR NONMOTORIZED ELEMENT(S) A PARK ZONE AND REFERENCE, SEE BIMPRD CHAPTER 9: INVENTORY & CLASSIFICATION OF EXISTING PARKS - SOURCE BIMPRD PARK & RECREATION COMP. PLAN, 2014.

8. Provide proposed amendatory language. PARK ZONE The DETAILS ON LANGUAGE TO BE DEVELOPED WITH COBI PLANNING STAFF. NET EFFECT WILL REDUCE OR ELIMINATE CERTAIN CODE AND PERMIT PROVISIONS, SUCH AS SITE PLAN REVIEW PERMIT, FOR CLASSIFICATION OF PARKS AND PARK SERVICES.

9. Explain the reasons behind this amendment proposal.
- ENHANCE GOVERNMENTAL COOPERATION AND EFFICIENCY.
- PROVIDE FOR MINIMAL PARK IMPROVEMENTS SUCH AS WAYFINDING, INTERPRETATION, TRAIL, NEIGHBORHOOD PLAY STRUCTURE, MINOR PARKING
- ENHANCE WILDLIFE AREAS & CORRIDORS BY REDUCING BARRIERS
- REVIEW AND PROVIDE SETBACKS AND ADJOINING USES.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):
ENVIRONMENTAL ELEMENT, GOAL 2; EN1.2
GREENWAYS, GOAL 1, GW1.1
NONMOTORIZED NM 1.3 NM 1.4
WMP 4.1; WMP 4.2; WMP-TRAILS 4.3
2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:
GMA GOAL 9: OPEN SPACE AND RECREATION
GMA GOAL 12: PUBLIC FACILITIES AND SERVICES
GMA GOAL 13: HISTORIC PRESERVATION
36.70A200 AND 36.70A60 - ESSENTIAL PUBLIC FACILITIES AND NATURAL & REC. AREAS.
3. The relationship of the proposed amendment to other City codes and regulations:
SITE PLAN REVIEW PERMIT
VENDOR AUTHORIZATION
ACCESS PERMIT

I hereby certify that I have read this application and know the same to be true and correct.

T. Perry Barrett — 6-30-15

*Signature of owner or authorized agent — Date

T. Perry Barrett

Please print name

*Signature of owner or authorized agent — Date

Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number _____,

located at 9LL PARK PROPERTY,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to

Y. PERRY BARRETT

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☐ preapplication conference
- ☒ planning permits
- ☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) COMP. PLAN AMENDMENT

6-30-15

Owner of record *Date* *Owner of record* *Date*

STATE OF WASHINGTON)
) SS.
COUNTY OF KITSAP)

On this 30 *day of* June, 2015, *before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:*

Y. Perry Barrett

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

ROSALIND D. LASSOFF
NOTARY PUBLIC
COMMISSION EXPIRES 6-09-17
STATE OF WASHINGTON

Rosalind D. Lassoff

Notary Public in and for the State of Washington

Residing at Poulsbo, Washington

My appointment expires: 6/9/17

Chapter 4: Inventory & Classification of Existing Park, Public, & Other Protected Land

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use
** BIMPRD has lease or agreement with owner to manage/operate.

BIMPRD Parks & Properties		* Natural area	Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities	Support facilities	Total acres
1 Aaron Avenue Tot Lot	N				0.73				0.73
2 Aquatic Center (**BISD)	R					1.50			1.50
3 Battle Point Park/Fairy Dell	R	35.68		X	53.95	0.11		0.11	89.86
4 Blakely Harbor Park	C	20.00	19.09	X					39.09
5 Blossom/Schel Chelb	N	1.64		X					1.64
6 Camp Yeomalt	N	2.62		X		0.18			2.88
7 Eagledale Park	C			X	6.44	0.10			6.54
8 Fay Bainbridge Park	R		16.12					0.20	16.32
9 Fort Ward Parade Grounds	N				2.65				2.65
10 Fort Ward Park	R	132.10	3.23	X					135.33
11 Gazzam Lake Properties/incl Peters	R	468.39	6.50	X					474.89
12 Gideon Park	N			X	2.31			0.10	2.41
13 Gr Forest/HilltopCoridr (** partBISD)	C	240.75		X		0.66			241.41
14 Hawley Cove Park	C	11.64		X					11.64
15 Hidden Cove Ballfields	C	3.03		X	4.75				7.78
16 Hidden Cove Park	C	2.86	2.86	X					5.72
17 Hilltop (** partial lease w/ BILT)	C	26.47						0.20	26.67
18 Island Center Hall	SU					2.29			2.29
19 John Nelson Linear Trail	OS	0.80		X					0.80
20 Madison Avenue Tot Lot	N				0.43				0.43
21 Manzanita Park	C	112.93		X					112.93
22 Meigs Park 1	OS	67.45		X					67.45
23 Nute's Pond	OS	31.80		X					31.80
24 Point White Pier	C		0.69						0.69
25 Pritchard Park (jt owned w/ COBI)	R	25.45	25.51	X					50.96
26 Rockaway Beach	OS		0.52						0.52
27 Rotary Centennial Park (**WSDOT)	SU			X			0.75		0.75
28 Rotary Park	C	2.40		X	7.10	0.10			9.60
29 Sands Avenue Ballfield (**BISD)	C	2.50			7.50				10.00
30 Seabold Hall	SU					1.00			1.00
31 Strawberry Hill Park	C			X	17.44	0.10		0.10	17.64
32 T'Chookwap Park	N	0.32							0.32
33 Ted Olson Nature Preserve	OS	15.30		X					15.30
34 Teen Center (**BISD)	SU					0.10			0.10
35 Waypoint (**COBI)	SU	1.10		X					1.10
36 Waterfront Park Com Cntr (**COBI)	SU					0.34			0.34
37 West Port Madison Nature Preserve	C	12.29		X					12.29
38 Williams-Olson Park	C		3.71					0.10	3.81
39 Yama Property at Blakely Harb Prk	OS	7.40							7.40
40 Trail Easemnt/ROW (open to public)	OS	20.36		X					20.36
41 Conservation Easemts (held by BIMPRD but not open to public)	OS	36.80							36.80
Total		*1,282.08*	*78.23*	*0.00*	*103.30*	*6.48*	*0.75*	*0.81*	*1471.74*

Pending Transfers COBI to BIMPRD									
1 Blossom/Gazzam		3.32							3.32
2 Lovgren	OS	14.39							14.39
3 Lumpkin	OS	4.45							4.45
4 Manitou Beach Tidelands	OS	0.13							0.13
5 Meigs Park 2	OS	29.64							29.64
Total		*51.93*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*51.93*

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use
** BIMPRD has lease or agreement with owner to manage/operate.

		* Natural area	Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities	Support facilities	
City of BI Properties									
1 Bentryn Farm Property	OS	11.50							*11.50*
2 Civic Center Plaza/Farmers' Mkt	SU						2.40		*2.40*
3 Crawford Farm Property	OS	2.30							*2.30*
4 Johnson Farm	OS	14.00							*14.00*
5 Lost Valley	OS	33.75							*33.75*
6 Manitou Beach Upper		0.88							*0.88*
7 M&E Tree Farm	OS	13.00							*13.00*
8 Morales Farm Property	OS	4.70							*4.70*
9 Strawberry Packing Plant	C	3.90							*3.90*
10 Suyematsu Farm Property	OS	14.80							*14.80*
11 Waterfront Park	C		4.00	X	2.10				*6.10*
Total		*98.83*	*4.00*	*0.00*	*2.10*	*0.00*	*2.40*	*0.00*	*107.33*
BI School District Ownerships									
1 Bainbridge High Sch					44.30	0.72			*45.02*
2 Blakely Elementary Sch					8.70	0.18			*8.88*
3 Commodore Options Sch					2.62				*2.62*
4 Grand Forest East (NW Corner)		40.00							*40.00*
5 Ordway Elementary Sch					1.00	0.18			*1.18*
6 Sonoji Sakai Intermediate Sch					2.07	0.23			*2.30*
7 Wilkes Elementary Sch					3.70	0.18			*3.88*
8 Woodward Middle Sch					40.30	0.28			*40.58*
Total		*40.00*	*0.00*	*0.00*	*102.68*	*1.77*	*0.00*	*0.00*	*144.46*
Other Organization Ownerships									
1 Bainbr Performg Arts Cultural Cntr						0.29			*0.29*
2 BI Art Museum						0.20			*0.20*
3 BI Historical Museum						0.18			*0.18*
Total		*0.00*	*0.00*	*0.00*	*0.00*	*0.67*	*0.00*	*0.00*	*0.67*
Other Public Ownerships									
1 COBI City Hall						0.13			*0.13*
2 Fire Station 21 (Madison)						0.03			*0.03*
3 Fire Station 22 (Bucklin Hill)						0.03			*0.03*
4 Fire Station 23 (Phelps)						0.03			*0.03*
5 Fort Ward Historic Bakery Bldg						0.20			*0.20*
6 Kitsap Regional Library						0.13			*0.13*
Total		*0.00*	*0.00*	*0.00*	*0.00*	*0.54*	*0.00*	*0.00*	*0.54*
Private Utility Ownership									
Total Puget Sound Energy Agate Pass		0.40							*0.40*
		0.40	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.40*

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use

** BIMPRD has lease or agreement with owner to manage/operate.

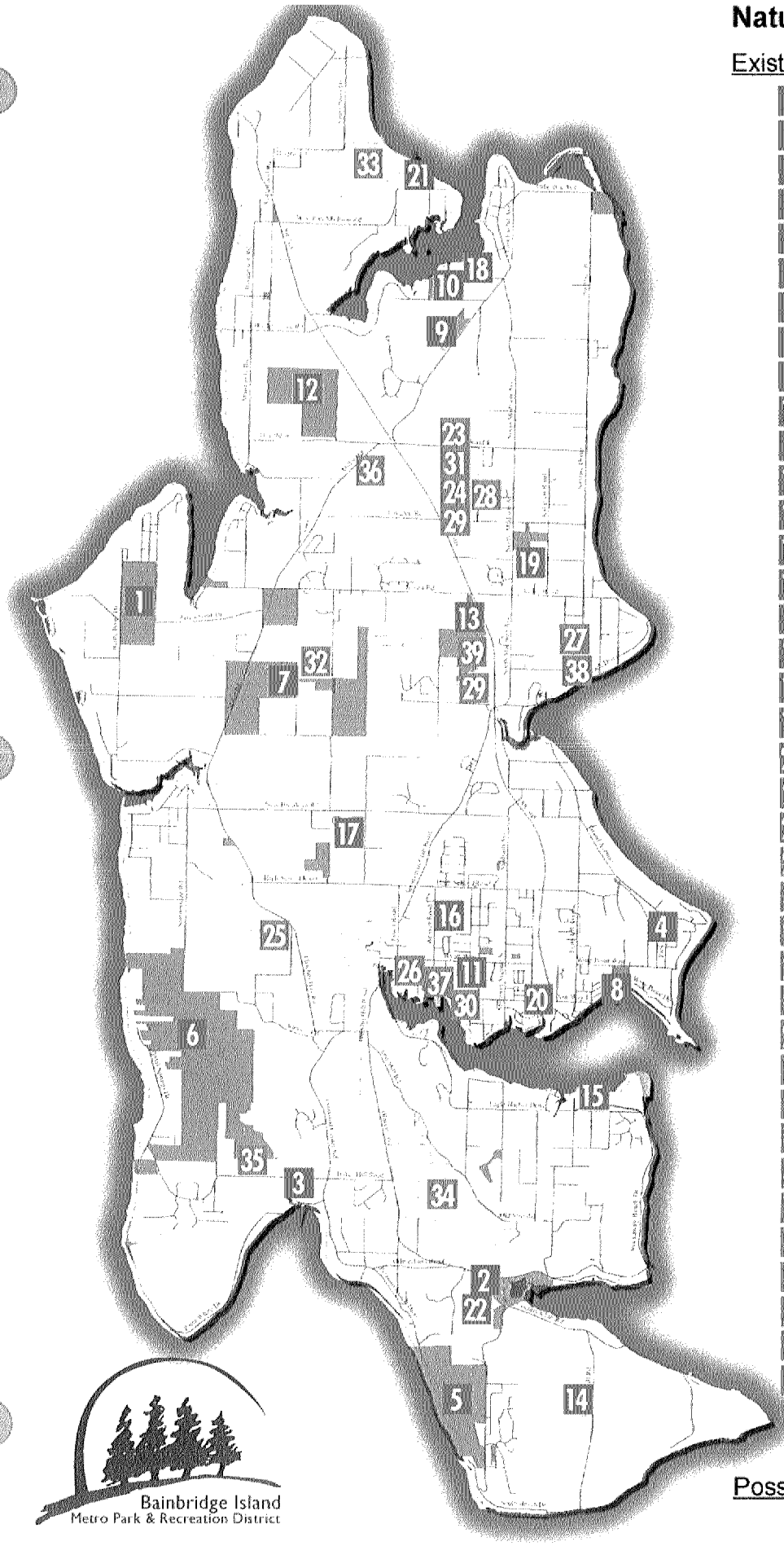
	* Natural area	Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities	Support facilities	
BI Land Trust In-Fee and Easements								
1 Anonymous	6.16							*6.16*
2 Anonymous	6.30							*6.30*
3 Anonymous	7.50							*7.50*
4 Anonymous	7.50							*7.50*
5 Anonymous	10.00							*10.00*
6 Bucklin Hill Woods	50.00							*50.00*
7 Anonymous	20.00							*20.00*
8 Anonymous	2.94							*2.94*
9 Fletcher Bay Lots	1.50							*1.50*
10 Heart of the Forest	19.00							*19.00*
11 Heron Rookery	10.00							*10.00*
12 Anonymous	10.00							*10.00*
13 Anonymous	1.00							*1.00*
14 Anonymous	7.90							*7.90*
15 Anonymous	8.30							*8.30*
16 Anonymous	4.60							*4.60*
17 Anonymous	7.50							*7.50*
18 Olympic Terrace Water Association	0.40							*0.40*
19 Anonymous	7.50							*7.50*
20 Anonymous	7.00							*7.00*
21 Anonymous	2.50							*2.50*
22 Anonymous	0.20							*0.20*
23 Anonymous	2.60							*2.60*
24 Sunrise Wetland	5.40							*5.40*
25 Anonymous	8.00							*8.00*
26 Anonymous	6.40							*6.40*
27 Anonymous	2.00							*2.00*
28 Anonymous	5.00							*5.00*
29 Anonymous	5.00							*5.00*
30 Anonymous	4.50							*4.50*
31 Anonymous	10.00							*10.00*
31 Anonymous	7.70							*7.70*
32 W.Bainbridge Shoreline (WBSP)	12.50							*12.50*
33 Wildlife Corridor	20.00							*20.00*
Total	*286.90*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*286.90*
Private Properties								
1 Meadowmeer Golf Course						52.50		*52.50*
2 Wing Point County Club						104.50		*104.50*
3 Winslow Green						0.60		*0.60*
4 Harbor Square						1.00		*1.00*
Total	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*158.60*	*0.00*	*158.60*
Non-Profit Properties								
1 Bloedel Reserve	149.90		X		0.10			*150.00*
2 IslandWood	254.48		X		0.52			*255.00*
Total	*404.38*	*0.00*	*0.00*	*0.00*	*0.63*	*0.00*	*0.00*	*405.01*

* C = Community Park, R = Regional Park, N = Neighborhood Park, OS = Open Space, SU = Special Use

** BIMPRD has lease or agreement with owner to manage/operate.

Private Facilities Available for Public Use	* Natural area	Recreational shoreline	Recreational trails	Playground & athletic facilities	Indoor facilities & community centers	Special purpose facilities	Support facilities	
1 American Legion Hall					0.07			*0.07*
2 Bainbridge Athletic Club/Pavillion					0.32			*0.32*
3 Bainbridge Dance Center					0.05			*0.05*
4 BI Filipino-American Hall					5.00			*5.00*
5 BI Grange Hall					0.07			*0.07*
6 BI Sportsman Club					0.07			*0.07*
7 Blossom's Community Center					0.07			*0.07*
8 Hyla Middle School					2.07			*2.07*
9 Island Fitness					0.18			*0.18*
10 Island School					0.07			*0.07*
11 Lynwood Theater					0.07			*0.07*
Total	*0.00*	*0.00*	*0.00*	*0.00*	*8.03*	*0.00*	*0.00*	*8.03*

Note: many churches on the island also have indoor facilities available for public use



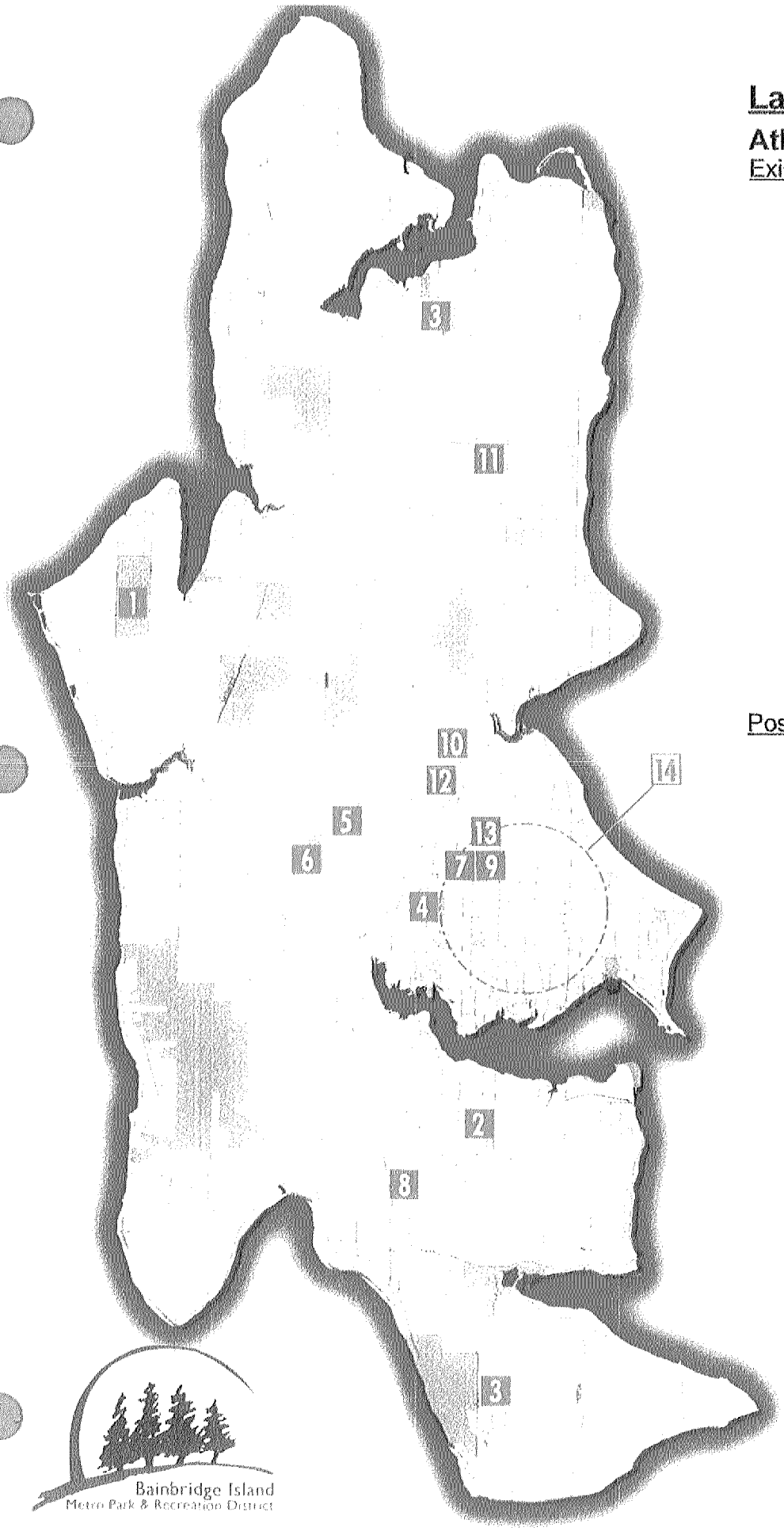
Bainbridge Island
Metro Park & Recreation District

Land Classification
Natural Areas

Existing Natural Areas

1. Battlepoint Park
2. Blakely Harbor Park
3. Blossom/Schel Chelb
4. Camp Yeomalt
5. Fort Ward Park
6. Gazzam Lake
7. Grand Forest/Hilltop
8. Hawley Cove Park
9. Hidden Cove Ballfields
10. Hidden Cove Park
11. John Nelson Linear Trail
12. Manzanita Park
13. Meigs Park
14. Nutes Pond
15. Pritchard Park (co-owned COBI)
16. Rotary Park
17. Sands Ballfield
18. T'Chookwap Park
19. Ted Olson Nature Preserve
20. Waypoint
21. West Port Madison Nature Pr
22. Yama Property
23. Bentryn Farm
24. Crawford Property
25. Johnson Farm
26. Lost Valley
27. Manitou Beach Upper
28. M&E Tree Farm
29. Morales Farm
30. Strawberry Packing Plant
31. Suyematsu Farm
32. Grand Forest East
33. Bloedel Reserve
34. Islandwood
35. Blossom/Gazzam
36. Lovgreen
37. Lumpkin
38. Manitou Beach Tidelands
39. Meigs Park 2

Possible Natural Areas
(See next page)



Land Classification

Athletic Facilities

Existing Athletic Facilities

1. Battlepoint Park
2. Eagledale Park
3. Hidden Cove Ballfields
4. Rotary Park
5. Sands Avenue Ballfield
6. Strawberry Hill Park
7. Bainbridge HS
8. Blakely ES
9. Commodore OS
10. Sakai IS
11. Wilkes ES
12. Woodward MS
13. Ordway ES

Possible Athletic Facilities

14. BI Community Center

Land Classification
Recreational Shoreline

Existing Recreational Shoreline

1. Blakely Harbor Park
2. Fay Bainbridge Park
3. Fort Ward Park
4. Gazzam Lake Park
5. Hidden Cove Park
6. Point White Pier
7. Pritchard Park (co-owned COBI)
8. Rockaway Beach
9. Williams-Olson Park
10. Waterfront Park

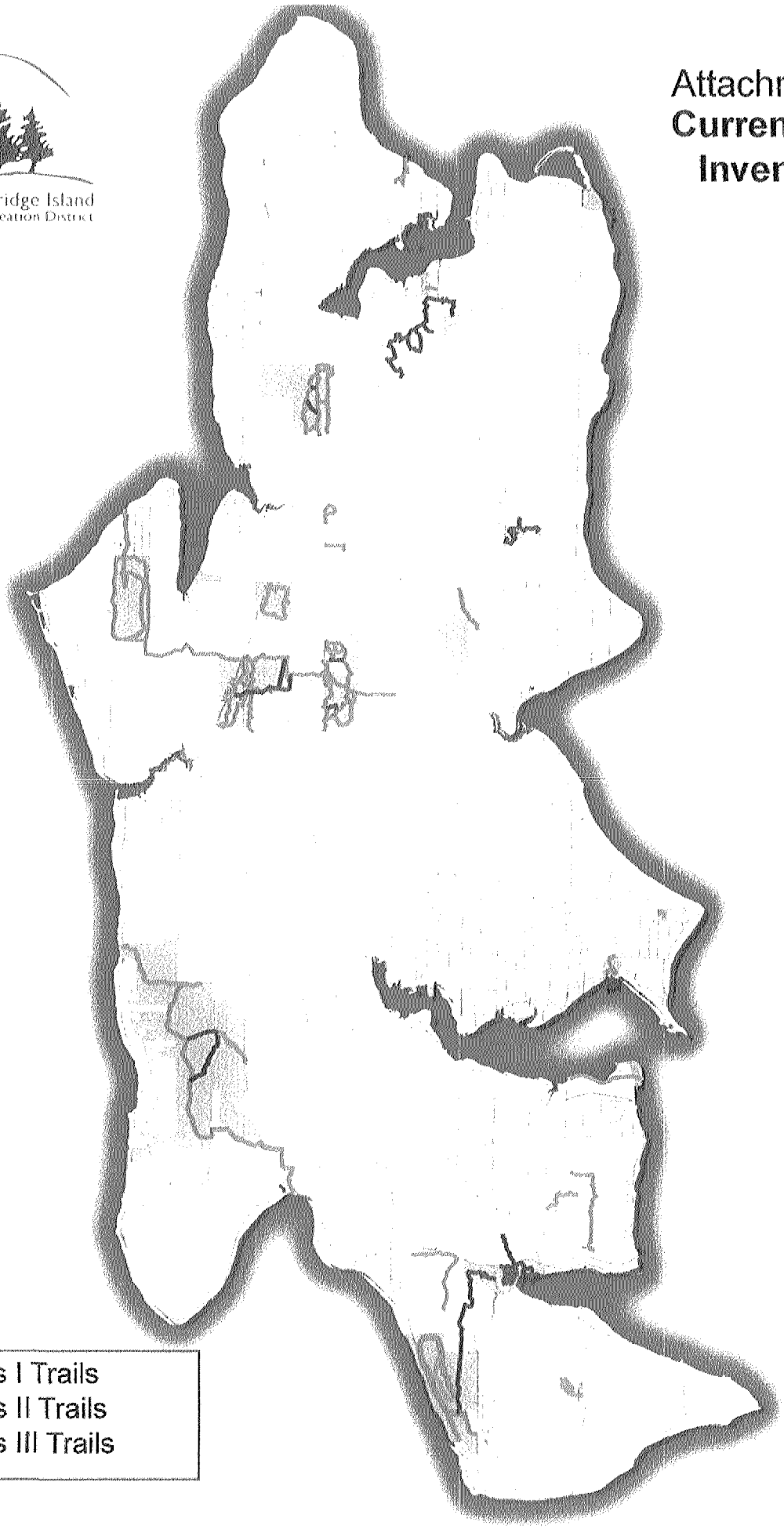
Possible Recreational Shoreline

11. Small Craft Facility

Bainbridge Island
Metro Park & Recreation District

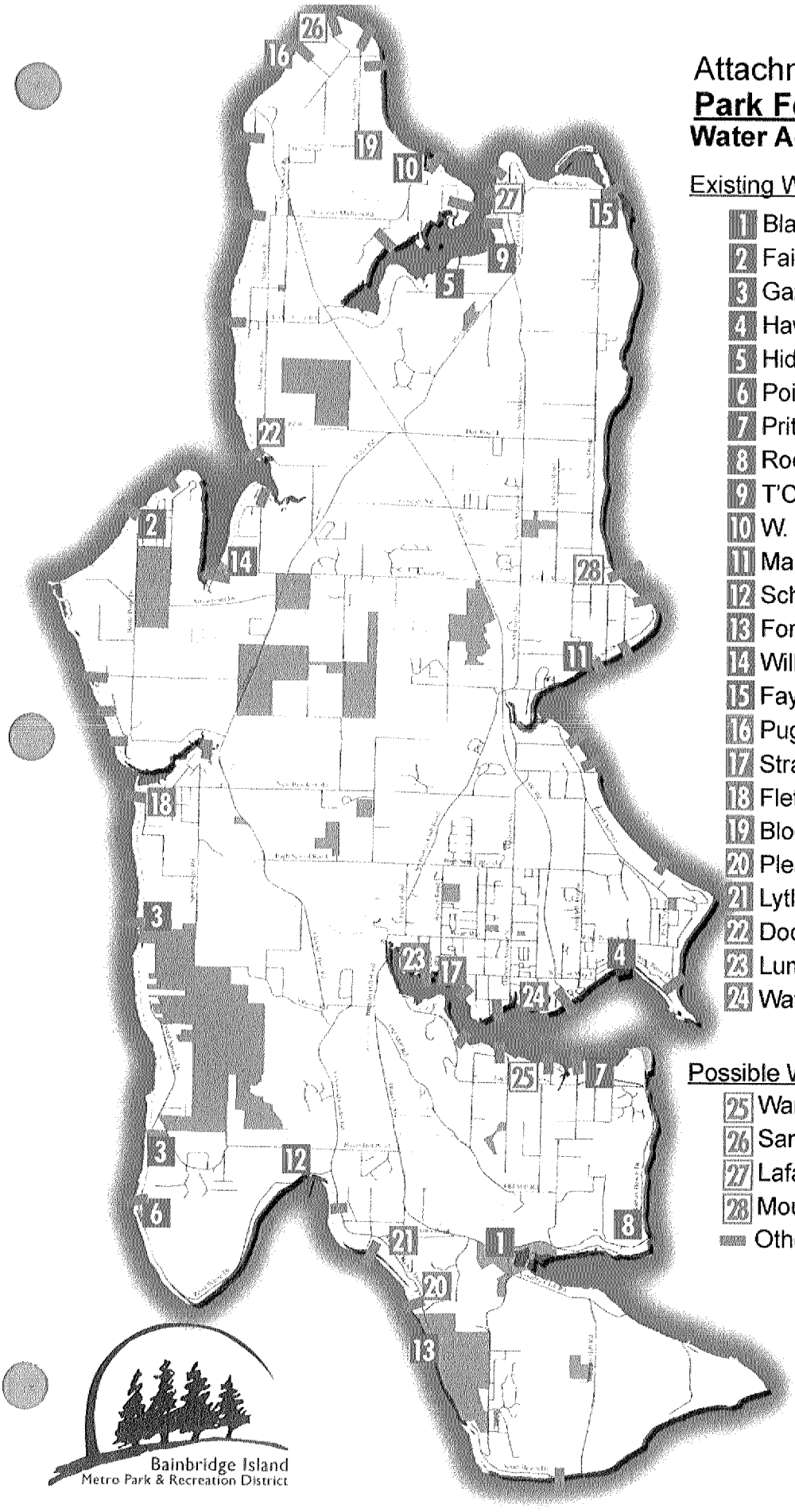
Bainbridge Island
Metro Park & Recreation District

Attachment 2
Current Trail Inventory



Legend

- Class I Trails
- Class II Trails
- Class III Trails



Attachment 3

Park Feature

Water Access/Trail

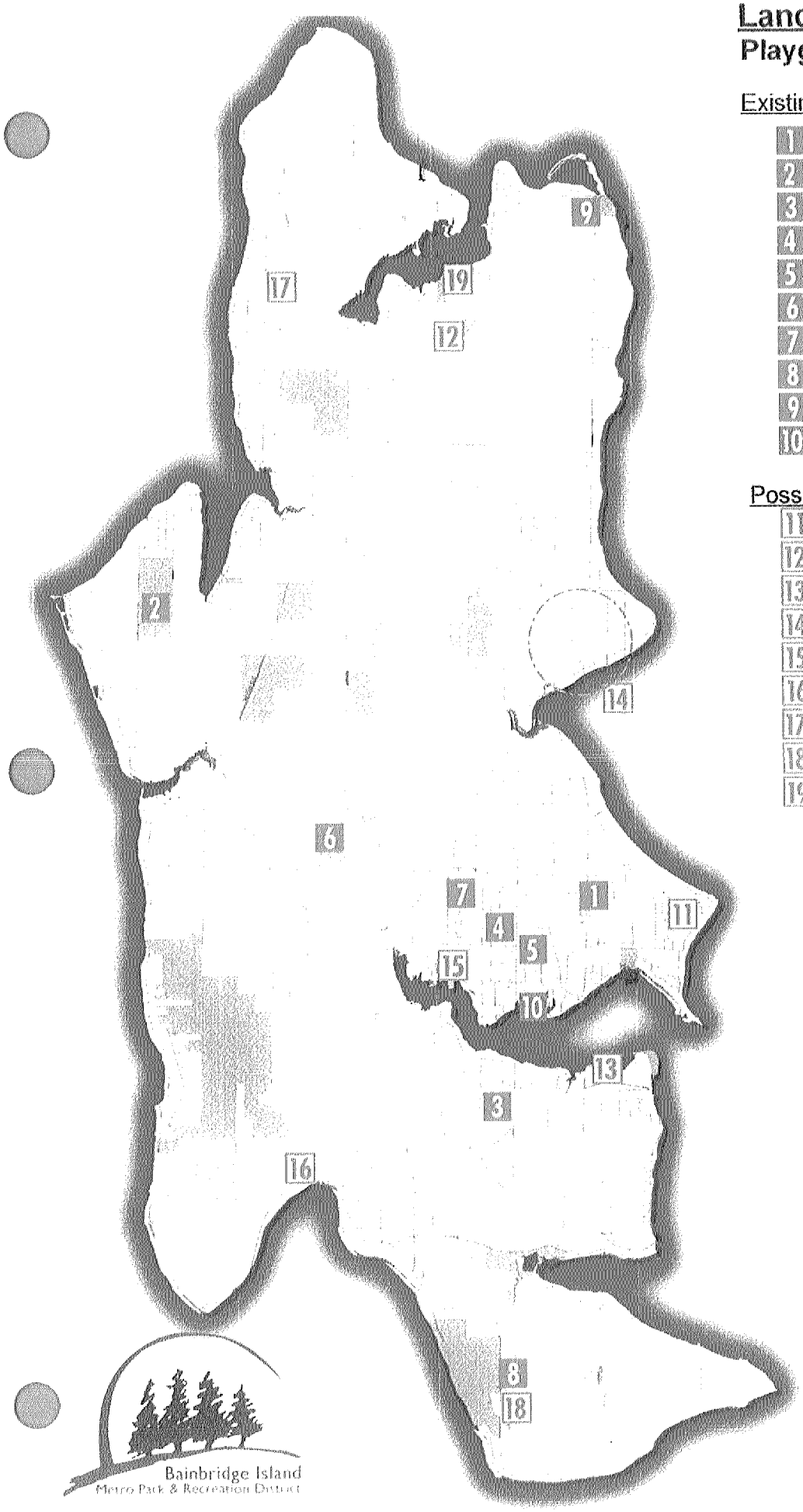
Existing Waterfront Access

1 Blakely Harbor
2 Fairy Dell Trail
3 Gazzam Lake Park
4 Hawley Cove Park
5 Hidden Cove Park
6 Point White Pier
7 Pritchard Park (co-owned COBI)
8 Rockaway Beach Park
9 T'Chookwap Park
10 W. Port Madison Nature Prsv.(high bank)
11 Manitou Beach
12 Schel Chelb
13 Fort Ward Park
14 Williams-Olson Park
15 Fay Bainbridge Park
16 Puget Sound Energy
17 Strawberry Packing Plant
18 Fletcher Bay
19 Bloedel Reserve
20 Pleasant Beach Drive
21 Lytle Road
22 Dock Street
23 Lumpkin
24 Waterfront Park

Possible Waterfront Access

25 Ward Avenue
26 Sanwick Street
27 Lafayette Avenue
28 Mountain View Road
Other Road End Access

Bainbridge Island
Metro Park & Recreation District



Land Classification

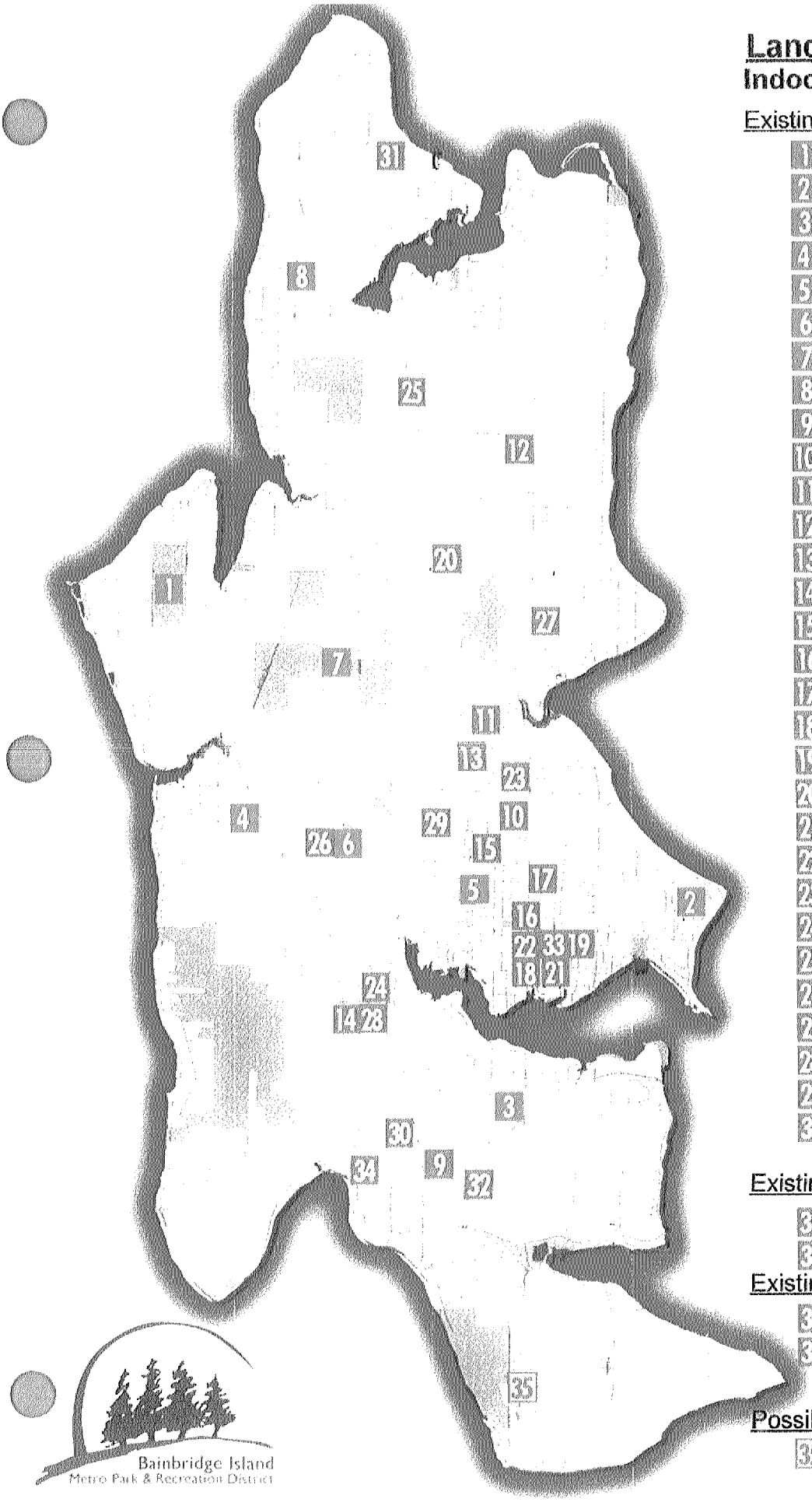
Playground/Areas

Existing Playgrounds

1. Aaron Avenue Tot Lot
2. Battlepoint Park
3. Eagledale Park
4. Gideon Park
5. Madison Avenue Tot Lot
6. Strawberry Hill Park
7. Rotary Park
8. Fort Ward Parade Grounds
9. Fay Bainbridge Park
10. Waterfront Park

Possible Playgrounds

11. Camp Yeomalt
12. Hidden Cove Ballfields
13. Pritchard Park (co-owned COBI)
14. Rolling Bay
15. Strawberry Packing Plant
16. Schel Chelb
17. Seabold Hall
18. Fort Ward Park or Parade Grds.
19. Hidden Cove Park



Land Classification

Indoor Facilities

Existing Facilities

1. Battlepoint Park
2. Camp Yeomalt
3. Eagledale
4. Island Center Hall
5. Rotary Park
6. Strawberry Hill Park
7. Prue's House at Hilltop
8. Seabold Hall
9. Blakely ES
10. Ordway ES
11. Sakai ES
12. Wilkes ES
13. Woodward MS
14. Hyla MS
15. Bainbridge Island HS
16. Bainbridge City Hall
17. Bainbridge Library
18. Bainbridge Dance Center
19. Bainbridge Historic Museum
20. Bainbridge Athletic Club
21. Bainbridge Museum of Art
22. Island Fitness
23. Fire Station 21 Madison
24. Fire Station 22 Bucklin
25. Fire Station 23 Phelps
26. BI Filipino American Hall
27. Bainbridge Island Grange Hall
28. American Legion Hall
29. Sportsmens Club
30. Blossom's Community Center

Existing Large Meeting/Retreat

31. Bloedel Reserve - private
32. Islandwood - private

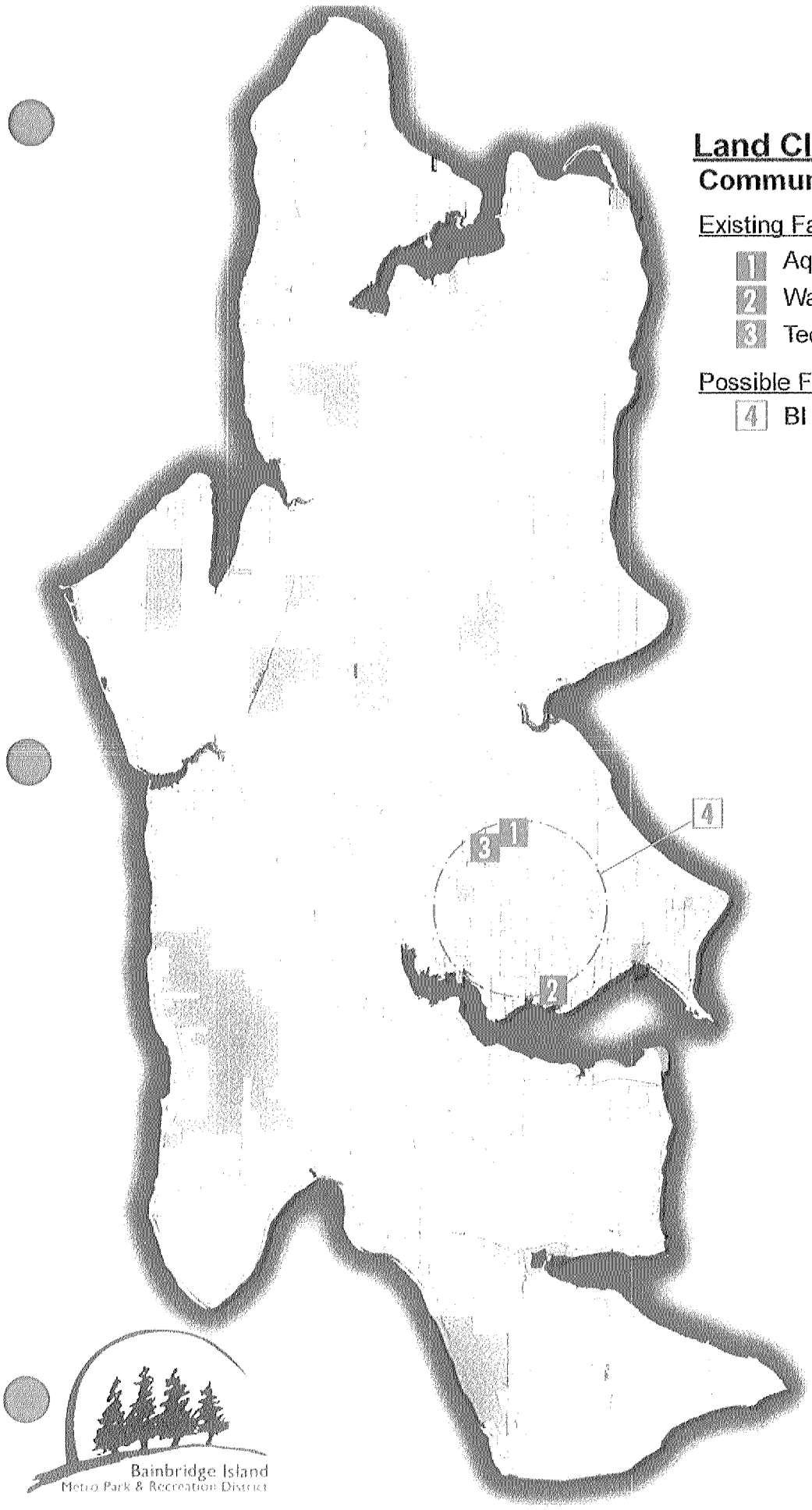
Existing Auditorium/Theaters

33. BI Performing Arts Center
34. Lynnwood Center Theater

Possible Multipurpose Facilities

35. Fort Ward Bakery

Bainbridge Island
Metro Park & Recreation District



Land Classification

Community Centers

Existing Facilities

1. Aquatic Center
2. Waterfront Park CC
3. Teen Center

Possible Facilities

4. BI Community Recreation Center

Bainbridge Island
Metro Park & Recreation District

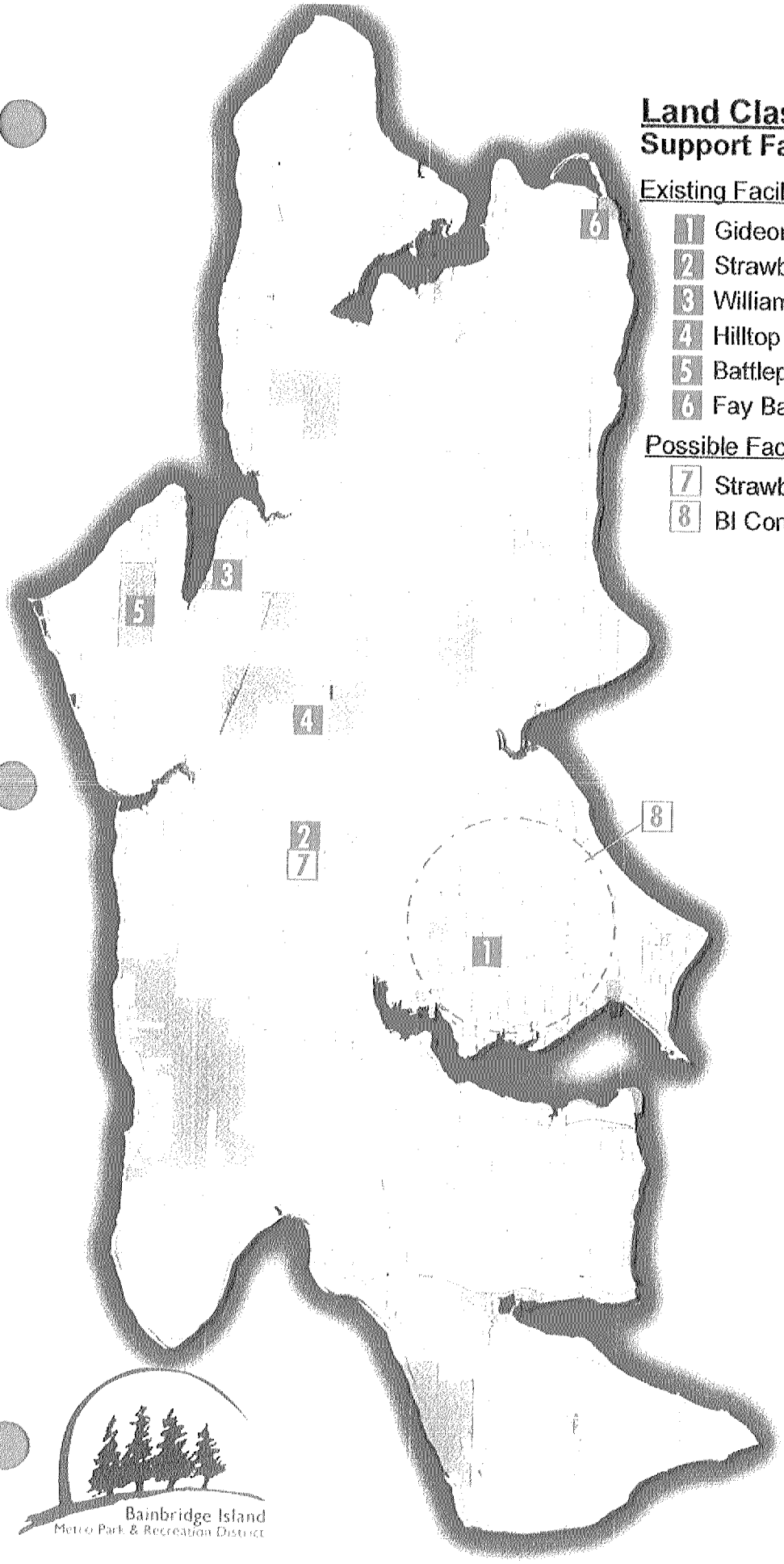
Land Classification

Special Purpose Facilities

Existing Facilities

1. Rotary Centennial Park
2. BI Civic Center
3. Meadowmeer Golf Course
4. Wingpoint Country Club
5. Harbor Square
6. Winslow Green

Bainbridge Island
Metro Park & Recreation District



Land Classification
Support Facilities

Existing Facilities

1. Gideon Park - Caretaker
2. Strawberry Hill Park - Admin.
3. Williams Olson - Caretaker
4. Hilltop - Caretaker
5. Battlepoint Park - Maintenance
6. Fay Bainbridge Park - Maint./caretaker

Possible Facilities

7. Strawberry Hill Park - Admin
8. BI Community Recreation Center - Admin

Bainbridge Island
Metro Park & Recreation District

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
	PROJECT NAME: PRITCHARD PARK REZONE
	TAX ASSESSOR'S NUMBER: 352502-1-001-2001
	352502-1-035-2001
	352502-1-034-2002
	PROJECT STREET ADDRESS OR ACCESS STREET: EAGLE HARBOR DRIVE
Bainbridge Island	**FOR CITY USE ONLY**
JUN 30 2015	FILE NUMBER:
	PROJECT NUMBER:
Dept. of Planning & Community Development	DATE RECEIVED:
	APPLICATION FEE:
	TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE**: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: CITY of BAINBRIDGE ISLAND
   Address: 280 MADISON AVE. N, BAINBRIDGE ISLAND WA 98110
   Phone: 206-842-2545 Fax: 206-780-8600
   E-mail: CITYADMIN@BAINBRIDGEWA.GOV
   Name of property owner: BAINBRIDGE ISLAND METRO PARK and RECREATION DISTRICT
   Address: 7666 NE HIGH SCHOOL RD, BAINBRIDGE ISLAND, WA 98110
   Phone: 206-842-2306 x112 Fax: 206-842-0207
   E-mail: larry@biparks.org (Larry Landa)

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

   NOT AUTHORIZED SEE 30 JUNE MEMO BY C. SCHMID

2. ~~Authorized~~ Agent/Project Contact: CHARLES SCHMID
   Address: 10677 MANITOU PK. BLVD. BAINBRIDGE ISLAND, WA 98110
   Phone: 206-842-5313 Fax: N/A
   E-mail: ce schmid@att.net

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   This request only applies to PRITCHARD PARK. SEE ATTACHED MAPS. Note that B.I METRO PARK AND RECREATION DISTRICT plans to submit an application for all Bainbridge Island parks. PLEASE REFER TO 30 June memo.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☒ YES ☐ NO If so, please describe: Change zone for Pritchard Park FROM WATER DEPENDENT INDUSTRIAL TO ~~RH/RI~~ OSR-2. EXCLUDE THE POINT WHICH REMAINS CONTAMINATED AND A SUPERFUND SITE. SEE ATTACHED MAP

6. If approved, would your Comprehensive Plan Amendment require a Rezone of ~~your~~ this property?
   ☒ YES ☐ NO

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

LAND USE ELEMENT / MAP

8. Provide proposed amendatory language. REZONE PRITCHARD PARK FROM WATER DEPENDENT INDUSTRIAL TO OSR-2 ON OFFICIAL COMPREHENSIVE PLAN MAP (SEE ATTACHED MAP).

9. Explain the reasons behind this amendment proposal. PRITCHARD PARK FORMERLY WAS THE SITE OF THE WYCKOFF CREOSOTE PLANT ZONED WATER DEPENDENT INDUSTRY FOR OBVIOUS REASONS. WHY IT REMAINS SO GIVEN IT HAS BECOME A PARK IS A MYSTERY. OTHER PARKS ARE TYPICALLY R-2 (i.e. FAY BAINBRIDGE)

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

THE GOALS AND POLICY FOR WATERDEPENDENT INDUSTRIAL INCLUDE WG.1 - PRIMARILY BOAT and SHIPBUILDING. W.G.B DOES MENTION ~~WAY~~ POTENTIAL FUTURE USES.

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

YES. THE GROWTH MANAGEMENT ACT NOTE COMPREHENSIVE PLANS MUST INCLUDE MAPS, AND THIS AMENDMENT PROPOSES CORRECTING THE MAP.

3. The relationship of the proposed amendment to other City codes and regulations:

THE SHORELINE DESIGNATION IS ALREADY ISLAND CONSERVANCY FOR PRITCHARD PARK WHICH IS CONSISTANT FOR OTHER PARK PARCELS

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

I hereby certify that I have read this application and know the same to be true and correct.

CHARLES SCHMID — 30 JUNE 2015

*Signature of ~~owner or authorized agent~~ applicant — Date

CHARLES SCHMID

Please print name

*Signature of owner or authorized agent — Date

Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

NOT COMPLETED
SEE ATTACHED MEMO

Owner/Agent Agreement

NOT COMPLETED / SEE ATTACHED MEMO

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number _____,

Bainbridge Island

located at _____,

JUN 30 2015

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to

_____

Dept. of Planning & Community Development

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☐ preapplication conference
- ☐ planning permits
- ☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) _____.

_____ _____

Owner of record *Date* *Owner of record* *Date*

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

_____

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

_____

Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____

Comprehensive Plan Map Amendment Application: Pritchard Park Rezone

Bainbridge Island

JUN 30 2015

Dept. of Planning & Community Development

10677 Manitou Pk. Blvd.
Bainbridge Island, WA 98110
June 30, 2015

Subject: Comprehensive Plan Map Amendment Application: Pritchard Park Rezone
Attachments: 1) Comprehensive Plan Amendment Map Application (5 pages)
2) Map of Three Parcels of Pritchard Park
3) Comprehensive Plan Map November 18, 2014

INTRODUCTION

Pritchard Park was zoned Water Dependent Industrial when it was formerly the site of the Wyckoff creosote plant. Subsequently it became a superfund site, with the Point still to be cleaned up. The site was purchased by the City under joint ownership with the Bainbridge Island Metropolitan Park and Recreation District and is being developed as a park with the Japanese-American Exclusion Memorial located at the western end. The City is currently working toward transferring its ownership to the Park and Recreation District. (See City Council Discussion "Transfer of Pritchard Park to BIMRD" March 3, 2015). The shoreline designation has been changed to Island Conservancy which is correct for a park. But for some reason the property has never been changed to a zone which is appropriate for a park. In general, parks have underlying residential zoning, such as Fay Bainbridge with OSR-2. This Comprehensive Plan Map Amendment is a Map request to change the zoning from Water Dependent Industrial to OSR-2. This is long overdue, and should have been taken care of many years ago.

REASONING FOR THIS APPLICATION

I am submitting this application as an individual citizen. I have not completed the information required for the Owner/Agent Agreement (Page 5 of 6) since this is public land. If it is decided that it does require City and Park signatures, I have discussed the reasons for submitting this map Amendment with the City (Kathy Cook, Planning Director) and the Parks and Recreation Metro District (Executive Director Terry Lande), and that I was submitting this application without the City's and Park's official approval. We agreed that the deadline will occur before the two owners were able to decide if they wanted to assign me as an agent, or if the City or the Parks and Recreation District wanted to serve as the applicant. In addition, the Parks and Recreation Metro District intends to submit a separate application to create a new zone, namely a Parks Zone which applies to all Bainbridge Island parks. If proper policies and regulations were created for this new zone, then this would make my reasons for changing the zoning for Pritchard Park moot, and hence I would withdraw this application.

If for some reason the Parks and Recreation Metro District application for a new Parks Zone fails, then I would hope the City and Parks and Recreation District would figure out the best approach to carry out the attached application to rezone Pritchard Park to OSR-2. One way or other Pritchard Park needs to have the proper zoning.

Charles Schmid

Charles Schmid, Ph.D.

02-26-2015 DATE	352502-1-001-2001 352502-1-035-2001 Pritchard Park S35 T25 R2E, W.M.	CITY OF BAINBRIDGE ISLAND PUBLIC WORKS ENGINEERING DEPARTMENT
1 NUMBER		

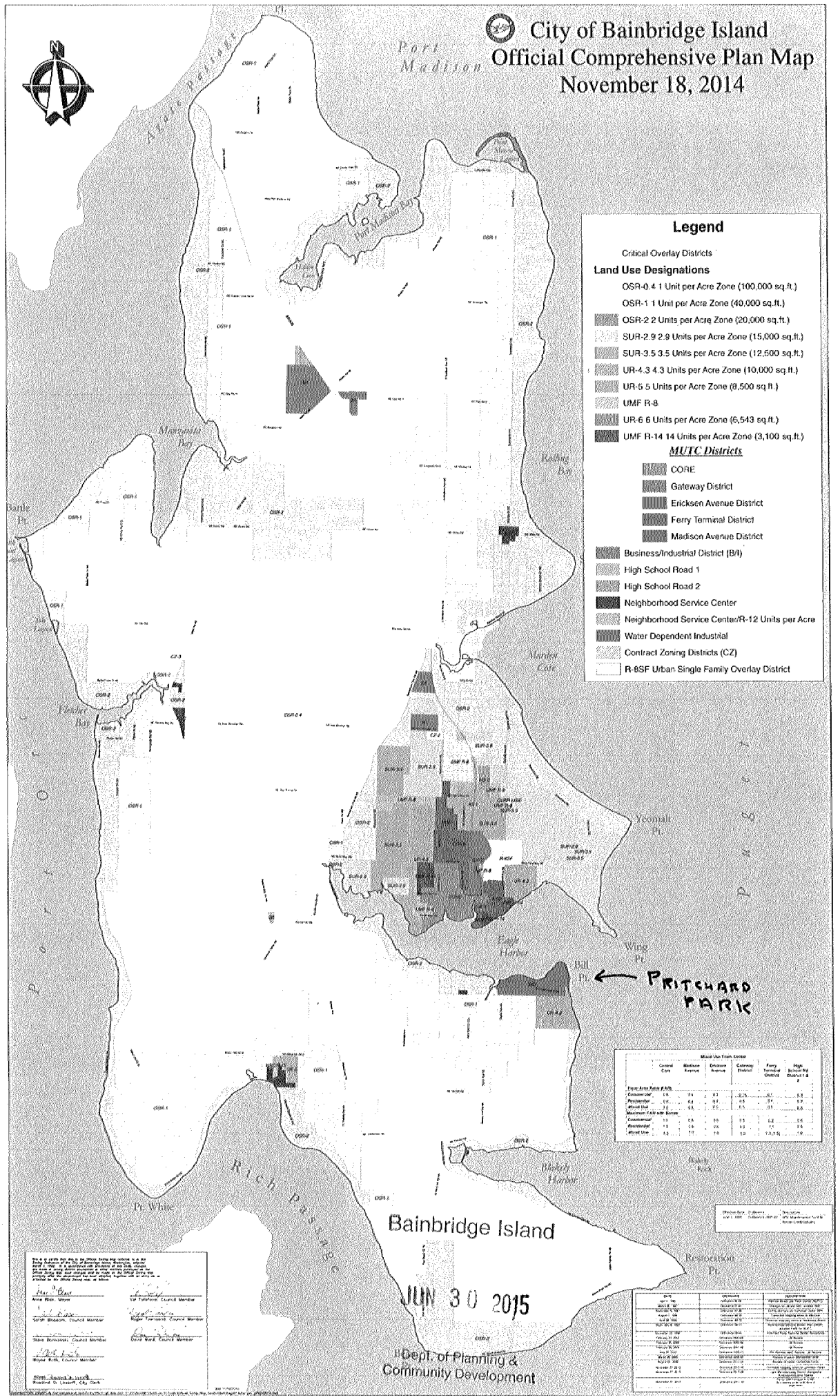
Bainbridge Island

PRITCHARD PARK

JUN 30 2015

Dept. of Planning & Community Development

City of Bainbridge Island
Official Comprehensive Plan Map
November 18, 2014



CITY OF BAINBRIDGE ISLAND

COMPREHENSIVE PLAN AMENDMENT APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
Bainbridge Island JUN 25 2015 Dept. of Planning & Community Development	PROJECT NAME: TAX ASSESSOR'S NUMBER: 042402-1-021-2005 PROJECT STREET ADDRESS OR ACCESS STREET: 4552 Point White Dr. NE
	FOR CITY USE ONLY FILE NUMBER: PROJECT NUMBER: DATE RECEIVED: APPLICATION FEE: TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE:** When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: Susan Thomas
   Address: P.O. Box 132, Rollingbay, WA 98061
   Phone: (206) 842-3517 Fax: _____
   E-mail: susan59thomas@gmail.com
   Name of property owner: _____
   Address: _____
   Phone: _____ Fax: _____
   E-mail: _____

If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: _____
   Address: _____
   Phone: _____ Fax: _____
   E-mail: _____

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   Lynwood Center area, 4552, Point White Dr. NE, parcel 042402-1-021-2005

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☒ YES ☐ NO If so, please describe: Change property designation from R-2, to NSC

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
   ☒ YES ☐ NO

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

please see attached answers to this page

8. Provide proposed amendatory language.

9. Explain the reasons behind this amendment proposal.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

3. The relationship of the proposed amendment to other City codes and regulations:

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Answers to questions A. 7,8,9 and B.1,2,3.

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

NSC Land Use Element policies and Lynwood Center sub area plan.

8.Provide proposed amendatory language.

If this change is approved NSC 1.2 would need to be modified to include Tax parcel #042402-1-021-2005 as part of the designated Lynwood Center NSC zone.

9.Explain the reasons behind this amendment proposal.

I own two properties at Lynwood Center commonly known as the Bainbridge Island Lumberyard, Tax parcel #042402-1-019-2009, zoned NSC and Tax parcel, #042402-1-021-2005 also waterfront and bisected by Point White Dr., zoned R-2. Approximately 30% of the commercial structure sits on both lots, shown in the attached photo and drawing. Since the early 1900's, the west parcel has been and is used as storage for lumber and other construction material in support of the businesses located in the building. In 1996, when the city rezoned this area, it was requested that this property be zoned NSC, as I consider it commercial. It is abutted on three sides by commercial property and would be appropriate for infill. This is the right opportunity to make the change from R-2 to NSC as proposed in the Comprehensive Plan.

B.In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposal amendment meets the following criteria.

1. The proposed amendment advances goals and polices of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Goal 2, page 7 " 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 growth facilities and service."

2.The proposed amendment is consistent with the goals and regulation of the Growth Management Act:

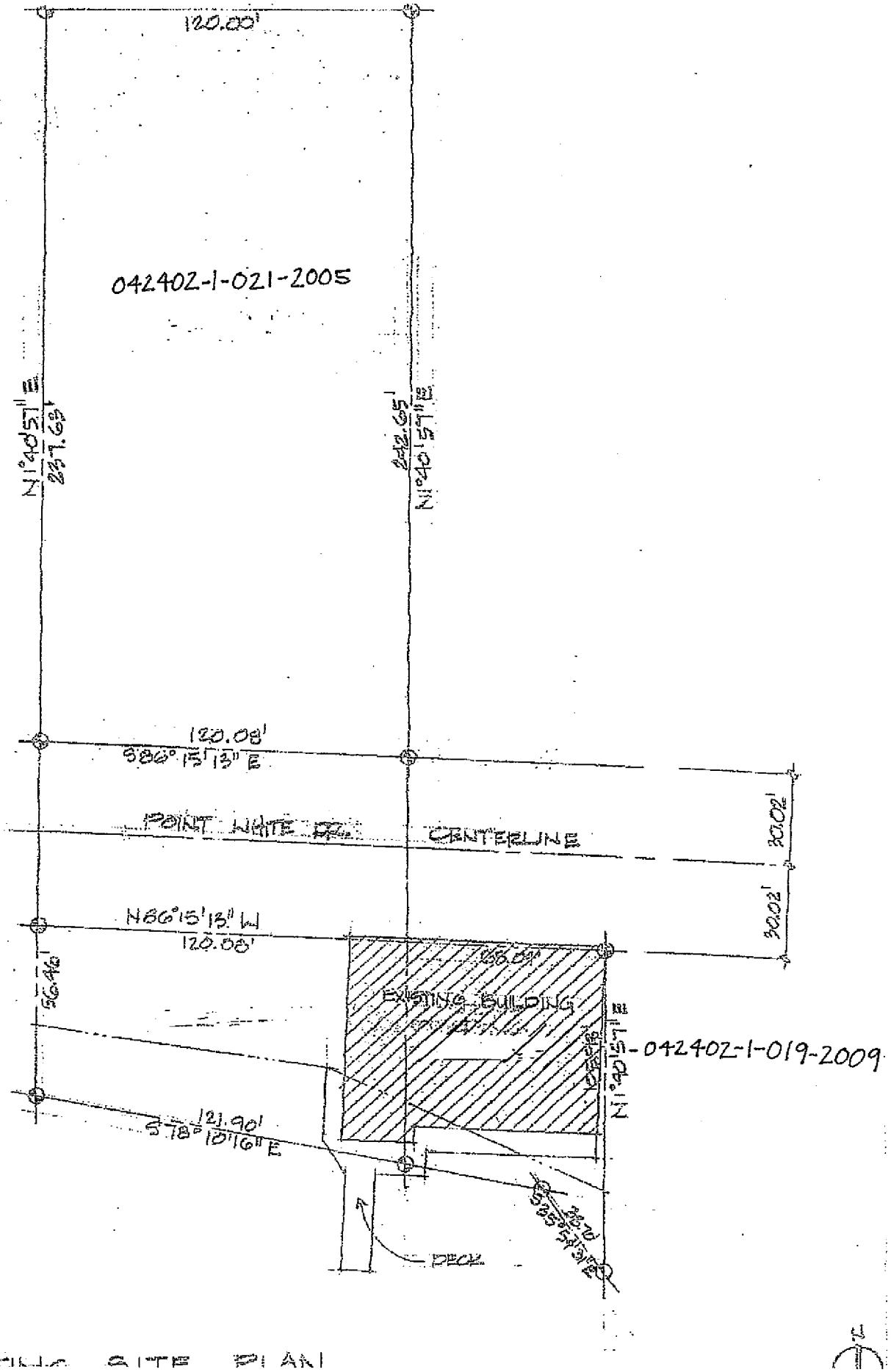
G2, FRW 2.1, page 7 "Winslow is the urban core of the Island, while existing NSC are

small-scale centers. In order to achieve the goals of the GMA this plan would : Encourage development in area where public facilities and service exist or can be provided in an efficient and effective manner."

3. The relationship of the proposed amendment to other City codes and regulations:

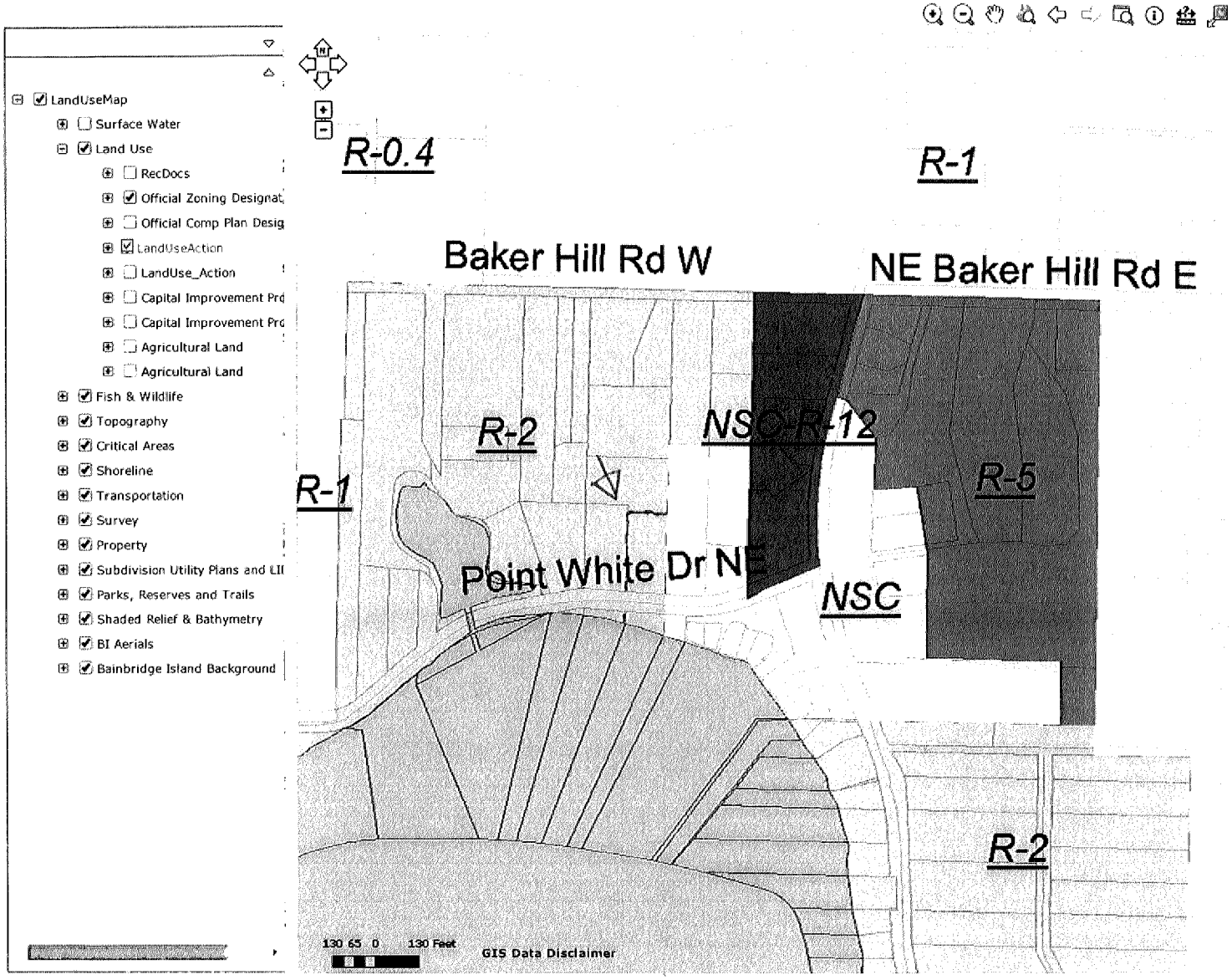
BiMC/18.06.050 NSC "The purpose of the NSC is to provide a mix of neighborhood scale residential, commercial, and service activity that is compatible with the scale, character, and intensity of the surrounding residential neighborhood."

The approval of this amendment does precisely what the BIMC defines as the purpose of the NSC.



EXISTING SITE PLAN

1994


LandUseMap
Surface Water
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Fish & Wildlife
Topography
Critical Areas
Shoreline
Transportation
Survey
Property
Subdivision Utility Plans and LII
Parks, Reserves and Trails
Shaded Relief & Bathymetry
BI Aerials
Bainbridge Island Background
R-0.4
R-1
Baker Hill Rd W
NE Baker Hill Rd E
R-2
NSC-R-12
R-5
R-1
Point White Dr NE
NSC
R-2
130 65 0 130 Feet
GIS Data Disclaimer

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

I hereby certify that I have read this application and know the same to be true and correct.

Susan Thomas — 6-25-2015
*Signature of owner or authorized agent — Date

Susan Thomas
Please print name

*Signature of owner or authorized agent — Date

Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

FACT SHEET FOR SUBMITTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

1. **Who may propose an amendment?**
   Anyone may propose an amendment to the Comprehensive Plan using a Comprehensive Plan Amendment Request form obtained from the Department of Planning and Community Development. The City is also taking comment throughout the Comprehensive Plan Update process and at all public meetings on the Update process.

2. **Are there different types of amendment requests?**
   Requests may be made to amend the land use map, or the text of the Comprehensive Plan. As defined in BIMC 2.16.190, amendments are designated as either "policy" or "map" amendments.

3. **When must a proposed amendment be submitted to the City?**
   During the Comprehensive Plan Update process, Amendments requests will be accepted between May 1st and June 30th, 2015.

4. **How is an amendment submitted?**
   A proposed amendment is submitted in writing to the Department of Planning and Community Development by submitting a Comprehensive Plan Amendment application. Please call 780-3750 to set up a submittal appointment

5. **What will happen once the amendment is proposed?**
   The Planning Commission will then review all of the proposed amendments during the Element by Element Review during the Comprehensive Plan of 2015-2016, conduct a public hearing, and make a recommendation to the City Council.

   The City Council will review the recommendation of the Planning Commission and staff and may hold a public hearing to receive public comments. The Council will then either adopt, modify, or deny the proposed amendment.

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number _____,

located at _____,

Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to

_____

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☐ preapplication conference
- ☐ planning permits
- ☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) _____.

_____		_____	
Owner of record	*Date*	*Owner of record*	*Date*

STATE OF WASHINGTON)
) SS.
COUNTY OF KITSAP)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

_____

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

_____
Notary Public in and for the State of Washington

Residing at _____

My appointment expires: _____

Kathy Cook, Director
Jennifer Sutton, Special Project Planner
CITY OF BAINBRIDGE ISLAND
Planning & Community Development
280 Madison Avenue North
Bainbridge Island, Washington 98110-1812

SUBJECT: Transmittal of Andy Cainion's 2015 Site Specific Comprehensive Plan Amendment Application

Bainbridge Island
JUN 25 2015
Dept. of Planning & Community Development

Kathy / Jennifer,

Please find enclosed with this letter the following:

A. 1 Original Signature Copy of Cainion's Site Specific Comprehensive Plan Amendment Application
B. 2 Copies of the Site Specific Comprehensive Plan Amendment Application

C. 1 Original Signature Copy of the SEPA Checklist for the Cainion Site Specific Comprehensive Plan Amendment Application with the "Non-project" questions Answered
D. 2 Copies of the SEPA Checklist for the Cainion Site Specific Comprehensive Plan Amendment

Transmitted this day of June 23, 2015 via Certified Mail with return receipt requested. Also transmitted on this same day one e-mailed PDF copy of the above application material.

William M. Palmer
W.M. PALMER CONSULTANTS

P. O. BOX 6 PORT ORCHARD, WASHINGTON 98366
TEL: [360] 621-7237 or [253] 858-3644 . FAX: [253] 858-3654 e-mail: wpconslts@telebyte.net

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
Bainbridge Island JUN 25 2015 Dept. of Planning & Community Development	PROJECT NAME: CAINION – ISLAND CENTER CPA TAX ASSESSOR'S NUMBER: 21250-2-3-011-2001 PROJECT STREET ADDRESS OR ACCESS STREET: NONE ASSIGNED
	FOR CITY USE ONLY FILE NUMBER: PROJECT NUMBER: DATE RECEIVED: APPLICATION FEE: TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE:** When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: ANDREW CAINION
   Address: 10506 – 122ND Avenue, Vancouver, Washington 98682
   Phone: [971]-222-8683 Fax:
   E-mail: andycainion@aol.com
   Name of property owner:
   Address:
   Phone: Fax:
   E-mail:

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

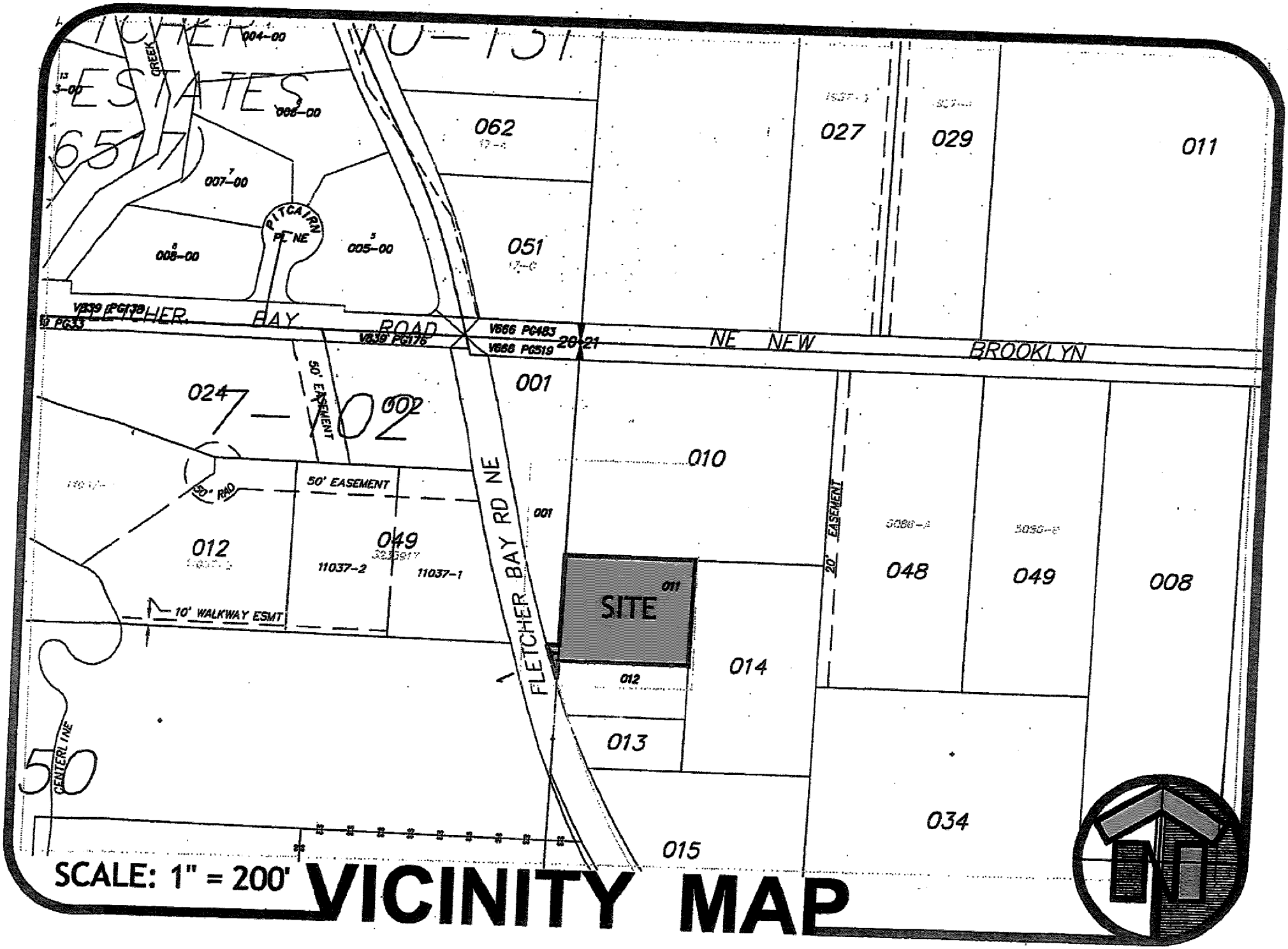
2. Authorized Agent/Project Contact: William Palmer, W.M. PALMER CONSULTANTS
   Address: P.O. Box 6, Port Orchard, Washington 98366
   Phone: [360] 621-7237 Fax: [253] 858-3644
   E-mail: wpconsits@telebyte.net

3. Does the amendment request concern a specific property (or properties)? X YES ☐ NO

4. Does the request relate to a specific area of the island? ☐ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   The subject property can be found in the Island Center area of Bainbridge Island. (SEE ATTACHED VICINITY MAP)

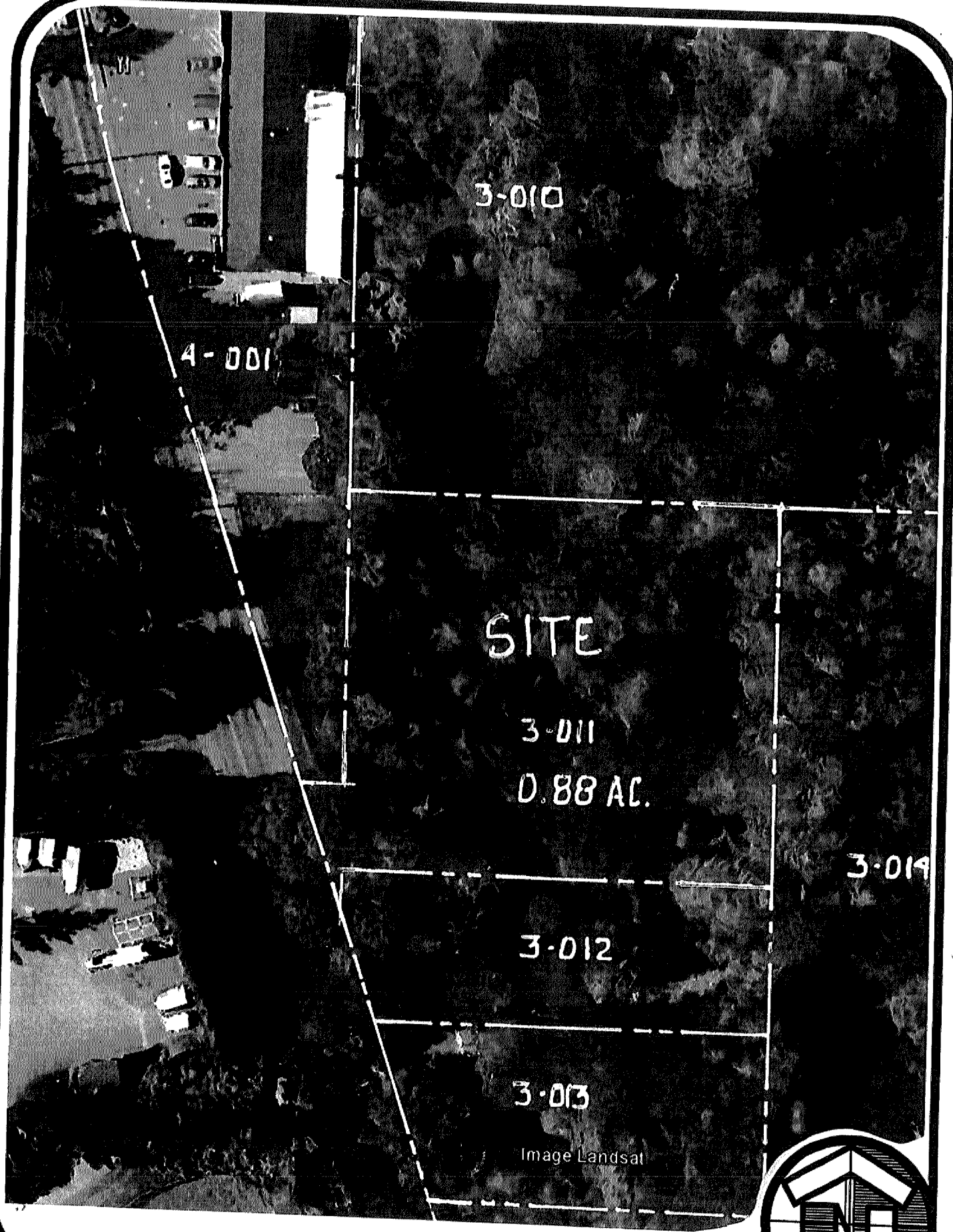
5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☐ YES ☐ NO If so, please describe: The subject property is presently shown on the Comprehensive Plan Map as OSR – 0.4 Units Per Acre. The proposal is to have the subject property reclassified as Neighborhood Service Center.

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
   ☐ YES ☐ NO



SCALE: 1" = 200'

VICINITY MAP



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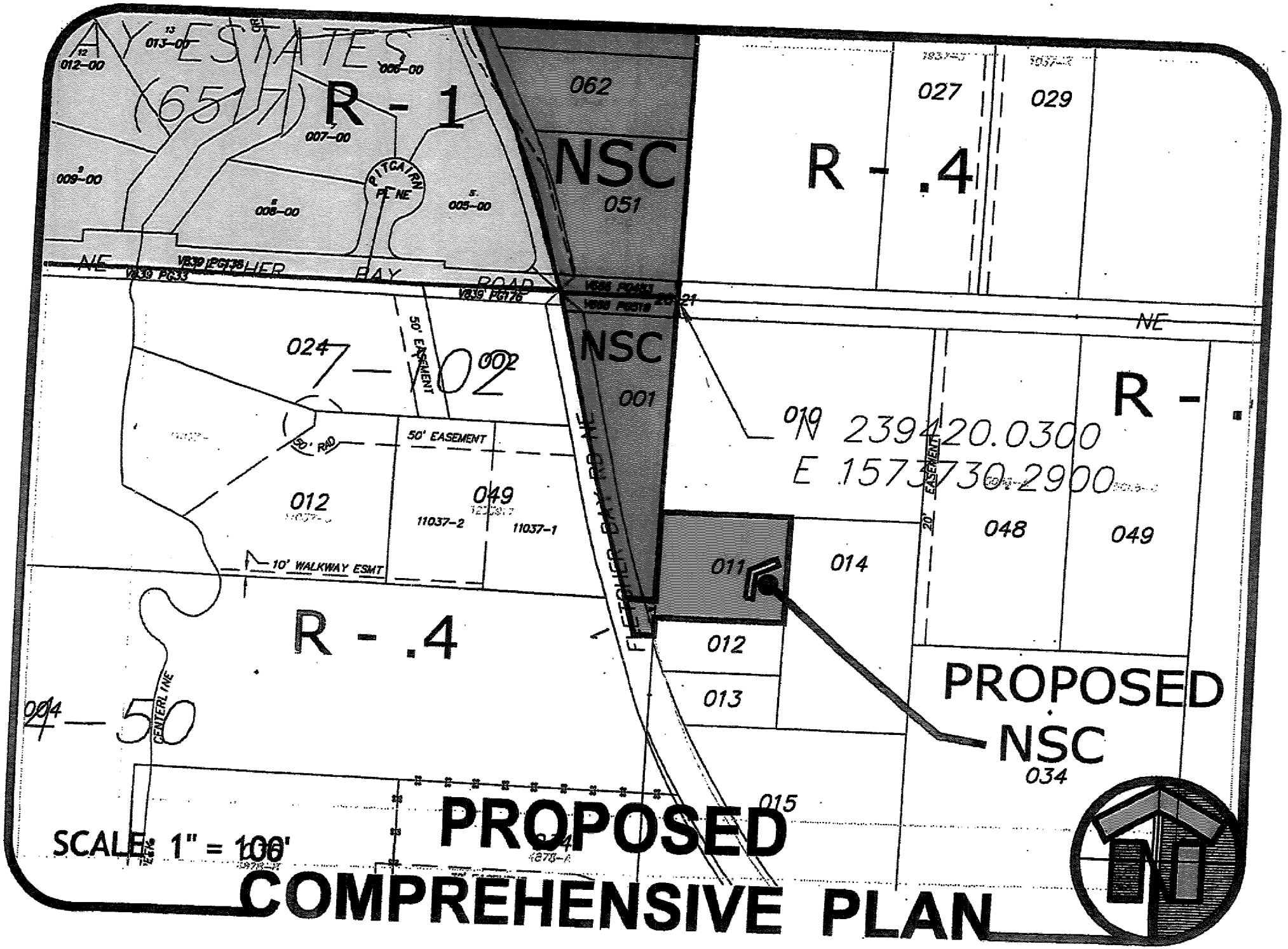
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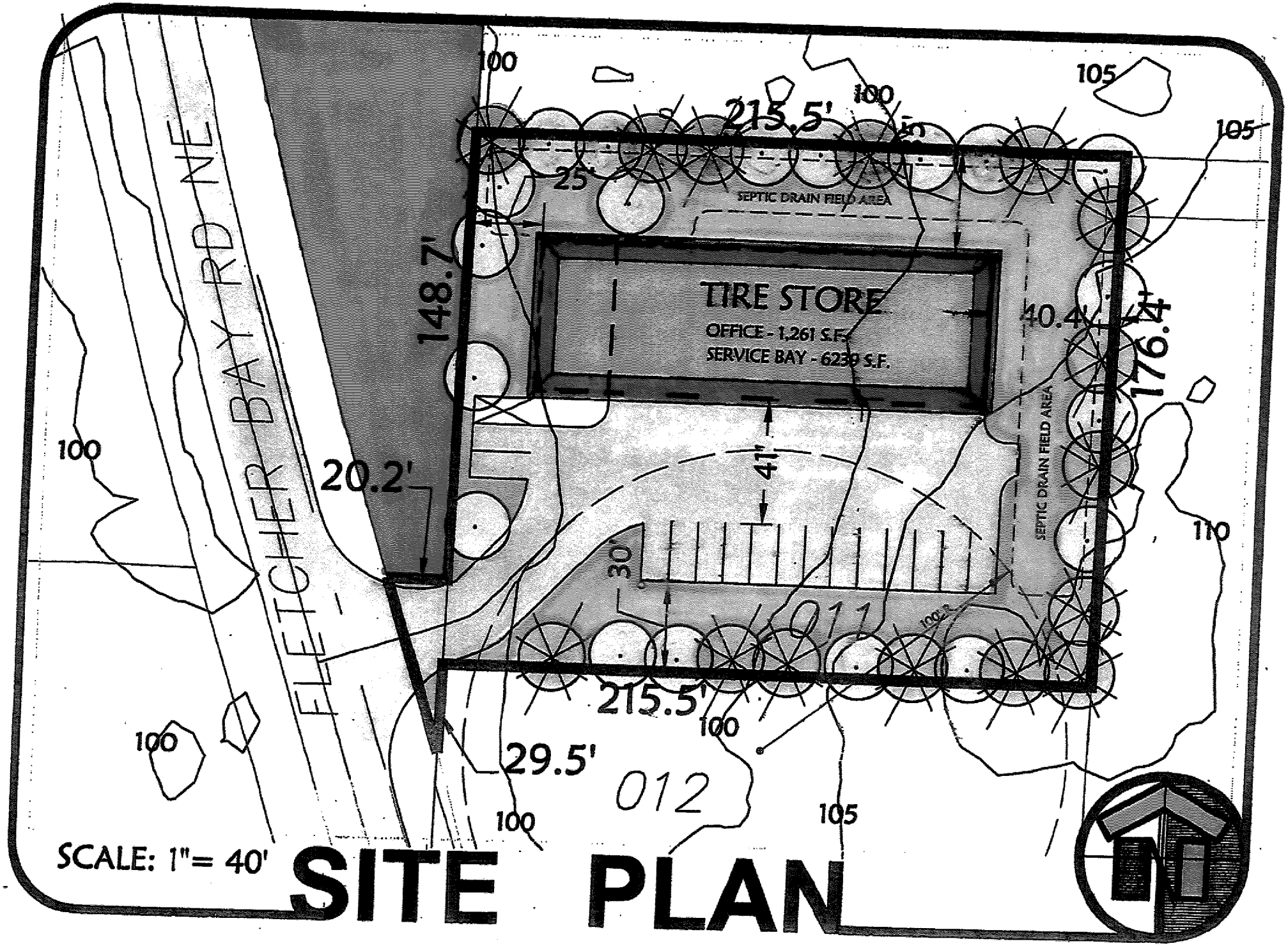
FLETCHER BAY RD NE
TIRE STORE
OFFICE - 1,261 S.F.
SERVICE BAY - 6239 S.F.
SEPTIC DRAIN FIELD AREA
SEPTIC DRAIN FIELD AREA
215.5'
215.5'
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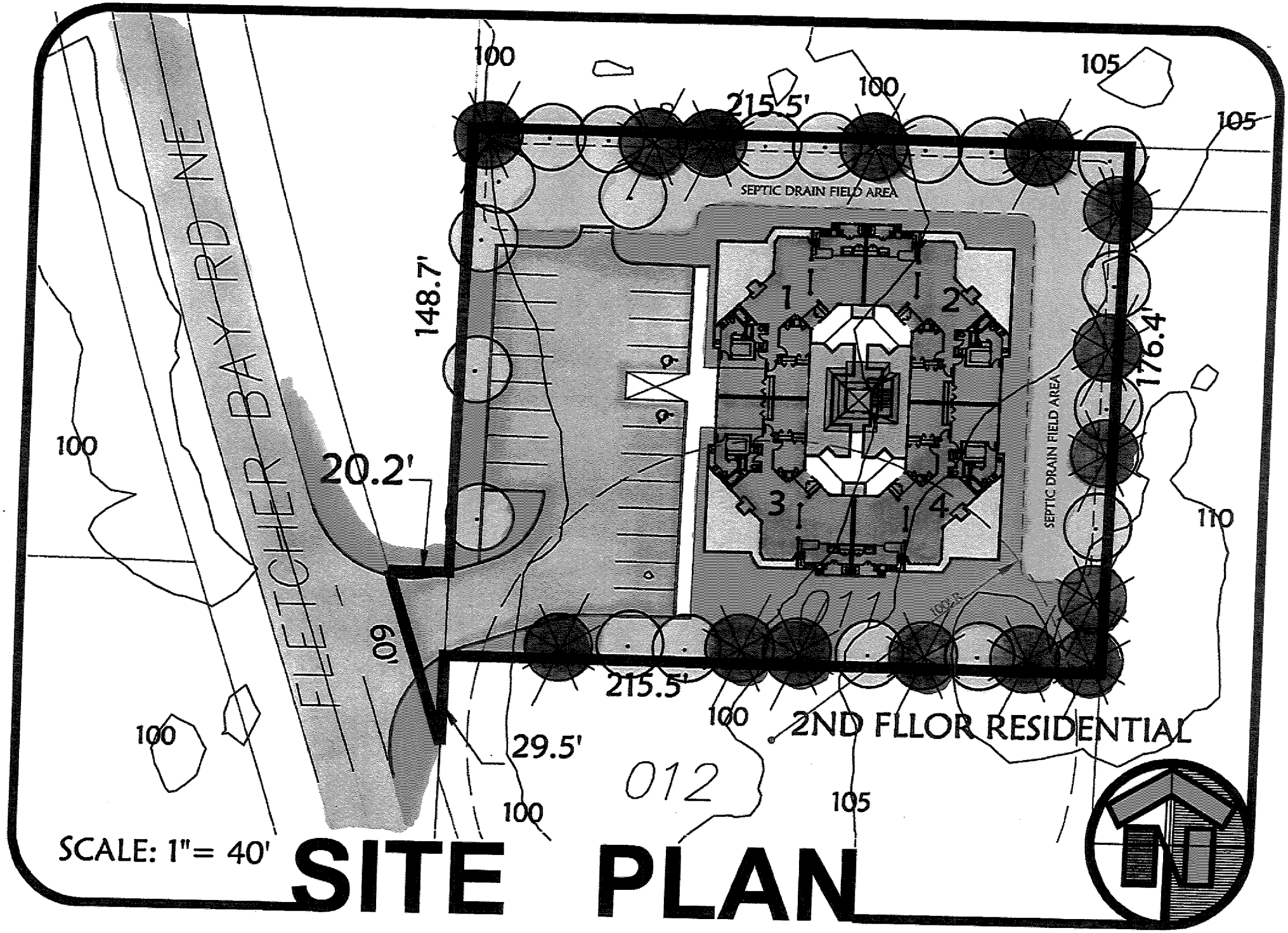
SCALE: 1"= 40'
SITE PLAN


FLETCHER BAY RD NE
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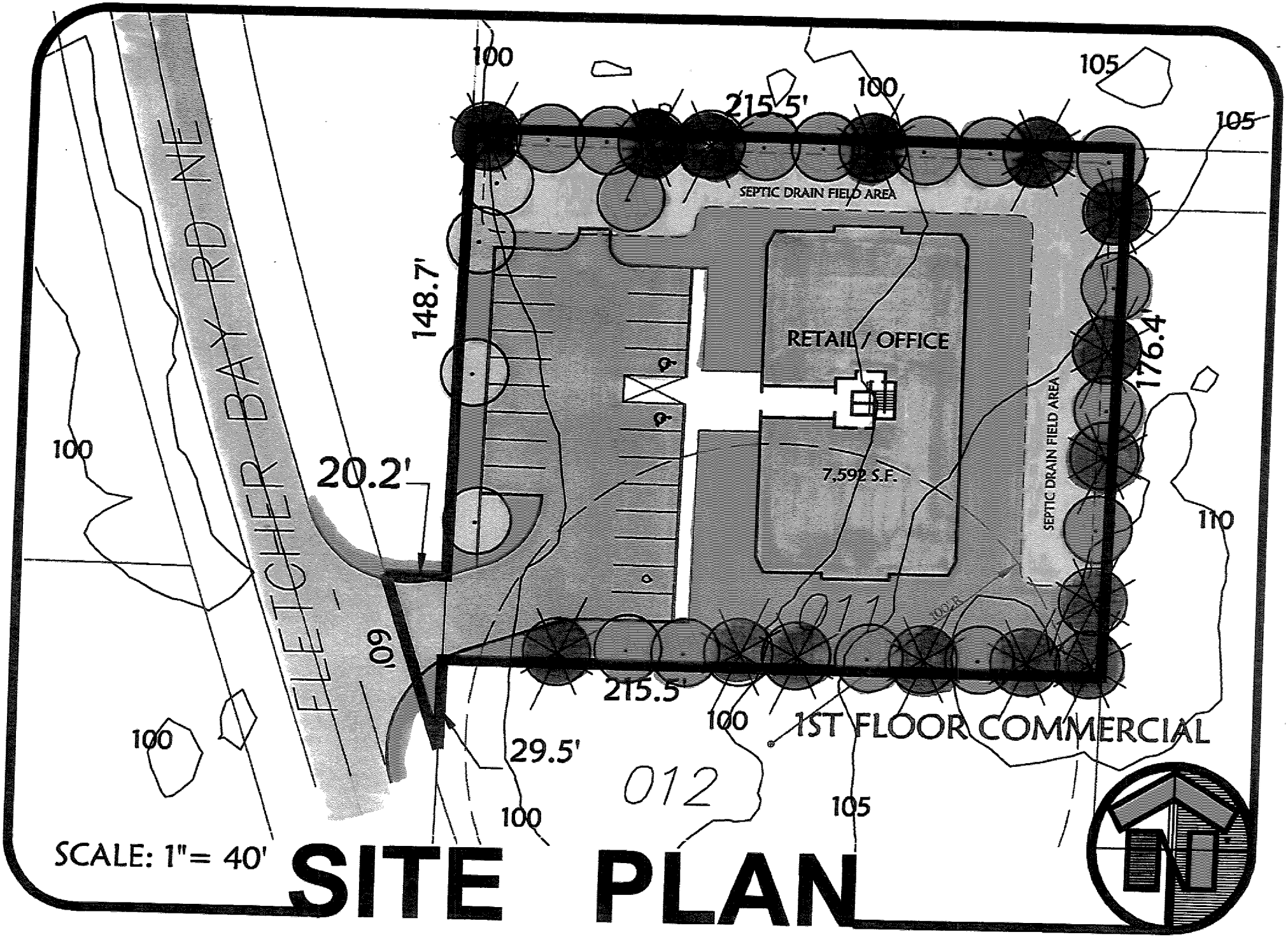
FLETCHER BAY RD NE
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60'
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1ST FLOOR COMMERCIAL
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29.5'
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SCALE: 1"= 40'
SITE PLAN
N

PARCEL 212502-3-011-2001

Tax Account No.

212502-3-011-2001		

21252E

A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST ¼, BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20 & 21, THENCE RUNING SOUTH 0*38'19 EAST 353.75FT TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 176.375FT NORTH 88*52'30 EAST 215.49FT, THENCE NORTH 0*38'19 WEST 176.375FT, THENCE SOUTH 88*52'30WEST 215.49FT TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200611090124.

LEGAL DESCRIPTION

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

Proposed Policy amendments are found on pages 9 and 10 of the General Land Use section of the City's Land Use Element of the Comprehensive Plan. Also Neighborhood Service Center Policy NSC 1.3 found on page 24 is included in the Proposed amendments.

8. Provide proposed amendatory language.

P.10 – Policy LU 1.3 The Neighborhood Service Centers of Island Center, Rolling Bay, and Lynwood Center offer small-scale, commercial and service activity outside of Winslow. These Neighborhood Service Centers should be allowed to expand and develop at slightly higher densities to reinforce their roles as small scale, community centers. Such expansion may be approved by a plan amendment and subsequent rezone without a prior Special Area Planning Process if the amendment and rezone area is: 1. Involves less than one acre of area; 2. Abuts and NSC district boundary; 3. The location of the property would make for a logical extension of the commercial area, i.e. the Neighborhood Service Center Zone; and 4. The parcel or parcels involved is not or are not encumbered substantially by critical areas. (Text in red is the proposed amendment language to modify Policy LU 1.3).

P.24 – Policy NSC 1.3 Island Center – Island Center is designated as a Special Planning Area. The boundaries for Island Center are as shown on the Land Use Map. Any significant enlargement ~~changes~~ of ~~to~~ the boundaries should ~~may~~ be determined during the special planning process. Minor boundary changes, should not require a prior Special Area Planning Process if the following criteria are met: 1. the amendment and rezone area is Involves less than one acre of area; 2. the subjed property abuts and NSC district boundary; 3. The location of the property would make for a logical extension of the commercial area, i.e. the Neighborhood Service Center Zone; and 4. The parcel or parcels involved is not or are not encumbered substantially by critical areas. (Text in red is the proposed amendment language to modify Policy NSC 1.3).

Companion to these proposed policy amendments is the applicant's request to amend the Comprehensive Plan Map portion of the plan, by changing the boundary of the existing Neighborhood Service Center commercial classification south of New Brooklin Road. (SEE ATTACHED MAP EXHIBIT WITH THE PROPOSED

BOUNDARY CHANGE)

9. Explain the reasons behind this amendment proposal.

In an era when City resources are most constrained both in the context of declining Tax revenues and department staffing, there is a need for the City to rethink how its Comprehensive Plan is to be implemented. Back in 2004 there was reason to consider that the City had the ability to conduct such studies or plan update activities. The City set that goal for itself when it included Policies like General Land Use Policy LU 1.9, which outlines a "Special Planning Process and Neighborhood Service Center Policy 1.3 that seems to require such a process be undertaken for Island Center. Now with budget and staffing constraints those kind of work program tasks are not feasible except in the instance of a Growth Management Act (GMA) required periodic plan update. Even that activity may have to be accomplished under a "funds available" program.

Regarding the Special Planning Process for Island Center, it is noted that the City did start that process, but it was aborted for what appeared to be political reasons in 2003. Obviously, the City recognized a need to carry out that process back in 2002, but it was not completed and no such planning program took place in the 2004 plan update.. Even in 2007 before the effects of the current recession were yet experienced, both the City Planning Commission and City Council recognized a need to put the Special Planning Process for Island Center back on the work agenda for 2008 or 2009. However that work plan was never implemented. This fact now represents a penalty to citizens like the applicant who have waited as long as nineteen years for the City to re-examine the Island Center area.

The City has set for itself a goal to conduct a Special Planning Process for Island Center and other Neighborhood Service Centers on the Island. Because of budget considerations the City now cannot fulfill its responsibilities under the Comprehensive Plan. This fact represents a penalty to citizens like the applicant who has waited nearly nineteen years for the City to re-examine the Island Center area.

Every City has limitations of one kind or another, but those constraints should not penalize its citizens when the City cannot fulfill its obligations. There are good and sound reasons for making allowances for a "Special Planning Process" in the Comprehensive Plan, but if the City cannot conduct such processes for lack of budget or staffing, it is incumbent upon the City to change its plan provisions by either eliminating the plan provisions for this process or modifying it such that its citizens are allowed propose logical adjustments in boundaries or use allowances in the context of a "Site Specific Comprehensive Plan Amendment" process. The proposed amendments do just that.

A review of the proposed amendments may call into question the twenty-five percent allowance for expansion without the need to initiate a "Special Planning Process" to change the Comprehensive Plan in the Neighborhood Service Centers. There are two reasons for the twenty-five percent increase. Whether residential or commercial such an increase will not substantially change the character of existing neighborhood service centers. Also, such modest expansion will not require an additional population allocation for the neighborhood service centers.

Population allocations in the context of an island-wide city like Bainbridge are not site specific. Bainbridge Island receives a "lump sum" allocation via the Kitsap Regional Coordinating Council (KRCC). Even though it is a stipulated amount, it is not an upper limit that cannot be exceeded. Population allocations are "best guess" indicators of what could happen and drive land use allocations in that they are the minimum number of people that the City must plan to accommodate within a twenty-year period of time.

Even though there is a bridge that connects Bainbridge Island to the rest of Kitsap County, there is no gate with a lock on it that would slam shut once the population target numbers are reached. Also important to note is that the Growth Management Act (GMA) defines all cities as "Urban Areas." It is in urban areas that the majority of the projected population increase for a county such as Kitsap is to be accommodated. GMA really does not really provide for the instance of a City like Bainbridge Island that has substantial areas with "rural" character. The point being that the population allocation for Bainbridge Island is not an upper limit that cannot be exceeded (whether by a small or large amount) and in fact population increases can occur both in "Rural Bainbridge" as well as "Urban Winslow-Bainbridge" by virtue of the fact under GMA all of Bainbridge Island is a "City" or "Urban Area."

The foregoing statements do not preclude the elected officials for Bainbridge from adopting a plan to accommodate growth within it's boundaries in a staged manner. For example Bainbridge Island has a responsibility under GMA for what is known as "concurrency." What that means is the City has to allocate its resources to support the development that will house the expected population influx. That requirement dictates more than public opinion about where new development can best be accommodated.

The City of Bainbridge Island drafted its Comprehensive Plan indicating it will primarily focus growth to the Winslow area of the island and to a lesser degree to its neighborhood service centers like Island. Thus, any proposed adjustment to the boundary of a neighborhood service center is consistent with the intent and purpose of the Comprehensive Plan because it does not change the locations on the island where the City legislators have or will commit resources to accommodate new development.

Because of the "concurrency" requirements of GMA a key consideration for policy amendments and map change proposals as submitted by the applicant is an analysis of public utility service accommodations. According to Chris Munter, P.E., Bainbridge's Capital Programs Engineer, public water is available in the Island Neighborhood Service Center area to serve the additional 0.9 acres proposed for inclusion in the Neighborhood Service Center commercial area and there are no capacity limitations. However, before water service connection can be made to the site the "Water Service Area" boundary will have to be amended. Such amendment is not required as a prior condition of the proposed policy amendments or proposed map change.

Another component of a "concurrency" analysis is the requirement for sanitary sewer. The Comprehensive Plan does envision a sewer line extension along New Brooklin Road to Island Center. This "capital improvement" was anticipated in the early to mid-1990s and carried forth in the 2004 Comprehensive Plan update; however the funding for the project has not been allocated and as it appears may not be for some time in the future.

Unanticipated by the planners and elected officials in the mid-1990s was the technological improvements in sewer treatment now available. Small "package treatment plants"utilizing"membrane technologies are now more feasible from a price perspective than long extensions of sewer lines. Also on-site septic waste disposal utilizing "drip system" technology offers developers and indeed units of government a more environmentally sensitive way to manage such waste than the traditional septic drain field. In consideration of water resource issues, either of the two systems mentioned above are preferable to centralized waste water treatment plants whose outfall is to Puget Sound.

Both technological alternatives for sewer treatment are State of Washington approved systems and also are approved for county wide application. The point being that the sanitary sewer connection as envisioned in the current Comprehensive Plan is not necessary as a prior condition for serving either the existing development at Island Center or an expanded area – especially as small as the proposed boundary change. Later the City can update the Comprehensive Plan to remove the dictates of sanitary sewer line extensions.

Traffic impacts are yet the final "concurrency" issue to be addressed. Of concern in traffic impact analysis is whether the proposed development will cause any significant deterioration in "level of service" accommodations given the existing road design conditions and improvements. If so, then such impacts have to be addressed by upgrading the existing road facility. Such upgrades may take the form of the installation of a traffic light, the addition of a left-turn lane, right-turn deceleration lanes, additional right-of-way acquisition or other improvements such as removing barriers to improve sight distance.

Most often this "concurrency" assessment is made at the time of a project application. In the context of a comprehensive plan it is possible to anticipate likely impacts and needed road improvements. These projected improvements are typically included in what is known as a "capital Improvements" work program (CIP). Such programs identify projected road system and transit needs for a six year period of time and pinpoint which improvements can be accomplished with projected revenues. CIPs, whether for roads or utility improvements, are included in Bainbridge Island's Comprehensive Plan.

Unlike the "concurrency" analysis made at the time of a project proposal, the focus of a CIP to be included in the Comprehensive Plan is system wide in scope. Whereas the applicant's proposed boundary change and subsequent site development proposal will have some sort of traffic impact on Fletcher Bay Road and the intersection of Fletcher Bay Road and New Brooklin Road, that impact due to the small increment of additional commercial area will not be of a threshold size to require an amendment to the CIP.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment): General Land Use Goal 1 – *"Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the inappropriate conversion of undeveloped land into sprawling development."* The proposed changes in Policy LU 1.3 better implements this goal by virtue of the fact that expansion of existing zoned areas around Neighborhood Service Centers is incremental and logical and does not create a "checkerboard" pattern of growth as is commonly thought of as "sprawling development."

Neighborhood Service Centers Goal 1 – *"Encourage the development of the Neighborhood Service Centers at Rolling Bay, Lynwood, and Island Centers, as designated on the Land Use Map, as areas with small-scale, Island-wide, commercial, mixed use and residential development outside Winslow."* The proposed changes will in fact work to "encourage the development" of Island Center and in so doing will not materially change the "small-scale" character of this center. Like the other Neighborhood Service Centers mentioned in Goal 1, Island Center serves the whole island and is outside of the Winslow area.

Besides the Land Use goal, Bainbridge's Comprehensive Plan has Economic Element goals to be achieved over time to retain and enhance its local economy. In fact that is Goal 1. Supporting that goal are several policies, not the least of which is *Policy E 1.1 "The city should embrace diverse and innovative business opportunities compatible with the community and develop programs to make Bainbridge Island an attractive location for those businesses."* The discussion text that follows this policy speaks of global conditions that can change over time and current economic circumstances that arise in an unexpected way. Then the text goes on to say: "While we cannot control global economic conditions we can support the local economy by providing policy direction and land use infrastructure to allow for and encourage robust economic activity."

In view of Bainbridge Island's diminished revenue state there is no better time than now to re-examine restrictive land use policy and seek means by which action can be taken to promote business growth and development. As previously discussed, the applicant's proposed amendments is one way of providing a "pressure relief valve" for an otherwise restrictive land use planning process that is overly dependent on staff and funding availability.

Besides Policy E 1.1, Retail and Service policies E 1.11 and E 1.12 are set forth on page 7 that directly relate to Neighborhood Service Centers. Policy 1.11 reads as follows: *"Neighborhood Service Centers should be developed at higher residential densities, as recommended in the Land Use Element, in order to attract a variety of small-scale retail and service providers."* This particular policy as previously discussed support's the applicant's current proposal and the project envisioned by the applicant in 2006 / 2007 and in 2010. Of particular note in this current application is the discussion text found in association with this policy. It reads as follows: "Most businesses in the Neighborhood Service Centers (NSCs) currently serve Island-wide clientele. With higher residential densities in and around the NSCs, small-scale retail and service providers may be attracted to these centers."

Again, this text reinforces the kind of proposal the applicant made in 2006 / 2007, 2010 and the current 2015 amendment. The applicant has been waiting some 20+ years to proceed with development plans for his property. And reason would suggest that allowance should have been made a part of the 2004 Comprehensive Plan update or at the very least approved as part of the "Site Specific Plan Amendment process in 2006 / 2007 or 2010. Now with the proposed amendments to Land Use Policy LU 1.3 and Neighborhood Service Center Policy NSC 1.3 there is no excuse for the City to delay approval of the applicant's current proposal. It is noteworthy too, that the Planning Commission in its recommendation to the City Council in 2010 included virtually the same amendments to the proposed plan text and policies, i.e. L.U. 1.1.3 and NSC 1.3 Island Center, that are proposed in this 2015 Site Specific Plan Amendment request.

Policy E 1.12 gives even further impetus to approve the applicant's proposed amendments to the Comprehensive Plan. This policy states: "Promote and support a

'Buy it on Bainbridge' program." In 2006 / 2007 the applicant's proposal was for a "mixed-use" building with retail / office space to occupy the first floor and four residences to be placed on the second floor. There is allowance for "mixed-use" projects in the Zoning Ordinance within commercial zones like Neighborhood Service Center Zoning. The mere fact that a "mixed-use" building includes commercial space makes this policy applicable to such a project.

However, in the intervening years since the 2006 / 2007 proposal, the applicant has identified a retail product that is generally not available on the island. That means the residents have to go off island to purchase these items. While the applicant cannot at this date provide absolute assurance that his 2010 proposal will result in a physical tire store facility, that is his current plan and objective. If allowed to go forward with the plan amendment and subsequent change in zoning, the end result would benefit the residents of the whole island and allow the citizens to shop locally for a product not generally available on the island at this time.

Either of these two options would be a means for compliance with this policy.

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

This question is only applicable to plan amendment proposals that would radically change the provisions of the Comprehensive Plan. For example if Kitsap County were to propose a policy that would allow sewer service to be extended into rural classified areas and thereby facilitate the development of existing parcels that are smaller than five acre in size, that kind of amendment might be challenged as being inconsistent with GMA provisions for rural areas.

By contrast the same or similar policy if adopted by the City of Bainbridge Island would not be inconsistent with GMA provisions because by definition the City of Bainbridge Island is an "urban area." However one chooses to define "rural areas" and GMA gives little guidance to make that distinction; there is less equivocation about what is defined to be an "urban area" clearly, incorporated cities are "urban areas."

If there is one overriding principal of GMA beside the fact that population infill is to be managed with a "club" or by "mandate" rather than by "incentive," it is to "pack" and "stack" people in "urban" and "urban growth areas." City residents do not readily embrace that mandate just as those in rural areas often rebel against having their property rights taken away. Bainbridge Island residents are no different in how they deal with that GMA principal than those in greater Kitsap County who want flexibility in their own ability to make decisions about where they want to live and how.

The real issue here is not whether a proposed amendment is consistent with GMA because that is generally not the issue in a city adopted plan. Rather, is any given amendment proposal consistent with the basic tenants of the City's plan? For example since Bainbridge Island's plan says most new growth and development will be concentrated in and around Winslow, if an amendment was put forth that recommended the new center of focus for the Island would be in Rolling Bay, that would be a radical departure from the existing plan. Without much hesitation such a proposal would be judged inconsistent with the present plan. If by chance that was the "new vision" for the island then such plan change would have to be addressed in a "plan amendment" update.

By contrast an amendment that would foster a modest enlargement of an existing Neighborhood Service Center's boundary neither changes the premise of the adopted plan or calls for a modification to its goals and objectives. Neighborhood Service Centers have already been recognized with provisions in the plan to reinforce their viability.

All of the above said, there is nothing in the proposed policy changes by the applicant or in his proposed Comprehensive Plan Map change that rises to the level of a "significant" change in concept within the context of Bainbridge Island's Comprehensive Plan. Furthermore, by virtue of the fact that the existing Comprehensive Plan has been adopted and past (long past) the adoption challenge period, the plan is GMA compliant.

Within the context of Bainbridge Island's GMA compliant plan, areas with urban services like the Winslow are targeted to accommodate the greater proportion of the population allocation. The Neighborhood Service Centers, unlike Winslow do not necessarily have the full compliment of utility services, but they do have a pattern of development characterized as "urban" in the context of GMA and they do serve the entire island, especially in consideration of the commercial uses found in each center.

In this context the proposed change represents a modest expansion of an area the City has recognized as having Neighborhood Service Center status. Incremental expansion of existing neighborhood service centers is preferable under GMA to proposed projects that might promote development in areas without any or all of the services that define an "urban" area.

---

3. The relationship of the proposed amendment to other City codes and regulations: Under GMA there is a symbiotic relationship between a comprehensive plan classification and Zoning Ordinance (BIMC Title 18). That relationship is witnessed by no less an example than the fact that the plan classification and zone title bear the same name. Once a comprehensive plan designates property as a particular kind of residential, commercial or residential, GMA provisions necessitate that the

subject properties be zoned or rezoned (if necessary) to implement the comprehensive plan.

In this instance the applicant's proposal calls for policy change and a simultaneous plan map change to allow the subject property to be classified Neighborhood Service Center. The companion rezone activity has been postponed until a later time. Even if the comprehensive plan map change were not a part of this proposal, the wording of the proposed policy amendments would permit later rezone activity.

Regarding the use allowances in the Neighborhood Service Center (NSC) Zone, nearly all of the Permitted Uses and most of the listed Conditional Uses could be accommodated on the applicant's property. Because a sanitary sewer has not yet been extended to this area, uses with a heavy water demand such as a restaurant would be excluded.

Besides the Zoning Ordinance there are only two other sets of regulations that are pertinent or potentially applicable to the applicant's proposal. The first is the need to amend the water service area boundary of Island Center. That boundary change was discussed in the response to question A.9 in this application form.

The other City ordinance with possible application to the applicant's property is the Environment Ordinance (BIMC Title 16) and its section 16.20 with provisions for Critical Areas. No critical areas have been identified on the applicant's property. Reportedly there is a small wetland on the adjoining property to the north (parcel 010 – see attached Vicinity Map).

While there is a possible wetland area on that site, it has not been categorized nor precisely located. Depending on its size, i.e. if it less than 1,000 square feet in area, there may be no reason map it or to even possibly consider it in the planning for the applicant's property. Also, should the wetland is mapped and classified, if it is an isolated wetland area with no connectivity to a larger wetland area it is thus possible it would be classified Category IV that needs only a 25 foot buffer for protection. Such a buffer would not impact adversely the applicant's property.

At this point and in consideration only of comprehensive plan policy amendments and a map change there is no reason to view the neighbor's possible wetland area as a factor relevant to this Site Specific Plan Amendment proposal.

I hereby certify that I have read this application and know the same to be true and correct.

Andrew Cainion — June 19th, 2015
*Signature of owner or authorized agent — Date

Andrew Cainion
Please print name

William M. Palmer — June 19th, 2015
*Signature of owner or authorized agent — Date

William M. Palmer
Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 212502-3-011-2001,
located at Island Center - Fletcher Bay Rd,
Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to
William M. Palmer, W.M. PALMER CONSULTANTS

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☒ preapplication conference
- ☒ planning permits
- ☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) _____.

Andrew Cairnin 6/19/2015

Owner of record *Date* *Owner of record* *Date*

STATE OF WASHINGTON)
) SS.
COUNTY OF ~~KITSAP~~ Pierce)

On this 19th *day of* June, *20* 15, *before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:*

Andrew Cairnin

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year in this certificate above written.

KENNETH E. SPENCER
COMMISSION EXPIRES
NOTARY PUBLIC
06-17-17
STATE OF WASHINGTON

Notary Public in and for the State of Washington

Residing at Gig Harbor Wells Fargo

My appointment expires: 06/17/17

Bainbridge Island

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Dept. of Planning & Community Development

A. background [help]

1. Name of proposed project, if applicable: [help]
   CAINION – NSC – COMPRENSIVE PLAN AMDMT.

2. Name of applicant: [help] **Andrew Cainion**
   10506 – 122nd Avenue
   Vancouver, Washington 98682
   [971] 222-8683

3. Address and phone number of applicant and contact person: [help]
   William M. Palmer, W.M. PALMER CONSULTANTS
   P.O. Box 6, Port Orchard, Washington 98366
   [360] 621-7237 or [253] 858-3644

4. Date checklist prepared: [help] **June 17, 2015**

5. Agency requesting checklist: [help] **City of Bainbridge Island**

6. Proposed timing or schedule (including phasing, if applicable): [help]
   At the conclusion of the 2015 – 2016 Comprehensive Plan update process if the City does not rezone property in accordance to the Plan then individual applicants will have to make application for a rezone and have that considered by the City's Hearing Examiner.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   Yes, following approval of the proposed Comprehensive Plan Amendment, also an application will be made for a rezone and project approval for either a mixed-use project or a tire store on the property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   A SEPA Checklist was prepared for a similar proposal and Submitted to the City February 28, 2007 & on February 26, 2010

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
None are pending at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

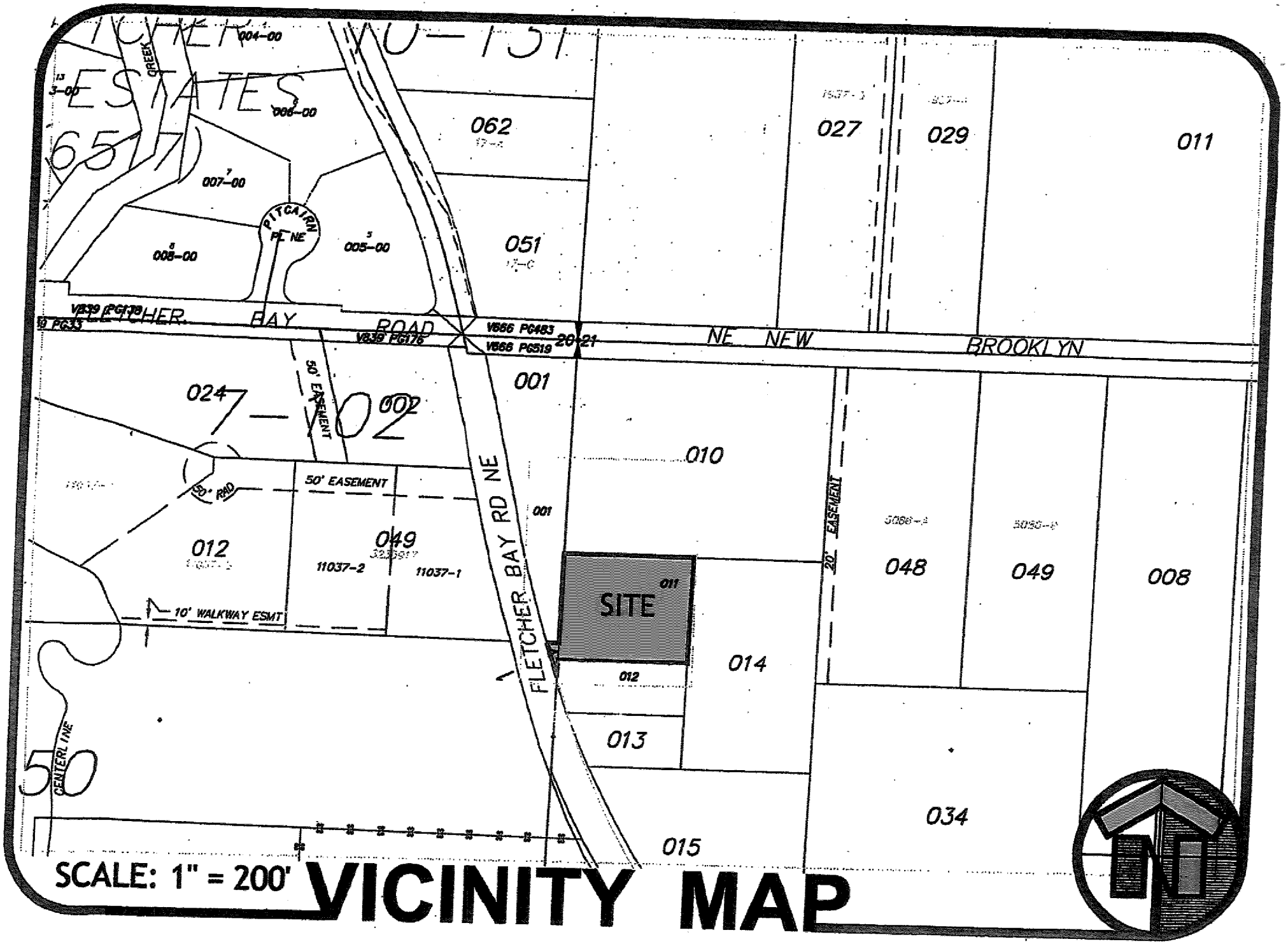
. Eventually a rezone from R. 0.4 to Neighborhood Service Center Zoning, Conditional Use Permit approval and a building permit. Also the Water Service Area Boundary to be amended at Island Center.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposal is to amend Land Use Policy LU 1.3 and Neighborhood Service Area Policy NSC 1.3 to allow expansion Of the Island Center boundary without the need for a "Special Area Planning Process." Also to amend the Plan Map in accordance with the proposed Policy changes.

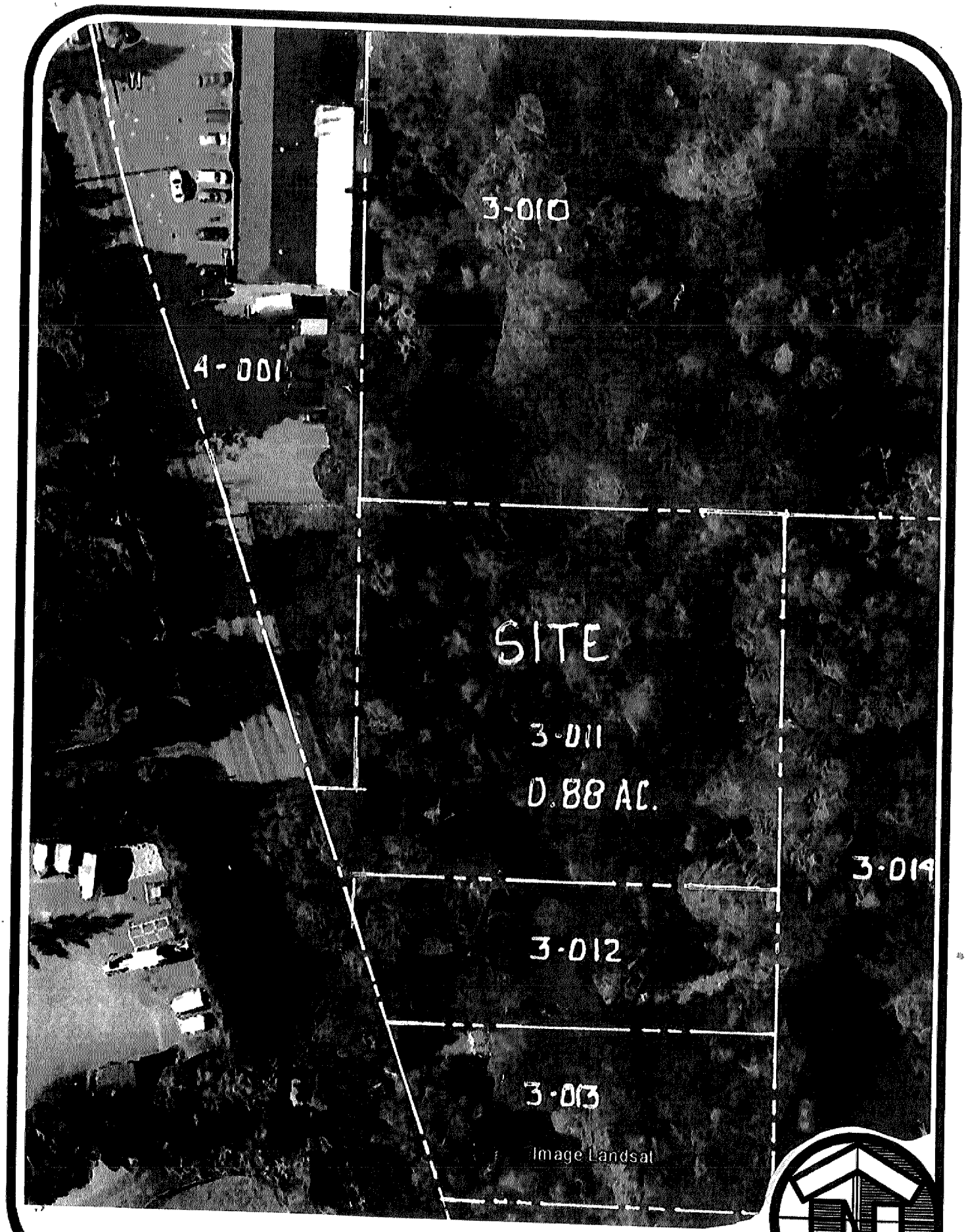
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Site lies on the east side of Fletcher Bay Road approximately 500 ft. south of the intersection of Fletcher Bay Road and New Brooklin Road. See Attached Vicinity Map and Legal Description.

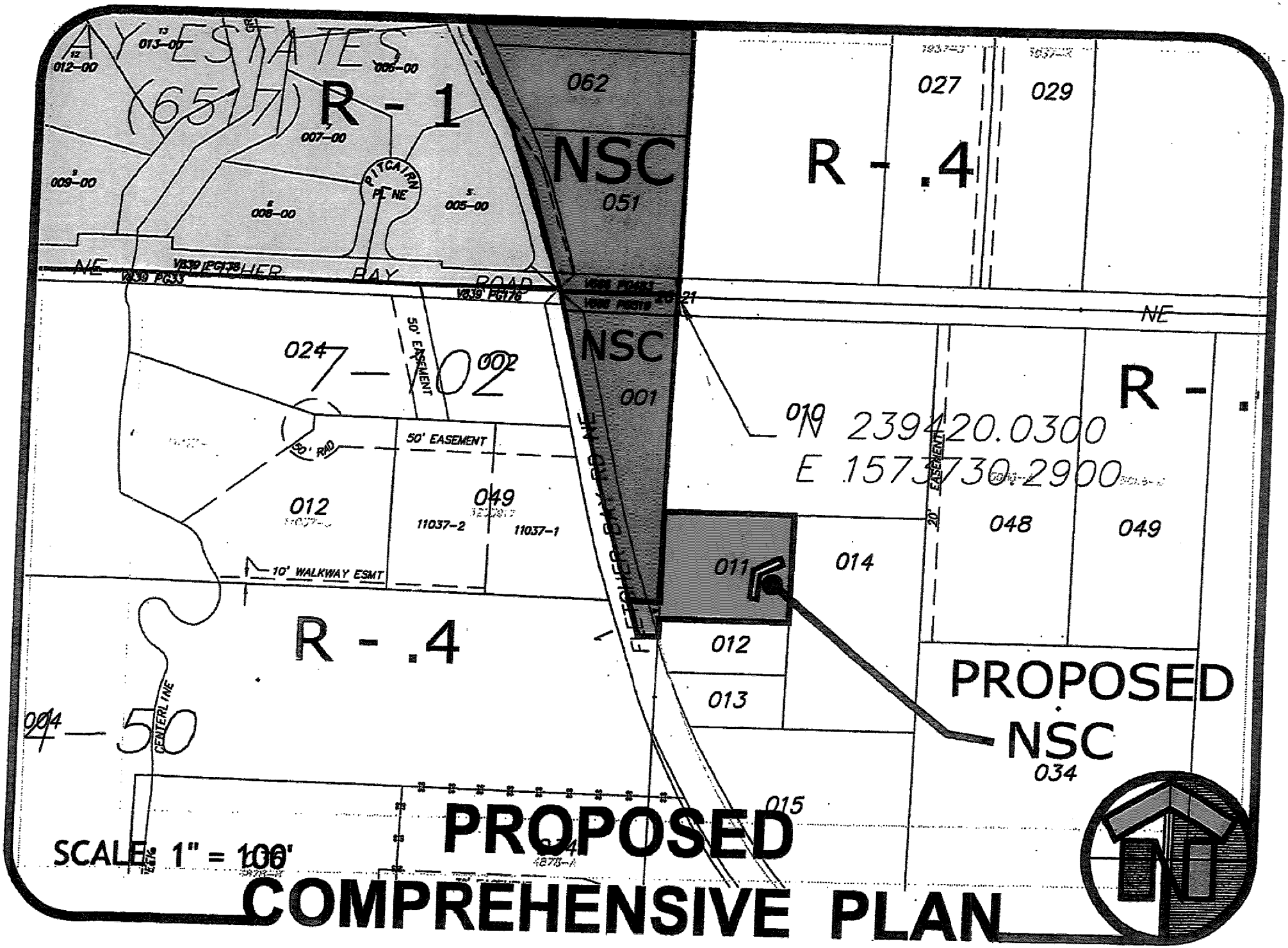


SCALE: 1" = 200'

VICINITY MAP



NOT TO SCALE **AERIAL VIEW**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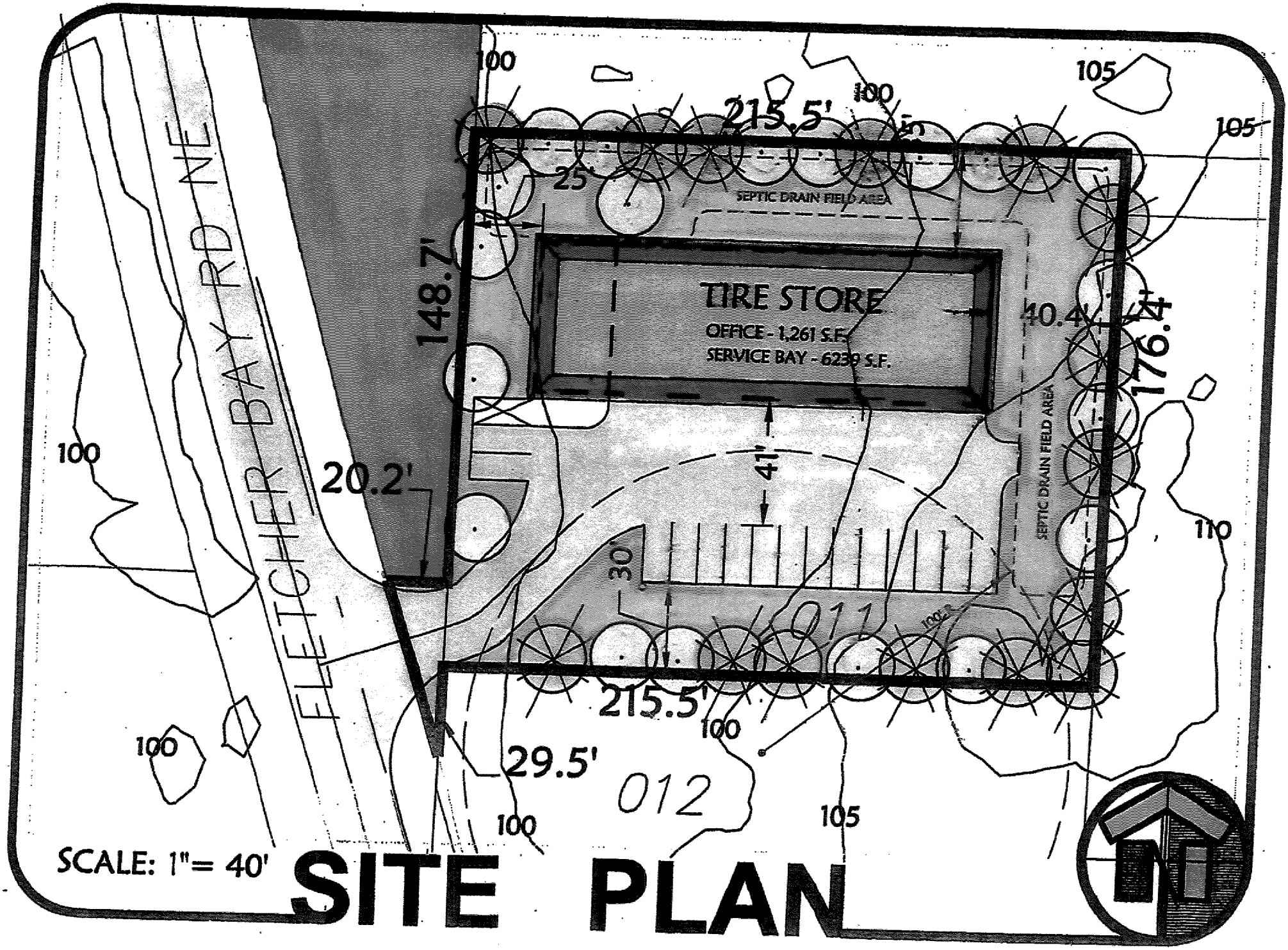
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TIRE STORE
OFFICE - 1,261 S.F.
SERVICE BAY - 6239 S.F.
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SEPTIC DRAIN FIELD AREA
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215.5'
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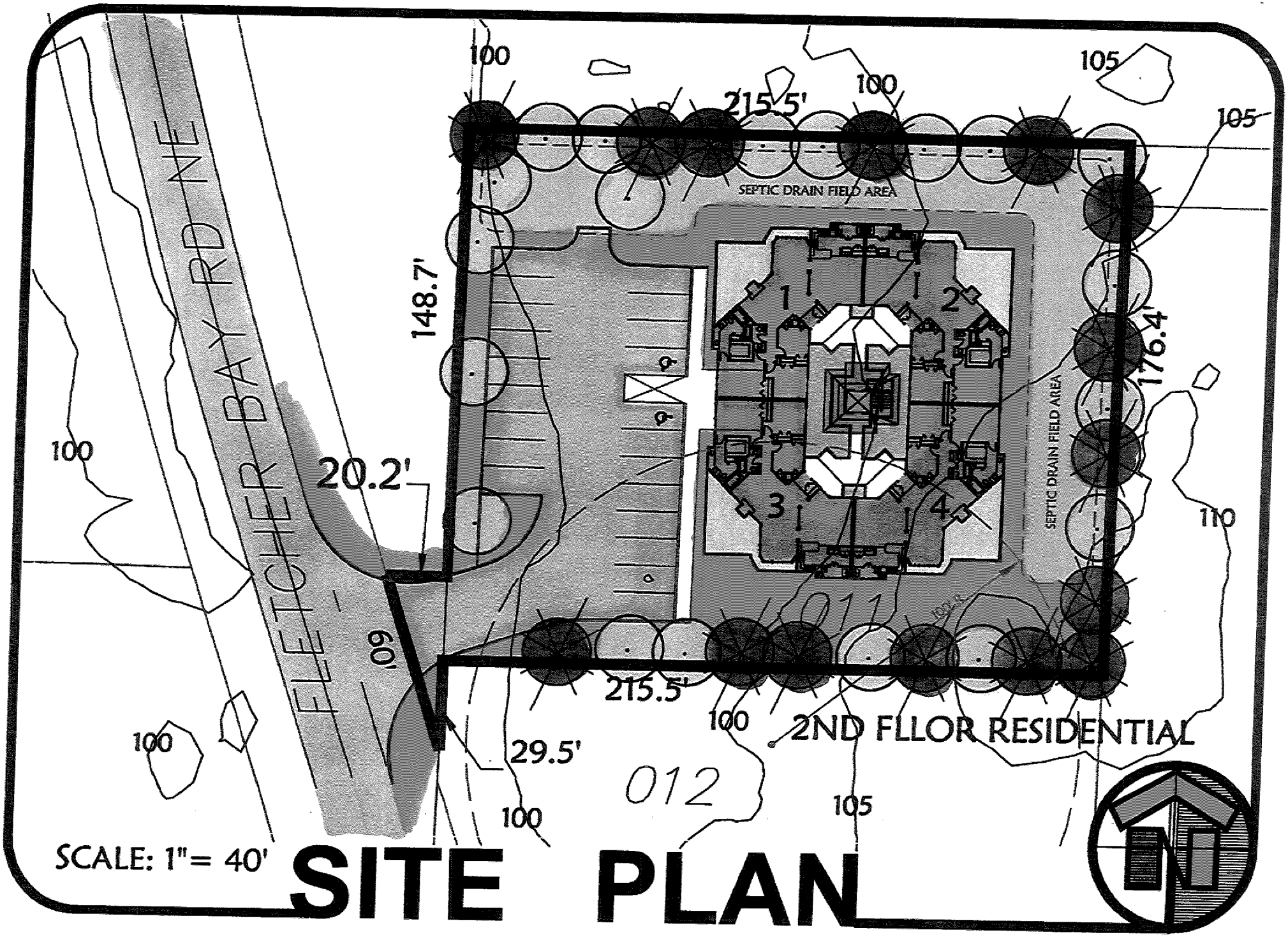
SITE PLAN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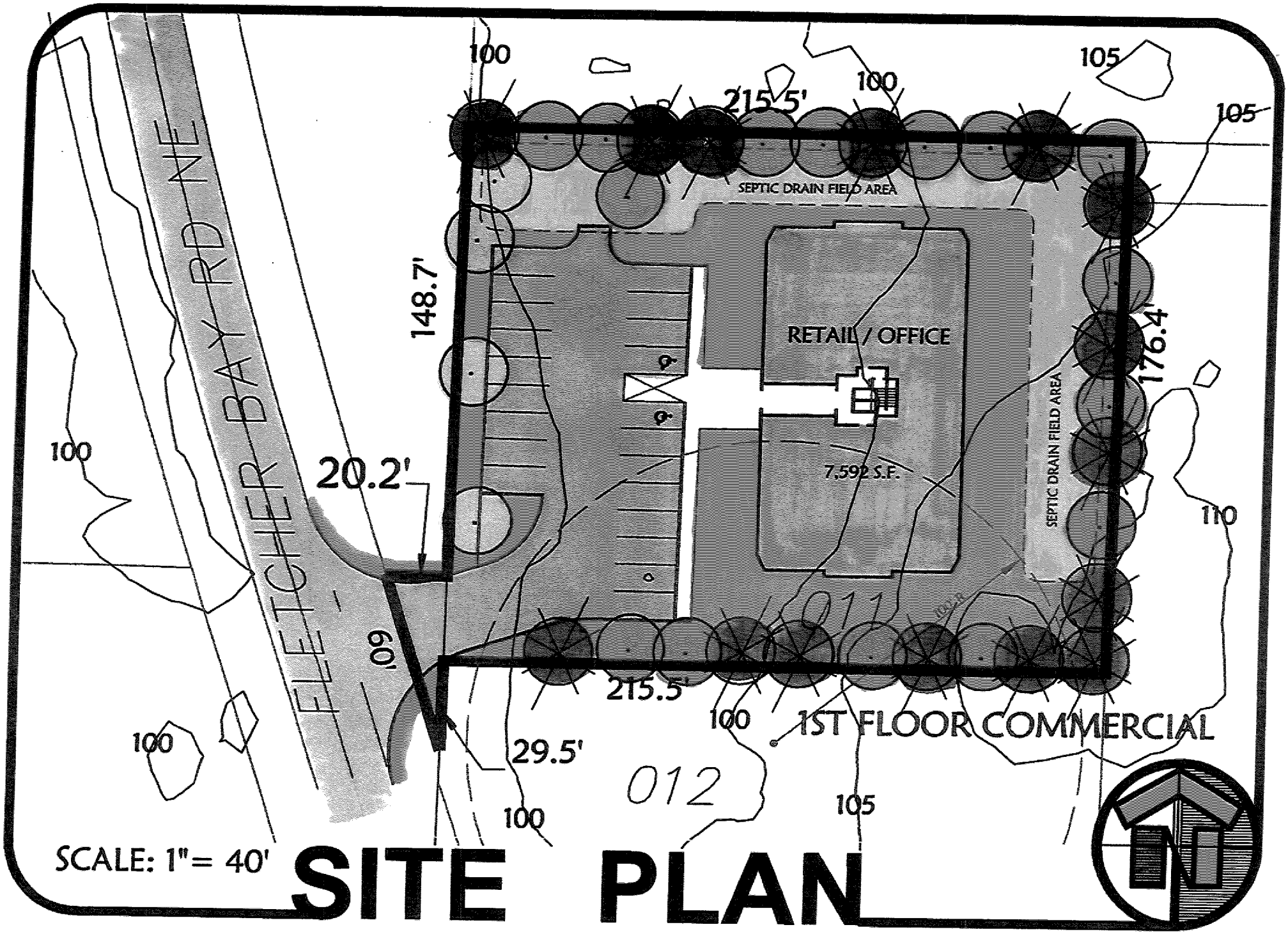
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215.5'
1ST FLOOR COMMERCIAL
29.5'
012
SCALE: 1"= 40'
SITE PLAN

PARCEL 212502-3-011-2001

Tax Account No.

212502-3-011-2001		

21252E

A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST ¼, BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20 & 21, THENCE RUNING SOUTH 0*38'19 EAST 353.75FT TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 176.375FT NORTH 88*52'30 EAST 215.49FT, THENCE NORTH 0*38'19 WEST 176.375FT, THENCE SOUTH 88*52'30WEST 215.49FT TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200611090124.

LEGAL DESCRIPTION

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B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

Less than five (5) percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The soils are Harstine Series – a Gravelly Sandy loam to a depth of approximately 32 inches below which is hard pan. No agricultural soils are found on the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Eventually at the time of project development it may be necessary to move approx. 500 cubic years of surface soil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Not Likely.

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g. About what percent of the site will be covered with impervious surfaces after project
construction (for example, asphalt or buildings)? [help]
Building Coverage is equivalent to 18 - 25 Per Cent of Site Area. Driveway and parking areas add another 28 - 35 Per Cent thus, the total impervious surfaces will likely fall into the 46 – 60 Per Cent range but may be slightly higher.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Compliance with the City's Storm Water Control and Grading Ordinance provisions.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Assuming the proposed plan policy amendments are approved development of the site for commercial purposes would allow vehicles to enter and leave the site with their emissions entering the atmosphere – a projected negligible amount.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so,
generally describe. [help]

Traffic moving along Fletcher Bay Road and to a lesser Extent on New Brooklin Road.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None are proposed or appear warranted even in the instance of site development permitted by approval of the proposed Comprehensive Plan Amendments.

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3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

NOT APPLICABLE.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No.

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b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No ground water will be withdrawn. Septic waste will be discharged into the ground when the site is developed.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

As envisioned by the applicant septic waste would be equivalent to one residential unit. If the proposal is for mixed-use, then the residential waste equivalent would be 5- 6 units.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Storm Water will be primarily from rainfall on the site with small portion of run-off coming into the site from the southeast corner. No quantities have been computed yet, but as much as possible storm water will be retained on site with some possibility water will be released into normal drainage channels ultimately flowing west to Port Orchard Bay and Puget Sound.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

Not likely, because storm water controls require the storm water to be treated before it is infiltrated into the site or leaves it.

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3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Compliance with the City's storm water and grading control regulations.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_X_deciduous tree: alder, maple, aspen, other
_X evergreen tree: fir, cedar, pine, other
_X shrubs
_X grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

At the time of site development most of the interior trees, shrubs and ground cover.

c. List threatened and endangered species known to be on or near the site. [help]

None have been observed on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

At site development new tree, shrub and ground cover species will be introduced on the site. It is not known at this time which species will be selected.

e. List all noxious weeds and invasive species known to be on or near the site.

Noxious weed and invasive species of vegetation have not been inventoried.

5. **Animals**

a. List any birds and other animals which have been observed, or are known to be on or near the site. Examples include: [help]

X birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other :

b. List any threatened and endangered species known to be on or near the site. [help]

None have been observed on or near the site.

c. Is the site part of a migration route? If so, explain. [help]

NO.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None are required at this time or appear likely to be required at the time of site development

e. List any invasive animal species known to be on or near the site.

None have been observed on or near the site.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Likely, electricity will be used for both lighting and heating.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. [help]
NO.

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c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [help]

None at this time. Eventually, it will be necessary to comply with the provisions of the International Building Code and the Washington State Energy Code when a building is approved.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [help]

NO. The applicant has plans to restrict site uses to those that do not create hazardous waste, toxic chemicals or pose a fire hazard.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination of this site either past or present.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The site immediately west of the subject property does have some Contamination issues from underground fuel tanks that leaked and such Contamination has not been addressed for many, many years.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The applicant has plans to restrict site uses to those that do not create hazardous waste, toxic chemicals or pose a fire hazard.

4) Describe special emergency services that might be required.

None are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

None are required for the present proposal or likely will be Required at the time of site development.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Traffic noise from vehicles traveling on Fletcher Bay Road and from traffic traveling on New Brooklin Road.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Short term construction noise during the building phase. Long term from noise will be from vehicles circulating on the site and possibly from activities in a contemplated building.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None are required for the current proposal or will likely be required fo the applicant's contemplated project.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The subject property is vacant.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

NO.

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1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO.

c. Describe any structures on the site. [help]

There are no structures on the site.

d. Will any structures be demolished? If so, what? [help]

NO.

e. What is the current zoning classification of the site? [help]

Residential – R. 0.4

f. What is the current comprehensive plan designation of the site? [help]

Open Space Residential (OSR) 0.4 Dwelling Units Per Acre.

g. If applicable, what is the current shoreline master program designation of the site? [help]

NOT APPLICABLE.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

NO.

i. Approximately how many people would reside or work in the completed project? [help]

Potentially, 8 residents and 6 – 8 people working on the site

j. Approximately how many people would the completed project displace? [help]

NONE.

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k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None are required for the present proposal or in the instance of site development with a corresponding commercial use.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed action is a comprehensive plan policy amendment And map change to allow commercial development of the site. If approved the compatibility issue is resolved.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None are required because there are no nearby agricultural and forest lands of long-term significance (per definitions found in the Growth Management Act.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

None if site is developed entirely with a commercial use. If mixed-use d Development is pursued, the potentially 4 – 5 units of middle income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

NONE.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Building height could be in the 30'- 35' range. Wood framed building anticipated.

b. What views in the immediate vicinity would be altered or obstructed? [help]

None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Eventually, exterior building lights and parking lot illumination In the evening times.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

Not likely.

c. What existing off-site sources of light or glare may affect your proposal? [help]

The commercial facility next door on the triangular parcel has light and glare Associated with it, but does not adversely affect the subject property.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Fletcher Bay a portion of Port Orchard Bay provides some recreational activities for boating and fishing.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

NO.

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

None are required for the current proposal or will likely be required for either of the applicant's contemplated projects.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

NO.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

None have been found on or in the general vicinity of the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Should evidence of cultural or historic relics or resources be uncovered in the Site development process consultation will commence with either the appropriate State agency or if related to Indian use or culture, the Suquamish Tribe.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Given no known evidence of any such cultural or historic relics or resources On this site, there appears to be no need for any such measures or plans. See Also the response to Subsection c above.

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14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help

Fletcher Bay Road is a secondary arterial having a right-of-way width of sixty-feet. Access to Fletcher Bay Road will be taken about 500 feet south of New Brooklin Road. SEE VICINITY MAP

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

NO. The closest transit stop is at High School Road and SR - 305 about 2 miles east of the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

At this time it is likely there will be at least nineteen (19) spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

NO.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

NO.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

**The expected range in ADT is between 50 – 85 vehicle trips.
PM volumes would be in the 5 – 10 trip range.**

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g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

No measures are required for a comprehensive plan amendment or For a rezone. Traffic Impacts are best assessed at the time of Project development. Should the applicant be able to pursue his proposed project there may be some required road improvements . However due to the small scale of the property and likely uses to be developed on the site it is unlikely there will be any major impact control measures to be imposed on the proposed project.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No. but the proposed facility envisioned by the applicant would add only an incremental demand for such services albeit small.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None are proposed and based on the projected land use that would be possible by expanded commercial zoning at this location, it is unlikely that the demand for public services would increase to the point where reduction or control measures would be warranted.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The utilities needed for site development are those highlighted above. Sanitary sewer is not required and with new septic system sewage disposal

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Technology available today, sanitary sewer man never be needed even if the proposed use of the site is replaced with another use.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrew Cainion

Name of signee ____**ANDREW CAINION_- Property Owner** _____

Position and Agency/Organization _**NOT APPLICABLE** _____

Date Submitted: _**June 19 , 2015**_____

CHECKLIST REVIEWED BY:

Project Manager, Department of Planning and Community Development

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D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   The proposed Plan amendments would allow for additional area in Neighborhood Service Centers to be developed more intensely or for Commercial uses. Added people, vehicles, and use activities will to some degree cause an increase in air emissions, storm water run-off, and noise there is no direct correlation with the release of toxic or hazardous substances.

   Proposed measures to avoid or reduce such increases are:

   Bainbridge Island together with state and federal agencies have regulations that are already designed to control, reduce or prevent such increases from creating an adverse impact on the environment. Such controls are implemented at the time of project development approval.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Site development that would be permitted by approval of the proposed Plan amendments – at Island Center would not likely affect fish or Marine life. Small animals like mice would be displaced and the existing plant life on the site would be altered and/or replaced.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   No special measures will be implemented, but once the proposed building has been erected new landscaping will be installed on approximately 55 – 60% of the site area. While that new landscaping may not protect or conserve plants, and

small animals, it will provide visual relief in and around the building and parking areas. Birds will certainly use the newly planted trees and shrubs.

3. How would the proposal be likely to deplete energy or natural resources?

Every new project, whether it be a single-family dwelling or a commercial shopping center will consume both energy and natural resources of some kind. However such consumption is an incremental use of resources that may or may not, in and of itself, create and inordinate depletion of energy or natural resources. Because some energy and natural resources are renewable, only a comprehensive assessment of community energy and natural resource demands could establish the factors that determine what measures should be employed with each increment of development to maintain energy and natural resource balance. A study like that is beyond the level of this analysis and may only be warranted when there is an indication that necessary resources are indeed being depleted by the development of the island.

Proposed measures to protect or conserve energy and natural resources are:

Land uses allowed by comprehensive plan and zoning measures are often housed in buildings. The buildings are required to be constructed compliant with building and energy codes, which incorporate regulatory measures to conserve energy and natural resources. Recycling of waste materials is encouraged and as people are able to drive more fuel efficient vehicles there will be an overall savings in natural resource consumption. However, there are no specific measures proposed in this instance as the scale of development likely to result from approval of the proposed plan amendments is small.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed plan amendments in and of themselves will not affect environmentally critical areas. There are no such areas on or in the property most immediately affected by the proposed amendments. The City of Bainbridge Island has already put in place the plans, programs and regulations to address all of these issues. The proposed Plan amendments do not contravene any of the City's other ordinances and in fact those ordinances work in concert with the proposed Plan changes.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Bainbridge Island has already adopted then necessary regulations to protect the environment, to provide for parks, endangered species and the other mentioned resources. In the instance where there may not be a local ordinance, the City works with State or Federal agencies to minimize adverse impacts on these resources. Since there is nothing in this proposed action that represents a threat to environmental resources, there is no need to propose or discuss any such measure.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Shoreline uses are not impacted at all as there are no streams or water bodies on the site. Land uses will be affected in that the proposed policy and map amendments, if approved will bring about a small scale conversion of low density residential land to either a higher density residential use, an expansion of commercial uses and /or a combination of the two. Having made that point the proposed amendments are not inconsistent with Bainbridge Island's Comprehensive Plan. The issue is how the process of expansion of Neighborhood Service Centers will be pursued under the umbrella of the Plan and not an instance where the plan prohibits such expansion.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed or appear to be required either as a result of the proposed Comprehensive Plan amendments or in the instance of site development that make take place after plan approval.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Assuming plan amendment approval, there will be an incremental increase in the amount of traffic handled by Fletcher Bay Road and New Brooklin Road. The increase of 50 – 85 average daily trips (the best projection that can be made at this time) represents only a modest increase in traffic that is carried by that road. Since the road has a design capacity to carry in excess of 1,500 daily trips, there should be no deterioration in the level of service (LOS) experienced on either road.

Water service is available to the property that is a focal point of the proposed

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Plan amendments. There are no apparent capacity problems to be experience when service is provided to the site.

Sanitary sewer facilities are not required for site development. While there are plans to extend a sanitary sewer to the Island Center area, no action has been taken to make that happen in over fifteen years. With the new waste treatment / disposal technologies now available it is reasonable to expect that effective sewage treatment could be provided on-site or nearby that provides is more environmentally enhancing than sanitary sewers and centralized treatment.

Proposed measures to reduce or respond to such demand(s) are:

Based on an assessment of projected demands for transportation and utility services, there is not a need for implementation of measures to lessen demands on roads and utilities. At best the development to be allowed by the proposed Plan amendments is small scale and poses no threshold issues to suggest impact reducing measures might be necessary.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Plan amendments appear to involve no substantive conflicts with any of Bainbridge Island's laws or those of the State and Federal government. See also the discussion contained in Number 4 found on pages 20 and 21 of this analysis.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
BAINBRIDGE ISLAND JUN 22 2015 DEPT OF PLANNING & NITY DEVELOPMENT	PROJECT NAME: ISLAND CENTER RE-ZONE TAX ASSESSOR'S NUMBER: 212502-2-014-2000 PROJECT STREET ADDRESS OR ACCESS STREET: NEW BROOKLYN ROAD NE
	FOR CITY USE ONLY FILE NUMBER: PROJECT NUMBER: DATE RECEIVED: APPLICATION FEE: TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE**: When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

Original

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
www.bainbridgewa.gov

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: Charles Scott Anderson and Vernon & Sue Anderson
   Address: 127 Parfitt Way SW, Bainbridge Island, WA 98110
   Phone: (206) 780-1755 Fax: (206) 842-8641
   E-mail: scott@charlesandersonco.com
   Name of property owner: _____
   Address: _____
   Phone: _____ Fax: _____
   E-mail: _____

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
   Address: 595 Madison Ave., Bainbridge Island, WA 98110
   Phone: 206-84-9993 Fax: 206-842-9666
   E-mail: devin@johnsonsquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   The specific area of the Island affected by this particular amendment is the property located on New Brooklyn Road NE in the Island Center area. See attached Map.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☒ YES ☐ NO If so, please describe:
   The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Neighborhood Service Center (NSC) Zone.

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
   ☒ YES ☐ NO

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

   Neighborhood Service Centers, Goal 1, NSC 1.3 Island Center (p. 24)

8. Provide proposed amendatory language.

   NSC 1.3 Island Center

   Re-zone the 10 acre parcel of land North of NE New Brooklyn Road and East of the current Island Center NSC Zone from R-0.4 to NSC, in order to provide opportunity for the Island Center area to grow as a vibrant community with coordinated and compatible uses in the Neighborhood Service Center.

9. Explain the reasons behind this amendment proposal.
   Re-zoning this property to NSC would provide Island Center the opportunity to grow as a small-scale community center. The lot is currently undeveloped and, as currently zoned, probable to develop into four large residences spread out on the site. Such development would likely occur with no environmental restrictions, and would not enhance the Island Center community, or take advantage of the great potential of the site. This lot, if re-zoned as proposed, has the potential to provide cost-effective residential units and new space for commercial and retail uses not currently offered in the Island Center neighborhood, while maintaining the characteristics of the surrounding neighborhood and providing the public with areas of open space and trails.

   Currently, all NSC zones in Island Center are fully developed and not likely to change. Most of these properties include automotive services and storage units. There are several nearby conditional commercial uses in residential zones, including Bainbridge Gardens, Kol Shalom Synagogue, a Cemetery, and a City of Bainbridge Island owned lot used as Temporary Storage.

   New NSC space is necessary in Island Center in order to add vibrancy and economic diversity to the area, and to truly make this a neighborhood center. The re-zoned property could facilitate an example of smart growth and positive development on Bainbridge Island. Additionally, the inclusion of new commercial space would add jobs and support the local economy.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

Framework of the Plan (p. 5-9)

Bainbridge Island's Comprehensive Plan promotes urban growth, allowing 5% of growth in Neighborhood Service Center zones (FRW 1.3, p. 6). The proposal for additional NSC space in Island Center is necessary to accommodate this growth in an efficient and responsible manner. The subject lot, at the heart of Island Center, could provide for economic diversity, and opportunity for smart commercial and higher-density residential growth in the neighborhood.

General Land Use Goals (p. 9-12)

The Comprehensive Plan emphasizes that Neighborhood Service Centers "should be allowed to develop at slightly higher densities to reinforce roles as small-scale, community centers" (LU 1.3, p. 10) and that "The Neighborhood Service Centers should provide Island-wide small-scale commercial and service activity outside Winslow" (LU 2.2, p. 11).

The proposed re-zone of the subject property would create the opportunity for new small-scale commercial, community-oriented development in the Island Center area. The proposed higher density could instigate the growth of Island Center as a pedestrian-oriented, sustainably developed neighborhood center.

Neighborhood Service Center Goals (p. 23-25)

One of the primary Neighborhood Service Center Goals outlines in the Comprehensive Plan is to "encourage the development of Neighborhood Service Centers...as areas with small-scale, Island-wide commercial, mixed-use, and residential development outside Winslow" (Goal 1, p. 23)

The proposal would allow the addition of new commercial, mixed-use, and residential development, allowing for Neighborhood Service Center growth outside of Winslow. All of the current NSC zones in Island Center are fully developed and there are currently several nearby retail and services in conditional use R-2 zones. There is a need for new growth opportunities in Island Center in order to make it a vibrant community destination.

As the goal of Neighborhood Service Centers is to provide "a mix of neighborhood-scale businesses, public uses, and housing compatible with the scale and intensity of the surrounding residential neighborhood" (NSC 1.6, p. 24), the proposed re-zone offers the opportunity for new and desirable services in the area including retail space, office space, or other public services. The re-zoning of this lot could also provide for adequate parking to serve the area, and a neighborhood commons or meeting place (NSC 1.13, p. 25). Additionally, the inclusion of higher density housing, as allowed for in the NSC zone, would support these services and allow for successful pedestrian-oriented development. Future growth in a new Neighborhood Service Center zone would be of similar scale and compatible with neighboring businesses in existing NSC and R-2 zones.

Residential Open Space Goals (p. 28-34)

The Residential Open Space Goals aim to protect open space, critical and environmentally sensitive areas, and to provide public access to nature. The proposed new development would retain existing vegetated buffers (OS 1.4, p. 28), be sited in a responsive way to the natural landscape (OS 1.5, p. 28), and be sensitive to water and other natural resources.

If the site in question were to be re-zoned as proposed, the natural ravine area would be maintained in a native vegetated state, providing a potential buffer between commercial and residential development, and a quiet, natural area. Public access to this section of the site would be maintained, in addition to the inclusion of several other park-like areas and open spaces that could be integrated into the site. If the site were to remain in a R-0.4 zone, it is highly probable that the lot would be developed with 4 large houses on it, with minimal environmental and development restrictions. This development would unfortunately not likely respect the natural systems, resources, and present on site, and would be detrimental to

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

The proposed re-zone is consistent with the goals and regulations of the Washington Growth Management Act. This proposal especially meets the following goals.

1. Urban Growth: Encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

   The proposal would encourage growth in an already developed Neighborhood Service Center area. Facilities are available and can be provided in this area.

2. Reduce Sprawl: Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

   The re-zone and subsequent development of this lot would promote a smarter, higher density development pattern on this lot. Although abutting a denser NSC area, the lot is currently zoned at a low-density and would likely be sub-divided and developed as low-density residential sprawl with no environmental restrictions.

3. Economic Development: Encourage economic development consistent with comprehensive plans, promote the expansion of existing businesses and recruitment of new businesses, and encourage growth in areas experiencing insufficient economic growth.

   There is a need for new economic development in the Island Center area. By providing new NSC space in Island Center, it would encourage economic development by creating expansion opportunity for new and existing businesses, creating new jobs, keeping money local, and create a vibrant community center.

4. Open Space and Recreation: Retain open space, increase access to natural resource lands and water, and develop parks and recreation facilities.

   As an NSC zone, this lot would be able to provide areas for public open space and maintain existing natural areas on site.

3. The relationship of the proposed amendment to other City codes and regulations:

The proposed amendment for the addition of Neighborhood Service Center area in Island Center meets the intention of current Bainbridge Island Codes and Regulations.

I hereby certify that I have read this application and know the same to be true and correct.

*Signature of owner or authorized agent

6/22/15
Date

DEVIN JOHNSON
Please print name

*Signature of owner or authorized agent

Date

Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 212502-2-014-2000, located at NEAR NEW BROOKLYN AND FLETCHER BAY, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to DEVIN JOHNSON OR CHARLES SCOTT ANDERSON to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☒ preapplication conference
- ☒ planning permits
- ☒ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) JUNE 2017.

Vernon Anderson 6/3/15 — Sue R Anderson 6/3/15

OWNER OF RECORD *DATE* *OWNER OF RECORD* *DATE*

STATE OF ~~WASHINGTON~~ Montana)
) ss.
COUNTY OF ~~KITSAP~~ Flathead)

On this 3rd *day of* June, 2015, *before me, the undersigned, a Notary Public in and for the State of* ~~*Washington*~~ Montana, *duly commissioned and sworn, personally appeared:*

Vernon and Sue Anderson

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

JERRY S BURLEY NOTARIAL SEAL STATE OF MONTANA

JERRY S BURLEY
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires August 20, 2017

Jerry S Burley

Notary Public in and for the State of ~~*Washington*~~ Montana

Residing at Kalispell

My appointment expires: 8/20/2017

ZONING MAP

NORTH

NOT TO SCALE

BAINBRIDGE ISLAND
JUN 22 2015
DEPT OF PLANNING & COMMUNITY DEVELOPMENT

ISLAND CENTER RE-ZONE
ZONING MAP

MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110
JUNE 11, 2015

JOHNSON SQUARED
ARCHITECTURE + PLANNING

595 Madison Ave N
Bainbridge Island
Washington 98110
T. 206.842.9993
F. 206.842.9666
www.johnsonsquared.com

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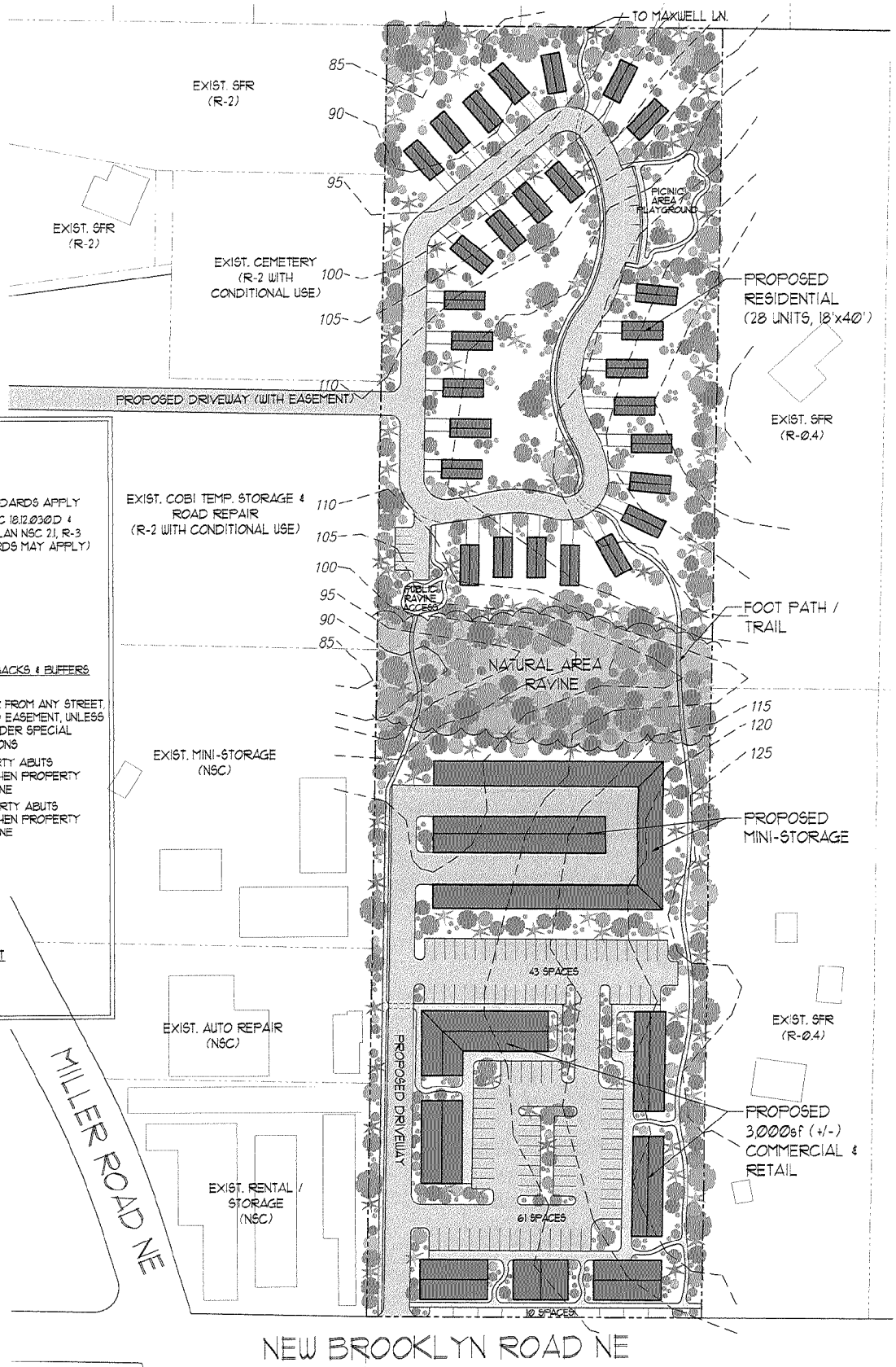

CODE SUMMARY:

F.A.R.

COMMERCIAL: NO LIMIT

RESIDENTIAL: R-2 STANDARDS APPLY (PER BIMC 18.12.030D & COMP. PLAN NSC 2.1, R-3 STANDARDS MAY APPLY)

MAXIMUM LOT COVERAGE

NSC: 35%

R-2: 20%

R-3: 25%

REQUIRED BUILDING SETBACKS & BUFFERS

PER NSC ZONING:

- FRONT = 0' MIN, 20' MAX FROM ANY STREET, PLANNED R.O.W. OR ROAD EASEMENT, UNLESS OTHERWISE PROVIDED UNDER SPECIAL PLANNING AREA PROVISIONS
- SIDE = 0' WHEN PROPERTY ABUTS ANOTHER NSC ZONE, 15' WHEN PROPERTY ABUTS A RESIDENTIAL ZONE
- REAR = 0' WHEN PROPERTY ABUTS ANOTHER NSC ZONE, 15' WHEN PROPERTY ABUTS A RESIDENTIAL ZONE

PER R-2 / R-3 ZONING:

FRONT = 25'

SIDE = 5' MIN, 15' TOTAL

REAR = 15'

MAXIMUM BUILDING HEIGHT

NSC: 35'

R-2: 30'

R-3: 25'

SITE PLAN

1" = 100'

NORTH

BAINBRIDGE ISLAND
JUN 22 2015
DEPT OF PLANNING & COMMUNITY DEVELOPMENT

ISLAND CENTER RE-ZONE SITE PLAN

MILLER ROAD & NEW BROOKLYN ROAD
BAINBRIDGE ISLAND, WA 98110
JUNE 18, 2015

JOHNSON SQUARED
ARCHITECTURE + PLANNING
595 Madison Ave N
Bainbridge Island
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www.johnsonsquared.com

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CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
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PENCIL WILL NOT BE ACCEPTED.

DATE STAMP FOR CITY USE ONLY	TO BE FILLED OUT BY APPLICANT
BAINBRIDGE ISLAND MAY 14 2015 DEPT OF PLANNING & COMMUNITY DEVELOPMENT	PROJECT NAME: LYNWOOD CENTER TRIANGLE TAX ASSESSOR'S NUMBER: 332502-1-007-2007 332502-1-006-2008 PROJECT STREET ADDRESS OR ACCESS STREET: BUCKLIN HILL RD & LYNWOOD CTR. DR.
	FOR CITY USE ONLY FILE NUMBER: PROJECT NUMBER: DATE RECEIVED: APPLICATION FEE: TREASURER'S RECEIPT NUMBER:

SUBMITTAL REQUIREMENTS

APPLICATION	***One original (which must contain an original signature)*** *and* ***two copies*** must be provided. Whenever possible, originals must be ***signed in blue***. Please identify the original document.
SUPPORTING DOCUMENTS	***One original (which must contain an original signature),*** where applicable, and ***two copies*** (if an original is not applicable, ***three copies*** must be provided).
MAPS	Site-specific applications must include vicinity maps.
SUBMITTING APPLICATIONS	Applications ***must be submitted in person*** by either the owner or the owner's designated agent. Should an agent submit the application, a ***notarized Owner/Agent Agreement*** must accompany the application (owner/app agreement attached). Please call (206) 780-3750 to make an appointment to submit your application.
ATTACHED SUBMITTAL CHECKLIST	Please refer to attached Submittal Fact Sheet for further information. **NOTE:** When submitting this application, please do not copy or include the Submittal Fact Sheet attached to the back of this application.

CITY OF BAINBRIDGE ISLAND
COMPREHENSIVE PLAN AMENDMENT APPLICATION
FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.
PENCIL WILL NOT BE ACCEPTED.

A. GENERAL INFORMATION

1. Name of property owner: William B. Moore
   Address: 6630 Wing Point Rd NE
   Phone: 206-842-6630 Fax: _____
   E-mail: bainbridgewill@yahoo.com
   Name of property owner: _____
   Address: _____
   Phone: _____ Fax: _____
   E-mail: _____

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized Agent/Project Contact: Johnson Squared, Inc. – Devin Johnson
   Address: 595 Madison Ave., Bainbridge Island, WA 98110
   Phone: 206-84-9993 Fax: 206-842-9666
   E-mail: devin@johnsonsquared.com

3. Does the amendment request concern a specific property (or properties)? ☒ YES ☐ NO

4. Does the request relate to a specific area of the island? ☒ YES ☐ NO (If yes, provide a description of the area or a map indicating the area.)
   The specific area of the Island affected by this particular amendment are the properties located at the intersection of Lynwood Center Rd. and Bucklin Hill Rd.
   See attached Map.

5. Does this proposal include an amendment to the Land Use Map of the Comprehensive Plan?
   ☒ YES ☐ NO If so, please describe:
   The proposal is to change the Comprehensive Plan designation of the site from the current OS-R0.4 to Business/Industrial Zone

6. If approved, would your Comprehensive Plan Amendment require a Rezone of your property?
   ☒ YES ☐ NO

7. Provide a reference to the element(s) of the Comprehensive Plan that is proposed for amendment and pages of the plan, if applicable.

   Land Use Goal #1: "Ensure a development pattern that is true to the vision for Bainbridge Island by reducing the inappropriate conversion of undeveloped land into sprawling development. "(p. 9)

   The proposed plan amendment advances this goal by adding more B/I zoning to an area that already contains B/I zoning. The proposed site is near other B/I zones and Residential zones with conditional uses, such as a PSE substation, a former mining pit, the American Legion Post, the City of Bainbridge Island Fire Station, Bainbridge Disposal transfer station, City of Bainbridge Island Public Works yard, Nipponzan Myohoji Buddhist Temple, and Hyla Middle School. This area has been established as an area that accommodates commercial uses, and the subject properties have been used as a commercial sand mining pit for years. Changing this site's designation to B/I zoning conforms to similar uses in the neighborhood and reduces inappropriate conversion of other undeveloped land into sprawling development.

   Land Use Goal LU 1.5: "The areas...designated as B/I are intended to...serve an important function that allows a diverse economy with business retention, growth and innovation on the island....The B/I District can provide economic activity that includes a variety of low-impact, nonpolluting uses that reflect and respond to changing market conditions and are compatible with the community." (p. 10)

   The proposed zoning change will serve an important function of encouraging economic activity that will allow a diverse economy with business retention, growth, and innovation. There is a significant need for additional B/I zoning on the island in order to retain existing businesses and expand economic growth. Recent construction in the Day Road Business/Industrial area have occupied some of the last available B/I zoned areas. Bainbridge Island needs to expand the B/I zones to respond to the market conditions that are demanding more business parks and commercially zoned properties. This property is compatible for these uses due to its location in the south/central portion of Bainbridge Island, arterial road access, and current commercial use.

8. Provide proposed amendatory language.

   Land Use Goal LU 1.5 proposed change:

   The areas at Day Road, Sportsman Club Road, ***and the Bucklin Hill Road / Lynwood Center Road Intersection*** designated as Business/Industrial are intended to augment the Winslow Core and the Neighborhood Service Centers and serve an important function that allows a diverse economy with business retention, growth, and innovation on the island.

9. Explain the reasons behind this amendment proposal.

Changing the zoning of this area to Business/Industrial is sensible for the following reasons:

1. There is currently a need for Business/Industrial zoned spaces on Bainbridge Island in order to respond to changing market conditions and promote local business and economic growth. The spaces that do exist are limited to large already developed areas on Day Road and Sportsman Club Road. The addition of the subject properties as B/I would add diversity to the South end of Bainbridge Island, and benefit the local community with additional jobs and economic benefits.
2. The subject property has never been used as residential property (as currently zoned), and is bounded on all sides by secondary arterial roads, making it unlikely for residential development. The properties are additionally surrounded by other business and commercial uses. The properties must be reclaimed from years of mining, making it more appropriate for commercial development.

B. In order to assist the Planning Commission and the City Council in their selection of comprehensive plan amendments, please describe how your proposed amendment meets the following criteria.

1. The proposed amendment advances goals and policies of the Comprehensive Plan (please cite the goal or policy that supports the amendment):

One of the goals of the Comprehensive Plan is to "Foster the energy, drive, initiative, and artistic talent of Island residents by encouraging home occupations and environmentally-sound businesses, with minimal impact on groundwater resources." and "Foster a financially sound development pattern". By allowing for more B/I zones on Bainbridge Island, we can have a space for local small-business owners to grow and move out of their home-based businesses, thus keeping jobs, business growth, and tax dollars on Bainbridge Island. The proposed change is to an area of the Island that has already begun assembling a variety of Business, Industrial, and non-residential services; all of which allow a diverse economy, growth, and innovation.

Another goal of the Comprehensive Plan is to protect water resources. The subject properties will detain all stormwater on site, allowing it to percolate into the soil and recharge the aquifer. Storm water would be captured and diverted to rain gardens, with minimal impact on groundwater.

2. The proposed amendment is consistent with the goals and regulations of the Growth Management Act:

   "Economic Development: Encourage economic development which is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of this state...encourages growth in areas experiencing insufficient economic growth."

   The subject property is providing another area of Bainbridge Island where citizens can conduct and grow their businesses on the South end of Bainbridge Island, all of which is in accordance with the goals of the growth management act.

3. The relationship of the proposed amendment to other City codes and regulations:

   BIMC/ 18.06.060 Business/Industrial

   The purpose of the business/industrial district is to facilitate development of a diverse economy on the island with business retention, growth, and innovation. The district is intended to provide opportunities for knowledge-based businesses and expansion of Island businesses, for diversity of jobs, and for low-impact industrial activity that is compatible with adjoining residential neighborhoods.

   The subject property is seeking to do just exactly what the BIMC defines as a Business and Industrial use - to help small-businesses have a place to grow and innovate. The surrounding residential neighborhood has adjusted to a variety of businesses and non-residential uses, including existing mining activity on the subject properties for a number of years. The proposed zoning change will improve the economic value and diversity on and around the subject property.

I hereby certify that I have read this application and know the same to be true and correct.

*Signature of owner or authorized agent — Date 5/13/15

DEVIN JOHNSON
Please print name

*Signature of owner or authorized agent — Date

Please print name

If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized

Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor's account number 332502-1-007-2007 and 332502-1-006-2008 located at Bucklin Hill Rd. and Lynnwood Center Rd., Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to Devin Johnson - Johnson Squared, Inc.

to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

- ☑ preapplication conference
- ☑ planning permits
- ☑ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the above checked applications through (date or specific phase) completion of construction

W. R. Moore 1/10/2013

Owner of record *Date* *Owner of record* *Date*

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this 10 *day of* January, 20 13, *before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:*

William Moore

to me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

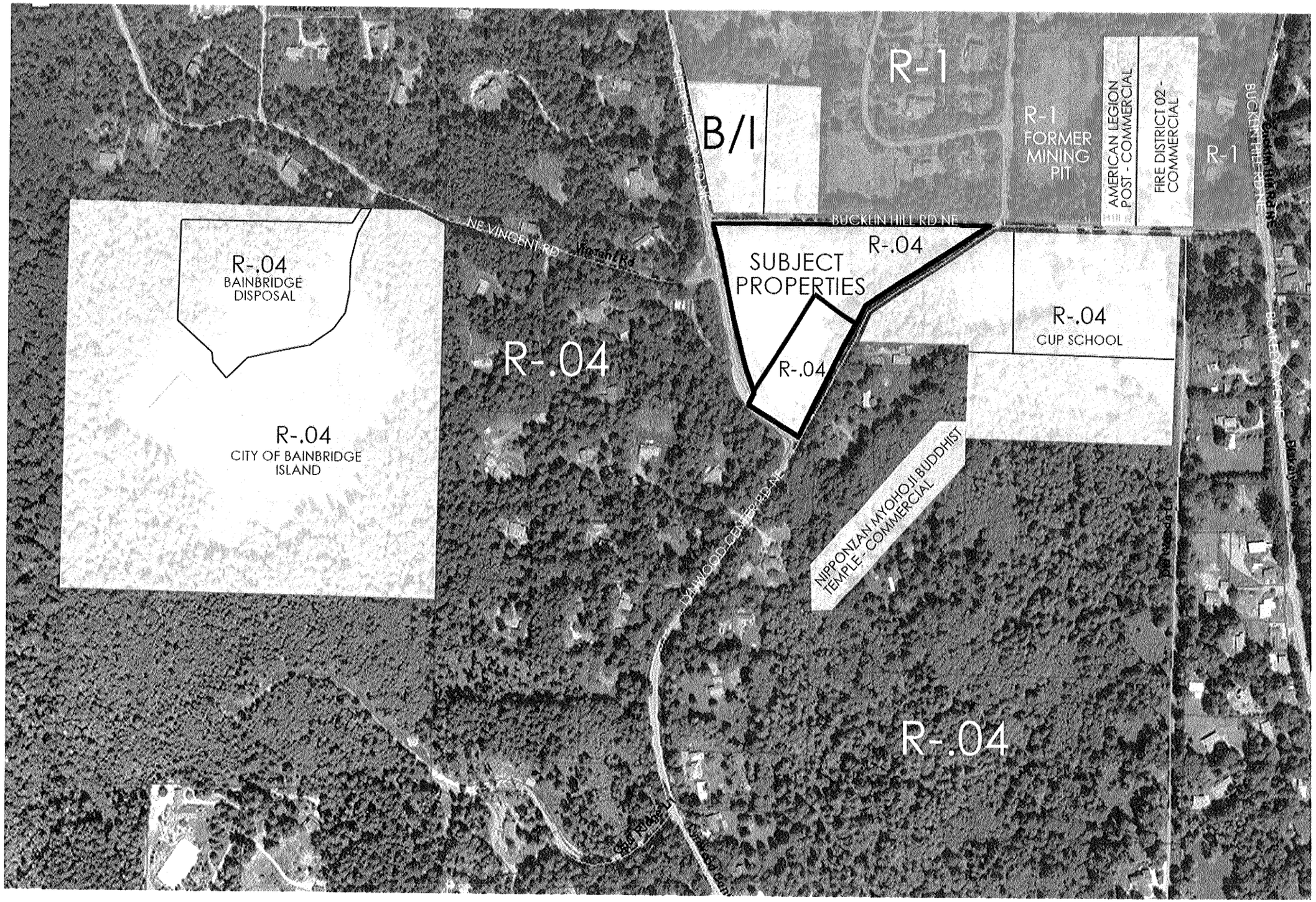
Kyla M Barr
Commission Expires
Notary Public
08-15-16
State of Washington

Kyla M. Barr

Notary Public in and for the State of Washington

Residing at Bainbridge Island

My appointment expires: 06/15/16



ZONING MAP

N.T.S.

NORTH

LYNWOOD TRIANGLE
LYNWOOD CENTER RD
BAINBRIDGE ISLAND, WA

BAINBRIDGE ISLAND
MAY 14 2015
DEPT OF PLANNING &
COMMUNITY DEVELOPMENT

395 Madison Ave N
Bainbridge Island
Washington 98110
T. 206.842.9993
F. 206.842.9666

www.johnsonsquared.com

JOHNSON
SQUARED
ARCHITECTURE + PLANNING

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COMPREHENSIVE PLAN SUMMARY

Prepared by Wenzlau Architects and Davis Studio

Prepared 5-27-15

NEIGHBORHOOD SERVICE CENTERS

In order to encourage realization of as NSC's, minimum density shall be increased to R-5.

Rationale: At present, density in NSC is set too low to facilitate redevelopment as mixed-use villages.

HIGH SCHOOL ROAD URBAN VILLAGE

In order to help preserve historic main street along Winslow Way, the minimum FAR for HS Road district shall be increased to encourage multi-story mixed development in lieu of current pattern of low intensity auto-oriented uses.

Rationale: Allow increase similar to Core district with mandatory mixed use. Bonus FAR may also be achieved by purchase of FAR from downtown property owners.

COMPACT RURAL COMMUNITIES

In order to encourage open space conservation within R zones outside of Winslow, the City shall implement an optional code whereby moderate density increase is allowed in exchange for green small footprint homes where the majority of the site is preserved with conservation easement(s).

Rationale: This program would be similar to HDDP but replace affordable requirement with conservation standards. This would encourage innovative rural developments which have potential to greatly increase open space protections.

INNOVATIVE COMMUNITIES (HDDP)

In order to promote green building and affordable housing within Winslow and NSC's, the current HDDP demonstration code shall be renamed Innovative Community Program and made a permanent part of the code.

Rationale: The HDDP is our only code that requires innovative, green and affordable housing.

WINSLOW NEIGHBORHOOD INFILL

In order to allow continued residential growth in proximity to Winslow Town Center, the City shall consider and implement codes that encourage compact infill which preserve existing neighborhood character. Policies may include HDDP as permanent code, density increase in R zones, or implementation of a Cottage Housing Ordinance.

Rationale: The best approach to reducing our carbon footprint is to encourage compact infill that is close to transit and services.

ISLAND NODES

Consistent with Bainbridge Island's historical development patterns, the City shall consider allowing small neighborhood based retail such as a general store to serve as a neighborhood hub and reduce driving trips. Location may utilize historic locations or structures where possible.

Rationale: Our Island has a history of neighborhood based stores which were located at mosquito fleet landings or inland locations.

GREEN CODE

Until such time that there is a mandated international green building code, the City shall implement a mandatory green building code for all new construction.

Rationale: Given the community support for environmental stewardship, our limited resources and climate change, it is the right time to continue to show our leadership as a steward of the environment.

COMMERCIAL NODES

In order to encourage a more diverse set of uses within business parks, the City shall allow small scale food establishment including coffee shops.

Rationale: Copper Top has demonstrated how a business park can become a vibrant community hub which is facilitated by offering of small scale food and beverage operations.

Suggested Wording for a Food Policy for Bainbridge Island April 24, 2015

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.

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