



**CITY OF BAINBRIDGE ISLAND
REGULAR PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 10, 2015
6:00 p.m.-9:00 p.m.
CITY COUNCIL CHAMBER
280 MADISON AVE N
BAINBRIDGE ISLAND, WASHINGTON**

- 6:00 PM EXECUTIVE SESSION**
Potential Litigation (RCW 42.30.110(1)(i))
- 7:00 PM CALL TO ORDER**
Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM REVIEW AND APPROVAL OF MINUTES**
June 25 and July 9, 2015 Planning Commission Meetings
- 7:10 PM PUBLIC COMMENT**
Accept public comment on off agenda items
- 7:15 PM PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE**
- 7:25 PM 2016 COMPREHENSIVE PLAN UPDATE**
Comprehensive Plan Amendment Applications
- Submitted by S. Thomas, to change the designation from OSR-2 to NSC for a property located at 4552 Point White Drive, 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
- Glossary:*** Review and confirm modification of “Shall” and “Should” in *Glossary*
- Environmental Element:*** Review changes to DRAFT *Element*
- Economic Element:*** Review public comment from July 29 Workshop,
- 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, JUNE 25, 2015
6:00 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

PUBLIC COMMENT - Accept Public Comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*
- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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

Chairman J. Mack Pearl called the meeting to order at 6:01 PM. Planning Commissioners also in attendance were Maradel Gale, John Thomas, Jon Quitslund and William Chester. Commissioners Michael Lewars and Julie Kriegh were absent and excused. City Staff in attendance were Planning Director Kathy Cook and Special Project Planner Jennifer Sutton. City Consultant Joe Tovar was present. Administrative Specialist Jane Rasely monitored recording and prepared minutes.

REVIEW AND APPROVAL OF MINUTES - April 23 and May 14, 2015 Planning Commission Meetings

No comments.

Motion: I move approval of the minutes as distributed.

Quitslund/Chester - Passed Unanimously 5-0

PUBLIC COMMENT - Accept Public Comment on off agenda items

None.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Made a comment stating that he knew when decisions are made they are recommendations to the Council. Council has a policy of the 3-touch rule where a proposal comes to them, they do not vote on it right away. He knew that didn't quite apply to the Planning Commission, but he requested they consider for certain important votes they would take, like on changing something that was really significant, they might consider not voting on a proposal they receive that same night, but putting it on the docket for when they would vote on it so people would have a chance to comment on the substance of what they would be voting on. He asked the Planning Commission to give that process some consideration.

Scott Anderson, Citizen – Conveyed his support for land to be considered for NSC (Neighborhood Service Centers) outside the special area planning process. He gave personal background information stating that his family moved to Bainbridge Island in 1968 and other than college and a brief stint to Seattle, he had lived here most of his life and seen a lot of change on Bainbridge Island. When asked, he states it's a good change and a good place to live. In the mid 70's, his family purchased a small business, the land and existing buildings in Island Center that now exists as Bainbridge Island Rental and Island Center Self-Storage. At one time or another, his Mom, Dad and two brothers all worked there doing everything from selling lawn and garden equipment to renting equipment to framing and roofing storage units. Now as a landlord for Bainbridge Rental and owner/operation of Island Center Self Storage, they were trying to resolve the issue of business growth without enough space of the right configuration in the area to adequately serve the Islanders' demand for what was going on out there. Bainbridge Rental was growing and they did not have the right configuration to basically serve people in a reasonable and efficient way. Bainbridge Rental rents lawn and garden, construction equipment, party goods and a variety of other services. He and his family rent storage units. As a matter of reference, if someone called for a 10'x20' storage unit on this island, they would probably not be able to find one – capacity is full. Locals are using the goods and services being provided in that area to a significant extent. There was not much NSC land in that area but if land could be changed to NSC, he felt the Bainbridge Rental business could meet the needs of their customers more efficiently, a more aesthetically pleasing, inviting environment could be achieved because frankly, it was not the most inviting corner on the Island. They would prefer to change that. There was a significant amount of congestion in that area and right on that corner. People entering the businesses create traffic all in one area. Mr. Anderson felt they could improve traffic safety as well both in and out of the businesses. He did not think Miller Road was a friendly road these days. If land were considered for NSC use outside what was currently allocated outside the special planning process, he thought the needs of the community and business owners would be met in a more timely fashion. It would not deter projects people have in mind from being brought forth and generated that would help the community due to the slow process of the special area planning process. One thing he felt should be noted was if NSC land were considered and a project could be started, he felt it would create momentum in those NSC areas that would move towards the 2004 comprehensive plan rather than have an entire area be decided all at once, it could be stair-stepped and a sense of momentum created.

Commissioner Gale confirmed that Mr. Anderson was asking to have the property right behind current development on Miller Road (mini-storage, car repair, etc.) included in the NSC. Commissioner Quitslund asked about the acreage involved (10 acres).

Mr. Anderson went on to state that Island Center has lacked a certain vibrancy and functionality and he felt the additional land (combined with Mr. Cainion's) would really make a difference and improve the area.

Commissioner Gale asked whether the zoning there was 'heritage.' Director Cook stated she believed the land that is now zoned NSC was actually called Island Business Trade District when it was inherited from the County. That was similar in nature to what was allowed. It was changed to NSC to capture the concept of having these three neighborhood service centers in three different parts of the Island.

Charles Schmid, Citizen – Gave a reminder that he had handed information to the Commissioners two weeks before that TDR’s “Transfer of Development Rights” have never worked. It’s such a great concept but the fact that something doesn’t work, it doesn’t work. He saw they had addressed the “shalls” and “should” in the Land Use Element and made a good attempt but there were still problems and he hoped they would not just blanket approve all of those that night. He gave an example of Policy LU 17.2 on page 20, that says, “Water dependent industrial development be located in sensitive ecologically valuable shorelines.” He hoped they did not want to do that. He appreciated some of the changes they had made but he felt they should not just approve all the “shoulds” and “shalls.” He spoke about Lynwood Center and the one parcel along the water that was part of the Lynwood Center plan where the lumber business used to be. The incentive was for the zoning to go from R-2 to R-3 with shoreline access. During the time when the City incorporated, there should have been access to the water given because it was part of the Shoreline Master Plan. Right now people in Lynwood have to walk out to Schelb Chelb to get to the water. Director Cook stated part of the reason some of that verbiage was struck out was because 1. A lot of it had already been implemented and 2. These policies are verbatim in the Lynwood Center Special Plan which is a part of the Comp Plan. She said they would double check. Mr. Schmid felt it should not get lost. Mr. Schmid went on to LU 23 having to do with the Sportsman re-zone area. It reads, “Business Industrial district (BI) is intended to provide opportunities for expansion of existing island businesses for diversity of jobs with a low impact industrial activity that contributes to well-paying jobs where traffic congestion, visual and other impacts on the surrounding neighborhood can be minimized.” Mr. Schmid stated this had not been good zoning, it was not good zoning, and the idea that this was going to foster good zoning might be too late. There was an area that was hot with schools, it had all different types of uses, so he did not know what the Commissioners might want to do with that. Commissioner Quitslund asked him if he felt that passage ought to be modified. Mr. Schmid felt anything could fit into it. It was intended to provide opportunities for expansion of existing businesses. Director Cook stated the reason that text was blacked out was because they knew it was an area the Planning Commission wanted to discuss. She mentioned that a lot of the uses at the Coppertop development were all allowed in the BI zone but they are not typical light manufacturing uses so the conversation had been a couple different levels: 1. Are those appropriate uses and 2. Should Coppertop have a different designation than BI – some kind of special commercial designation? Then you would have to look at the other BI zones and whether they should be restricted because as it stood, the other BI zones could be developed the same way Coppertop has. If it was the uses people were concerned about then they look to the zoning code. If the idea was to have some separate commercial zone besides BI, they looked to the Comp Plan. Mr. Schmid replied that was exactly what they were trying to do in the zoning code in 1992. He felt it just didn’t make sense to have all these different codes. Ms. Cook replied that around 2003-2004 City Council expanded the light manufacturing code to include different personal services, etc. Mr. Schmid felt that people needed to know about the changes and how they came about because once light manufacturing was removed, it would not get put back in.

Sarah Blossom, Citizen – Felt it was a bad reason to get rid of TDRs for two reasons: 1. Her family was in the process of severing development rights to transfer. They were in a different situation in that it was easier for them because they happen to own property in both a sending and a receiving area, so they do not have to deal with a bank transaction. She understood from Planner Sutton that they would be the first ones to perform a TDR. 2. Ms. Blossom had always had an interest in TDRs and wrote a final paper during law school on advanced land use on TDRs. It may be in the end they do not work for Bainbridge, but it would be silly to do away them when no effort has ever really been put into why the TDR process was not working. She further stated there was no incentive to go out and look for TDRs when you can purchase FARs. She really thought they were a good tool and should be really studied as to whether it could work here and if there were some changes that could be made before they toss TDRs aside.

2016 COMPREHENSIVE PLAN UPDATE

- Review and confirm proposed recommendations on the *Introduction*

- Continue discussion of *Land Use Element* with a focus on:
 - Confirm “Housekeeping” changes
 - Transfer of Development Rights (TDR) policies
 - Neighborhood Service Center (NSC) policies

City Consultant Joe Tovar began discussion by presenting the revised schedule for the Comprehensive Plan update. He spoke about holding back to back workshops (July 29 and 30) on the Environment and Economic Elements. Commissioner Quitslund asked about requesting suggestions, white papers, etc., ahead of time.

Mr. Tovar continued leading the discussion into the Guiding Principles (changed from Overriding Principles). There was concern expressed about changing the word “Overriding” to “Guiding.” Guiding Policies were brought to the table as they would apply to the Guiding Principles as presented for consideration.

After initial overview, Commissioner Pearl revisited Guiding Policy 2.1 specifically citing information on aquifers presented at the Community Conversation on Water Workshop held on June 18, 2015. He was concerned about the draw down effects of individual wells on the shallow aquifers and how to convey the need for protecting them in this particular policy.

Planner Sutton asked the Commissioners if they were willing to move ahead with the changes they recommended. They agreed.

Planner Sutton began the Land Use Element review giving an overview of the types of changes they would see and how they were notated in their packets. Commissioner Gale brought up some grammatical and wording changes. It was decided that would be addressed at the next Drafting Subcommittee meeting.

Discussion then turned to Neighborhood Service Centers (NSCs) and whether or not the City should be able to accept requests to change designations outside the special planning process within the Comprehensive Plan update process. It was agreed that the Drafting Subcommittee would bring back language requiring the City to begin the Special Planning Area Process as soon as the Comprehensive Plan Update was approved. Commissioner Pearl asked that the starting place be the abandoned Island Center Plan.

Transfer of Development Rights (TDRs) were discussed with moving the program from the Comprehensive Plan to the Bainbridge Island Municipal Code (BIMC). It was recommended that the Planning Commission provide generic referrals to the program in the Comprehensive Plan and develop the details later within the BIMC. Commissioner Quitslund suggested starting a bank for land buying purposes with the money accrued by TDRs. It was decided the Planning Commission would talk about business industrial and manufacturing areas during the Economic Element. It was also decided the Drafting Subcommittee would take a look at the food policy suggestions made by citizens and create language for the Commission to look at during their July 9, 2015 meeting.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Paul Friedler, Citizen – Commented on the “Protect Water Resources” guiding principle. He felt the Council should consider amending the principle to make it clear the Island has no desire to pipe in water from the mainland and new development must therefore be constrained by the available finite water resources. He thought the Council should also consider amending the principle to make it clear that before any new development, the Council shall seek independent expert opinion to determine the short term and long term impact of the development on the Island’s finite water resources.

Charles Schmid, Citizen – Made two observations: 1. TDRs have not worked because the dollars just do not work out. Some people went through the actions to do it so his big worry was that they would suddenly put all these rules in the zoning ordinance without any principles, i.e., one acre of land trade out that would not be equal in value. 2. Rolling Bay residents have gathered and had chats about this issue. The property owners had actually formed a group and hired somebody to look into this. He felt that Guiding Policy 7.6 was weak and did not make a whole lot of sense. He wanted to know where “Grow a green, well planned community” was in the whole Guiding Principles and Policies. He felt the supporting policies were supposed to fall underneath the structure. He felt without the policy being clear it would be easy for people to take advantage of it. He stated that linking all the dollars, well planned communities and maintaining a safe city just did not fit in with the other issues.

Ron Peltier, Citizen – Felt that Guiding Principle 7 did not fit and was a Trojan horse to hide the priority based budgeting process. He wondered where a lot of these changes were coming from. He wondered if the changes came from the drafting committee. Commissioner Quitslund stated it dated back before the Listening Sessions. It was proposed that the template of the budgeting program be used in conjunction with the Guiding Principles. Mr. Peltier replied he only heard that from Council Member Val Tollefson, but did not hear it in any of the workshops supported by any citizens. Maybe one or two people said something. He wondered where the direction for a lot of what was going on here with the revisions was coming from. A couple of times when opinions of citizens have come up, they have been dismissed. The Commission didn’t like it because they had an arbitrary opinion. He thought the whole process was supposed to have meaningful citizen participation. When the Commission made decisions it would be nice if they would refer back to the compiled comments Mr. Tovar put together as to how they are tying it together. Commission Pearl responded by saying they had lots of public participation and the Commissioners had all listened pretty carefully but that he agreed with Mr. Peltier on this principle. Mr. Peltier stated the principle was just a way to get priority based budgeting into the Overriding/Guiding Principles. He could not believe that someone would not stop at anything to get their favorite priority based budgeting into their Overriding/Guiding Principles and that was unbelievable.

Pegeen Mulhern, Citizen – Felt she also had some issues with Guiding Principle 7 and she tried to put that into her written comments. It sounded as though what they were getting at was not really a principle guiding the plan but you’re saying the City’s organizational and operating budget decisions should be reflecting and supporting the Plan. Maybe some wordsmithing would help it, but it definitely needs something if it had to be in there. Regarding the Island Center special planning, she appreciated them going back and looking at it and she did not know what had happened regarding it either. She felt they may have been correct that it was too cumbersome. They (residents of Island Center) were involved and thought something was going to happen and then nothing did. She stated maybe the citizens didn’t really know if anything was going to happen so she encouraged them to go back and keep that in there, dust it off and make it happen a little faster. Right now it was already built out and they could make it nice and useful for the community. She felt they might be on the right track there as the navigated Bainbridge.

Scott Anderson, Citizen – Clarified the 10 acre parcel behind the current Island Center NSC. It had not been their intent to buy 10 acres, but it had been for sale for quite some time and they came up with several different ideas about how to develop it down the road. He stated that when you looked at the vitality of Island Center, there has been something lacking and if it could get going with a toe-hold that might change. He noticed the comment about the types of business there and he felt there could be appealing and inviting to the community by developing Bay Hay and Feed type storefronts along New Brooklyn. If the special planning process was quicker and progress could be seen, it would spur activity and creation of more of a neighborhood.

Sarah Blossom, Citizen – Responded to the comments about priority based budget stating she heard the public comments against it and did not understand the pushback. The term “priority budgeting” means they

were basing their budget on their priorities. The Comprehensive Plan is the City's priorities, so why would you not want a link there? Do we not want to have in our Comprehensive Plan policies about having those elements of our priority budgeting, i.e., the safe city, well connected communities, infrastructure. She did not understand how the connection was not apparent. One is a plan that has our policies, our guiding principles, the things that are important to us some of which need to be funded. Priority based budgeting tells us we need to budget based on what our priorities are.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting was adjourned at 8:50 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



**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**

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

PUBLIC COMMENT - Accept public comment on off agenda items

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

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. Island-wide Conservation Strategy
3. Comprehensive Plan Amendment Applications
 - o Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks
 - o Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
 - o 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
 - o 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
 - o 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
 - o 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

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

NEW/OLD BUSINESS

ADJOURN

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

Planning Commission Chair J. Mack Pearl called the meeting to order at 6:09 PM. Commissioners in attendance were Jon Quitslund, Michael Lewars, Maradel Gale and William Chester. John Thomas and Julie Kriegh were absent. City Staff present included Planning Director Kathy Cook and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultant Joe Tovar also attended.

There were no conflicts disclosed.

PUBLIC COMMENT - Accept public comment on off agenda items

None.

REVIEW AND APPROVAL OF MINUTES - May 28, 2015 Planning Commission Meeting

Motion: I move the minutes be approved as circulated.

Gale/Lewars – Passed unanimously 5-0

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Each meeting we get suggested revisions to the Comp Plan from Mr. Tovar and oftentimes it is really unclear where these suggested revisions come from. It would be nice if we had a better explanation of where they originated in the sake of transparency. Regarding what we would be calling what was previously the Overriding Principles of the Plan, he liked Overriding Principle himself, Mr. Tovar explained to us last time that in his opinion it did not matter what we called them, he had listed every name we had come up with, i.e., framework, goals or the guiding principles, it is always something that weakens what we call them. It has not been suggested we call them the Five Commandments. It's always something weaker than Overriding. He wondered why we were trying to downplay the Five Overriding Principles. He asked that during the meeting when going over stuff, they could see it on the screen because oftentimes they are talking about things in the Comp Plan and not everyone has time to print out the whole packet, so it would be nice to see it on the screen. He noticed in the edits to the Land Use Element references to the Overriding Principles had been removed. He felt it was good to have them in there as a reminder that anything that was being talked about, those were the Overriding Principles or Overriding Goals or Guiding Principles or whatever you want to call them. It was nice to have them in there and they do not take up that much space. Regarding Overriding Principle Five, the word development has been suggested to be removed. He felt Islanders universally recognized that development is one of the major impacts on sustainability. The question of how the Island should be developed was really the primary thing that drives one way or the other.

Commissioner Pearl let Mr. Peltier know that the Drafting Committee and the Planning Commission have been giving Mr. Tovar direction on what to write and then he has helped to draft it. They were there to review what had been drafted because the Commission could not sit together to write it, so we're getting some help with the writing and then were reviewing it. Mr. Peltier felt some of the proposals did not appear to be that well-conceived and he was curious if whoever's idea it was would like to say it was their idea or to know where they came from whether it was the Steering or Drafting Committees or otherwise.

Robert Dashiell, Citizen – Spoke about retaining the Transfer of Development Rights (TDRs). He stated that during the 2025 Committee meetings they had a consultant speak about TDRs. The conclusion by the 2025 Committee was that this program was probably not going to work on Bainbridge Island. Two years previously, he read an NPR comment paper on TDR's throughout the United States and whether they were successful or not. Surprisingly, Seattle was one of the really successful ones. 87% of the TDR programs in the United States have either never been used or used unsuccessfully. He felt it was a program fraught with problems that they continue to spend time, money and staff time on. There needs to be a bank to successfully run a TDR and the 2025 Committee came to the conclusion that we probably would not have a bank. He wanted the Planning Commission to give serious thought on whether the TDR should or should not be continued. He personally did not see any use for it.

Commissioner Quitslund found Mr. Dashiell's remarks well taken. He stated there was a lot of reference to the TDR as a tool in the 2025 Final Report. A lot of reference, but experience has not borne it out. He fully agreed a bank was essential to any function the TDR can perform. He said they would see what they could do about that.

Pegeen Mulhern, Citizen – Wanted to revisit the Special Planning Areas for Island Center. She had been checking around the neighborhood and there seemed to be a lot of the same confusion that was reflected at the Planning Commission as to where it had gone when it had been moved quite along. She encouraged the Commission to take some action to go back to the City Council and see how they might pick it up from where it was on the Island Center NSC. There were a number of people (citizens) who thought it had already been a done deal so maybe it wasn't so bad, maybe they just didn't comment because they thought it was done. She wanted to encourage them to pick that up from where it was and maybe they did not need to reinvent the wheel. Commissioner Gale asked what Ms. Mulhern meant by a "done deal." What was a done deal? Ms. Mulhern replied there was a whole report on the plan and how the area could be developed. Last meeting we spoke about how it went along and then there wasn't any public comment towards the end of the process so there was some uncertainty as to whether there was public support for the Island Center Special Planning Area. Commissioner Gale assured her they were working on getting that process done. Ms.

Mulhern reiterated the Plan was pretty far along. Director Cook stated the Planning Commission recommended last meeting was the City should initiate the Special Planning Area Processes within three years and that the Island Center Plan should be the starting point. Pick it back up; do not go back and reinvent the wheel. Ms. Mulhern agreed they did not want to go back to a blank slate, there was a lot of good stuff to work with.

Stacey Justice-Nordgren, Citizen – Asked if the Commission would be open to hearing public comment on the Guiding Principles again. Commissioner Pearl stated they would not.

Patti Dusbabek, Citizen – Was concerned about the amount of money being spent on this procedure. It seemed to her that there was already a Comp Plan that was not presently being followed. She did not understand why they kept rewriting these things other than to open the doors for other kinds of expansion that are not necessarily desirable for the Island. She thought that should be scrutinized quite heavily. She was bothered that Staff and Council were making decisions that impact all of the Island especially when some of that development was harmful to the Island. She stated she was addressing the water issue. When the City was pulling water from Fletcher Bay and the Fletcher Bay aquifer was being impacted by a negative 20-25%, it seemed to her that at some point in time, especially when the EPA had advised the Island to curtail development. We keep ignoring what that Federal agency was saying. She did not understand the logic involved with that. When they brought in outside agencies that were telling the City and Council what they want to hear rather than objective analysis that would protect the Island, she felt it was foolish to be utilizing resources paying for those people when EPA had highly technical people who had advised the Island to curtail development and we still ignore them. They have been telling us that for over 20 years at this point and we have continued to ignore them. She did not feel that the City or the Council were utilizing the resources wisely.

Election of Commission Chair and Vice Chair

Motion: I move that we re-elect Mack to be our Chair for the coming year.
Lewars/Quitslund – Passed unanimously 5-0

Motion: I nominate Bill Chester as the Vice-Chair
Gale/Quitslund – Passed Unanimously 5-0

2016 COMPREHENSIVE PLAN UPDATE: *Land Use Element*

Confirm Drafting Subcommittee Proposed Revisions re: NSC and Transfer of Development Right Policies, recommended by Commission at 6/25 Meeting

Director Kathy Cook gave an overview of work completed since the last Planning Commission. She spoke specifically about the Special Planning Area process and that the Drafting Ad Hoc Committee was recommending they shorten the process and length of time necessary. She also spoke about the Transfer of Development Rights (TDR) program and removing it from the Comprehensive Plan but keeping the program within the City. Commissioner Pearl asked what the process would be to expand the Lynwood Center NSC since they have already gone through the Special Area Plan (SAP). Director Cook replied they would have to go through the entire SAP process again. She asked if the Commission had any particular areas they wished to speak about.

Island-wide Conservation Strategy

Consultant Joe Tovar gave an overview of the proposed Land Use policy changes and edits. A copy of his overview is attached.

A 7 minute break was taken at 7:22 PM.

Comprehensive Plan Amendment Applications

Submitted by BI Metro Park and Recreation District, to create a new “Park” Zone for parks

Senior Planner Perry Barrett for the BI Metro Park and Recreation District (BIMPRD) presented an overview of the BIMPRD proposal stating their proposal also worked to enhance cooperation between the two agencies. Planning Commissioners agreed this was a good idea and voted to approve the *idea* while asking for BIMPRD to bring specific language back to them.

**Motion: I move we recommend approval of this Comp Plan amendment.
Lewars/Quitslund – Passed Unanimously 5-0**

Submitted by C. Schmid, to change the designation for Pritchard Park from WD-I to OSR-2
Skipped because it became irrelevant with passage of BIMPRD amendment.

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

Susan Thomas gave an overview of her proposed amendment. Discussion ensued about a building that sits on a boundary line between two zones and increasing a Special Planning Area by incremental amounts. The Planning Commission asked Staff to come back with more information about previous Comp Plan Amendment requests.

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

William M. Palmer gave a brief history of the zoning of the subject property and the aborted Special Planning Process for Island Center as part of his presentation. He also detailed the different Comp Plan Amendment applications Mr. Cainion has made to have the zoning changed.

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

Gave a history and overview of their proposal. Mr. Anderson provided a copy of the Island Center Special Planning Process Report prepared in 2002. He spoke about helping to change the face of Island Center to be more friendly and inviting as well as providing moderately priced housing.

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 - High School Road District Policies and Discuss Possible Food Security Policies

Devon Johnson gave a brief overview of his concern over the ability to have Business Industrial NSC areas and the lack thereof.

High School Road District Policies

Director Cook began a brief discussion on the possibility of changing the policies around this district.

Charlie Wenzlau, Citizen – Was part of the architects' group with some of the suggestions. The High School Road Mixed-Use District was in part an outgrowth of the existing land use patterns seen and to some extent the development patterns we have been witnessing now on the Visconsi property. There will be an opportunity to shift the emphasis for the High School Road zone. One of the potential by-products of this would be a better area for mixed-use development. We are all aware right now it has been a single-use zone, primarily one story with extensive parking lots. We think the FAR should be bumped up significantly with perhaps a mandatory requirement for multi-story buildings to encourage residential so we do not have large, single-use building footprints. While the community may be thrilled about the opportunity for the Sakai park, we have also lost quite a bit of housing potential on these properties that could be restored close into town where it would be best to locate housing. Commissioner Pearl asked if there was land to do this with or was Mr. Wenzlau speaking about re-development. Mr. Wenzlau replied the Island Village site, another site behind Ace Hardware were economically viable now, but some point in the future there might be a higher and better use that he thought the community would rather see than shopping centers.

Possible Food Security Policies

A brief overview of what had been proposed by citizens was given.

Carolyn Goodwin, Sustainable Bainbridge – Sustainable Bainbridge proposed some ideas that could be incorporated into the redo of the Comprehensive Plan. Planning for food was very much a topic of interest both locally and around the country. She found a study from the University of California indicates that 90% of necessary food could be produced within 100 miles of residents but only if major changes were made to the food system. Supporting local food was important for the local economy, for community food security and for reducing the distance food travels from farm to table. Local governments could play a significant role in supporting local agriculture to promote local health, improve access to healthy and affordable food and reduce environmental impacts. She stated great strides had been

made on Bainbridge Island in that direction and she wanted to see the Comprehensive Plan do more to incorporate that into the language of what the City thinks is an important agenda.

Discussion between Commissioners Pearl and Gale ensued about incorporating these ideas into a lot of different places within the different Elements of the Comprehensive Plan.

PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE

Ron Peltier, Citizen – Was glad to hear discussion about food policy and farms and locally grown foods. One of the things that should come up later was water because to grow stuff, you need water. He was afraid that if there was not a water plan for the Island that allocates a certain amount for farmers and we continue to develop and draw down our aquifers, in the future we could have a situation where farmers are pinched and that water would be prioritized for commercial and residential use. He had seen that happen around the country. As the process moves along toward the Water and Environmental Elements, he wanted everyone to think a little bit about the issue of water in relation to our locally grown foods. Another thing he wanted to mention was the Special Planning Process in regard to Rolling Bay. He was curious as to what would drive the beginning of the Special Area Planning Process for Rolling Bay. Did the City think this would be initiated by the City or the community? Commissioner Pearl thought they were being given direction by the City that both of the plans should be initiated. Commissioner Quitslund elaborated stating they were being directed because there was a declared need for planning from within the community. They knew a lot of people in Rolling Bay had been talking about what they need and the City's role was to respond in a proactive way to move the process along and fit it to the requirements of City Code. Mr. Peltier did not feel the needs he had heard would not necessarily be satisfied by the existing commercial zoning there or the NSC zoning. He knew of one proposed development that would provide some of the things people had been talking about. Clarification of the purpose of a Special Area Planning Process was provided as not necessarily meaning growth would occur. It would be driven by the citizens participating in the process. Further discussion occurred about who initiates the Special Area Planning Process.

Pegeen Mulhern, Citizen – Had a couple of comments about the FAR increase the architects brought up. In the written comments they submitted, she was concerned about the change or impetus to innovative communities from the HDDP and the compact rural communities. She urged the Commission to think about how these HDDP standards have been used thus far and do we really have affordable housing as a result. Has the matrix been so weighted toward green and higher density that we have that expensively? She thought that was what happened at the Grow Community. Maybe we were not ending up with affordable housing the way it was set up now. She did not know that as a fact, but she felt that was what it looked like from the outside. She did not know if the "cottage" housing would end up with the same thing. Commissioner Gale elucidated that there were two paths to the HDDP one being affordability and the other being green. She also added the Planning Commission had recommended a requirement for affordability at levels that increased density. Ms. Mulhern felt they should continue looking at that because housing diversity was something the Island needed.

NEW/OLD BUSINESS

None.

ADJOURN

Meeting adjourned at 8:56 PM.

Accepted by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist



City of Bainbridge Island
PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Commission

FROM: Jennifer Sutton, AICP
Special Project Planner

Kathy Cook
Director

DATE: September 10, 2015

RE: Study Session on Comprehensive Plan Update

The Planning Commission has four different agenda items for the Comprehensive Plan Update project. Each topic is summarized below, including possible Planning Commission action.

I. Thomas and Cainion Comprehensive Plan Amendment (CPA) Applications

The Commission reviewed the six amendment applications, hearing comments from applicants, at their July 9 meeting. The Commission requested additional information from Staff regarding the Thomas and Cainion applications; that additional information (repeated below) was provided for the July 23 Commission meeting. The Commission discussed both CPA applications at the July 23 meeting, and agreed to continue their discussion at the September 10 meeting. The Commission also requested that staff notify property owners in both neighborhoods, advertising the September 10 meeting as an opportunity to discuss both CPAs applications. The notice was mailed out using the City's standard mailing radius (500 feet).

A. Thomas Lynwood Center Amendment Request

Question. Have there been other Lynwood NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

Answer. Yes. In 2005, both Blue Moon Land Co. and Mr. Masland requested that their R-2 designated properties be changed to R-5. The Blue Moon Land Co. property (2.46 acres) is split-zoned, with NSC designation on the southern half. Mr. Masland owned 2 properties zoned R-2 totaling 1.2 acres and one property designated NSC (0.83 acres). Neither amendment was approved, and the Planning Commission and City Council recommended that they be considered through the 2025 Population Allocation Study. The study didn't specifically address the 2005 Blue Moon and Masland CPA applications. The 2005 report's *Preferred Alternative* was to focus residential growth in Winslow, NSC,

and future Center areas. In 2013, the City submitted a CPA to correct a mapping error to show correct NSC designation as shown in the Lynwood Subarea Plan. This CPA was approved, only affecting a portion of the Blue Moon and Masland properties.

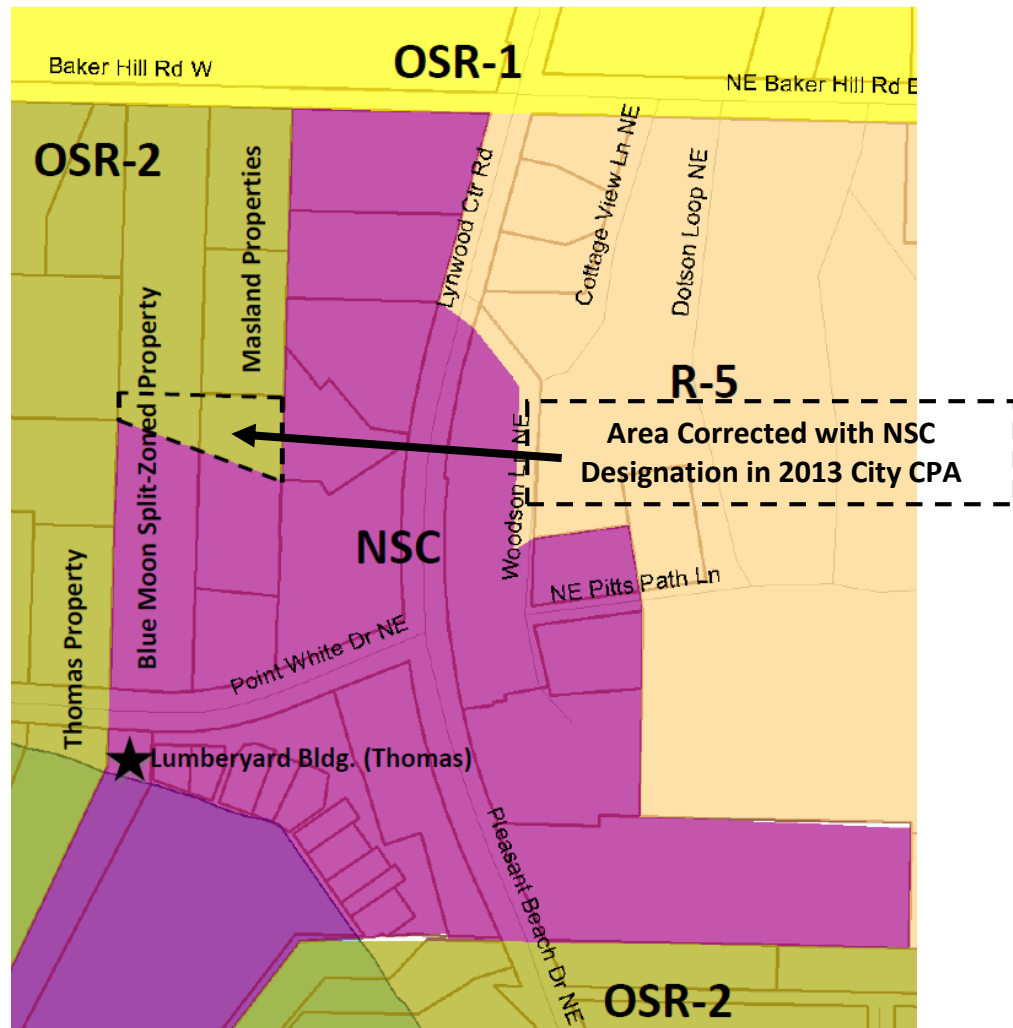
The two maps below show Lynwood Center NSC area amendment requests, and existing development patterns in the area.

Question: What does the 1996 Lynwood Center Subarea Plan say about the Thomas Property?

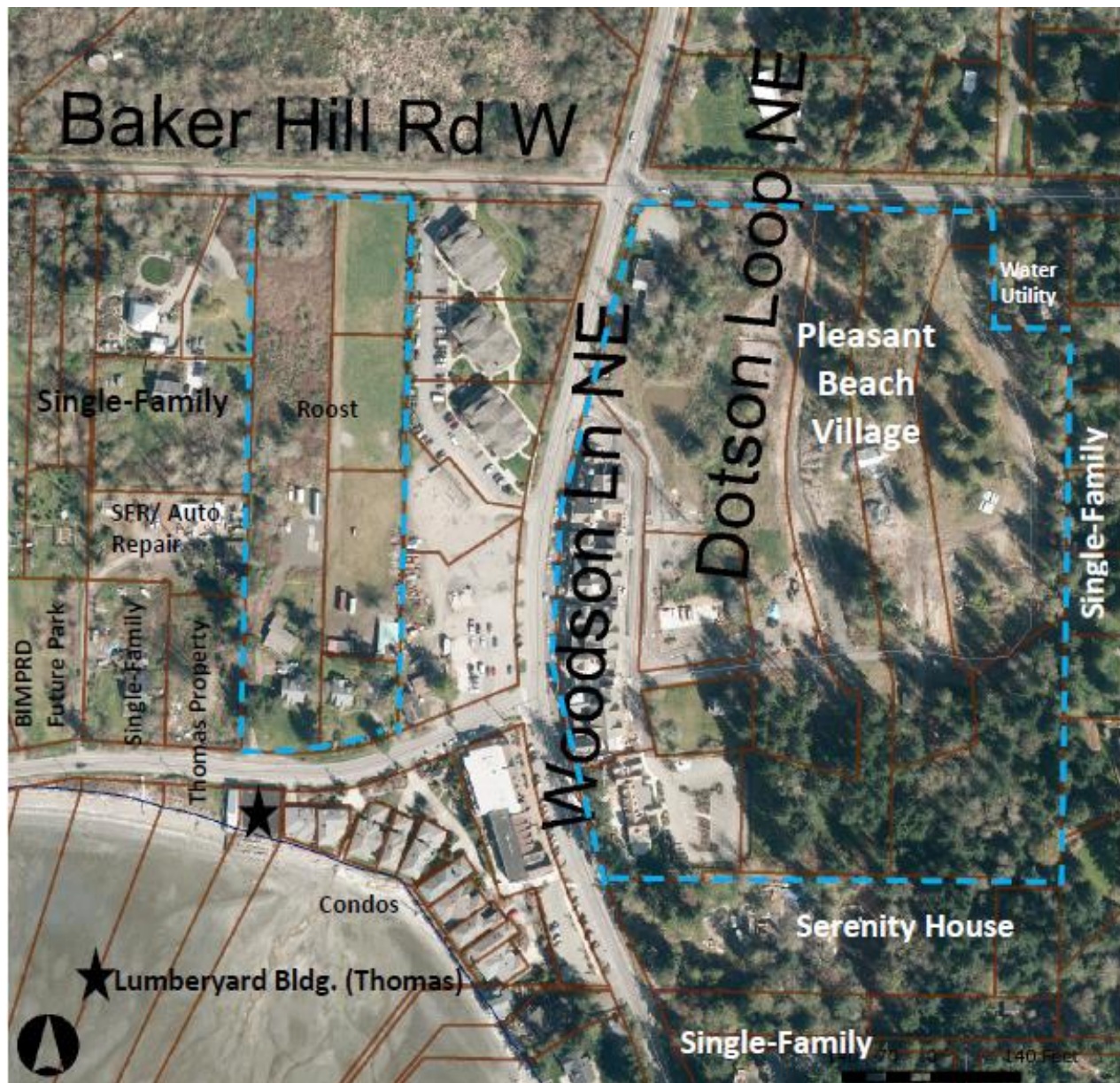
Answer: Ms. Thomas owns two properties in Lynwood Center. Please see attached Thomas letter (Attachment E). The “Lumberyard” property (tax ID -019-2009) is a NSC designated shoreline property. The property that is the subject of her CPA request (tax ID -021-2005, 0.77 acres) is immediately west of the Lumberyard property and designated R-2, with an upland portion on the north side of Point White Dr. and a shoreline portion south of Point White Dr. The two properties were addressed specifically in the Lynwood Subarea Plan, and the same language was added to current Land Use Element policy NSC 1.2 (see below).

NSC 1.2 (excerpt) “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 **now Roost**) or on that parcel to the west (Tax Parcel # 042402-1-021-2005 **Thomas upland property**). 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.”



Lynwood Center Area CPA requests



Existing Development- Lynwood Center NSC Area

B. Cainion Island Center Amendment Request

Question: Have there been other Island Center NSC Area CPA/Rezone requests since the 2004 Comprehensive Plan was adopted?

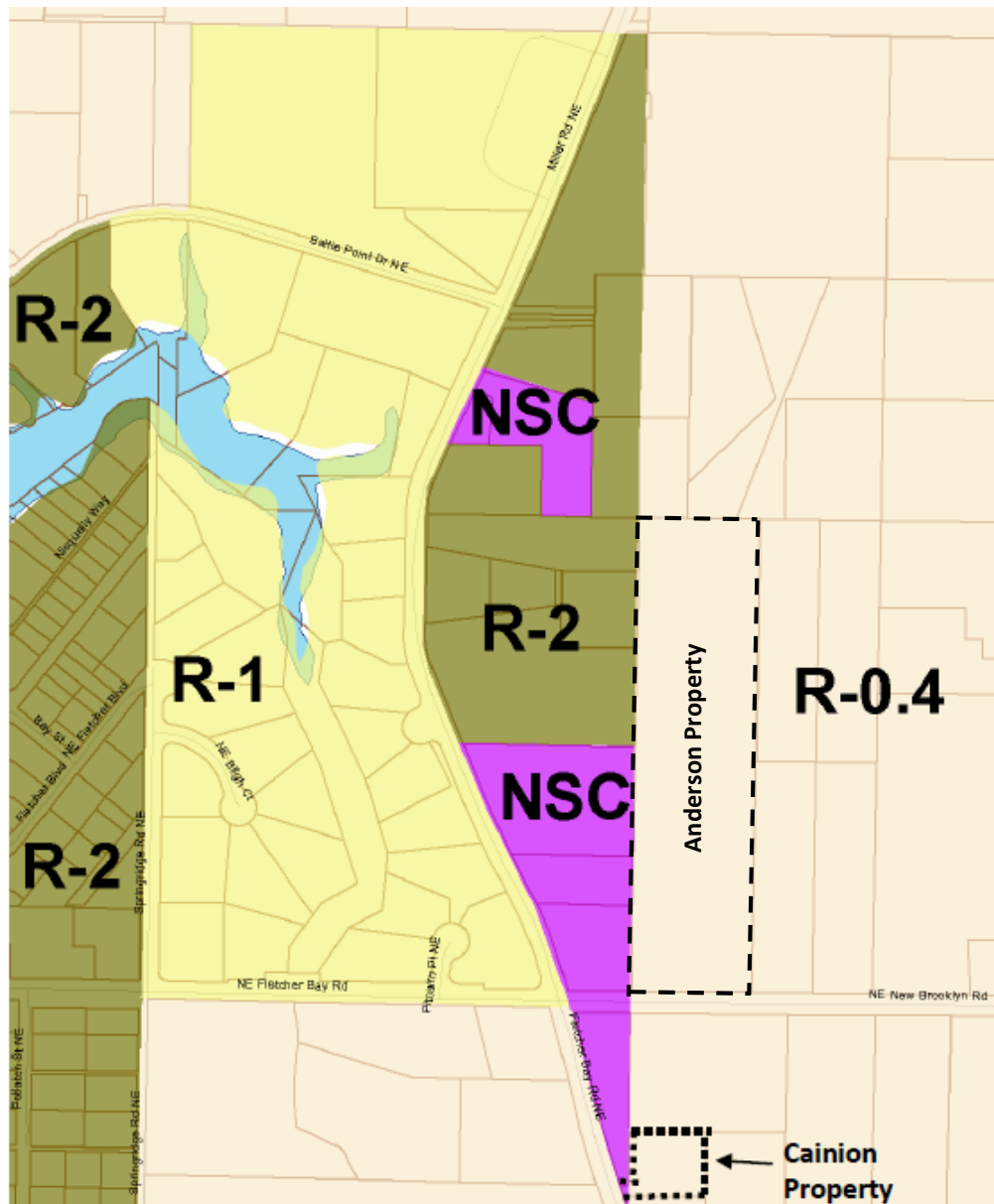
Answer: Yes. There is a current application submitted by Mr. Anderson to change a 10 acre property on the north side of New Brooklyn Road from R-0.4 to NSC, and the Planning Commission has recommended this be considered as part of a future Special Planning Area (SPA) process. Mr. Cainion applied in 2007 and 2010 for a CPA to change the designation of his 0.88 acre parcel from R-0.4 to NSC. The 2007 application was denied by the City Council pending the SPA process. In 2010, the Planning Commission recommended approval of the application and changes to NSC policies to allow

for expansion of the NSC boundary (outside of the SPA process) when the following three parameters were met:

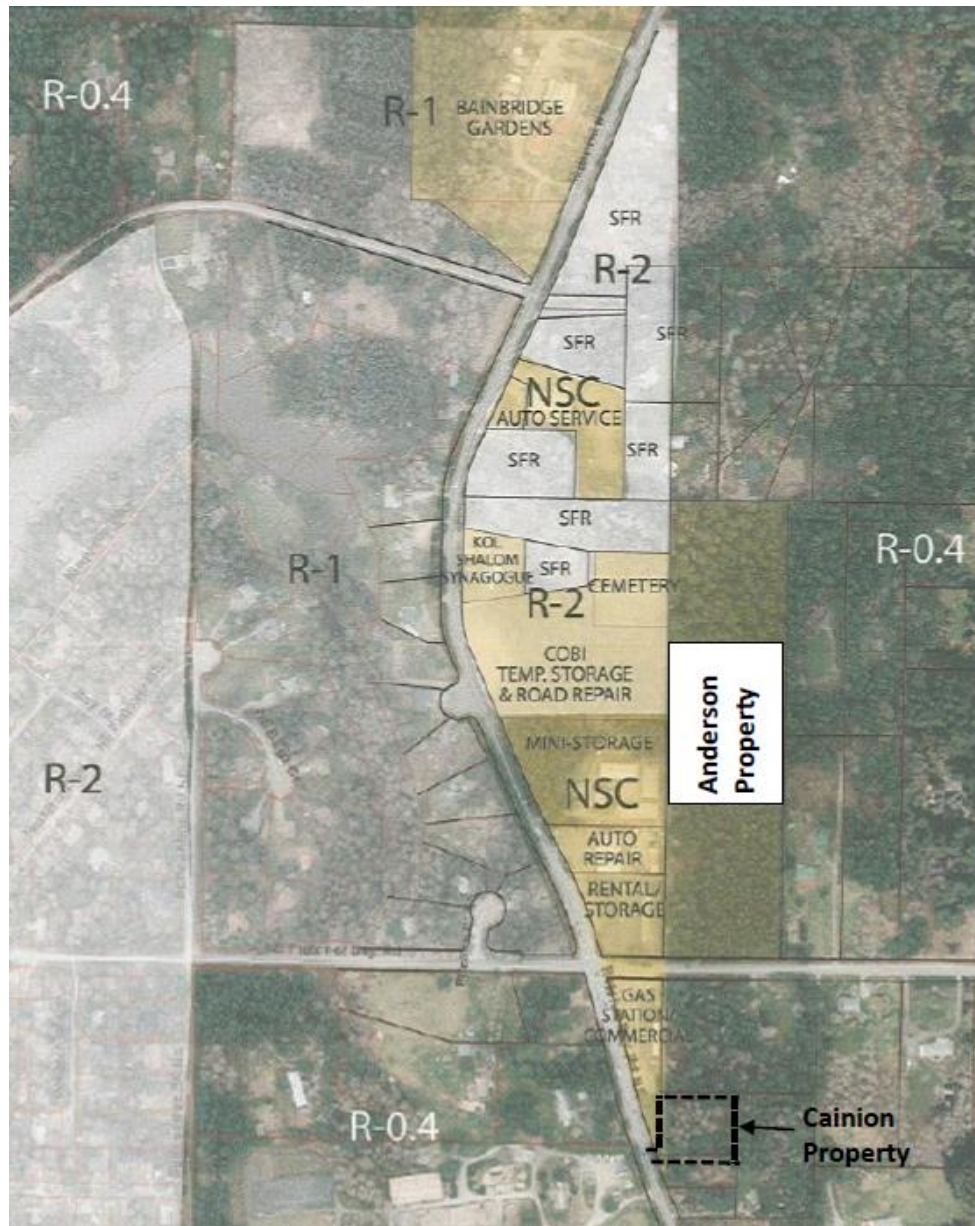
1. Parcels less than one acre abutting NSC designated property;
2. Not encumbered by critical areas; and
3. Represent a logical extension of current, existing commercial development in abutting NSC area

The City Council did not accept the Planning Commission's recommendation, and denied the 2010 Cainion request, upholding the requirement for a SPA process for any expansion of the NSCs.

Island Center NSC Area CPA Amendments



Island Center NSC Area Existing Development



Planning Commission Action: The Commission should discuss and make recommendations on the Thomas and Cainion applications to the City Council.

II. Confirm Modification to Glossary

The Planning Commission discussed suggested additions to the Comprehensive Plan *Glossary* at the August 27 Commission meeting. A citizen pointed out that the existing *Glossary* and the new *Shoreline Master Program* (SMP) both have definitions for “shall” and “should” that did not match. The drafting committee (Commissioners Gale and Quitslund) discussed these definitions at their meeting on September 1. Planning consultant Joe Tovar brought forward some examples from other jurisdictions. Keeping in mind that the SMP is a regulatory document, the drafting committee recommends not adding

the SMP definitions to the Comprehensive Plan. Instead, the drafting committee suggests definitions that are modeled after King County. The suggested changes are attached.

Planning Commission Action: Review and confirm amendments to the *Glossary* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting.

III. Review DRAFT *Environmental Element*

The Planning Commission began substantive discussion of the *Environmental Element* at the August 27 meeting. The Commission recommended changes to the goals and policies- those changes are highlighted. The drafting committee expanded on amendments to the forestry goals/policies, and proposed new policies to prohibit neonicotinoid pesticides (EN 1.7), and promote a City street tree program (EN 24.7). Those changes are also highlighted.

The existing “Agricultural Land” goals and policies are Goals EN 20, 21, and 22 in the *Environmental Element*. The Planning Commission should discuss the existing policies, and provide direction to the drafting committee and Staff on how they should be changed. A map of current and potential agricultural lands is attached. The methodology for mapping parcels that have agriculture potential included criteria such as:

- Parcel size, and size of “farmable” area
- Existing tree/forest cover
- Water availability (existing well or public water)
- Existing farm infrastructure (e.g. barns, fences)

Planning Commission Action: Review and confirm amendments to the *Environmental Element* proposed by the drafting committee. The changes are shown in strikethrough/underline formatting. Due to time considerations, staff is recommending that the Planning Commission not walk through each change at the September 10 meeting. Instead, please be prepared to identify any changes that raise questions or concerns. The Commission should discuss the Agricultural Land goals and policies, and suggest any modifications.

IV. Review Comment from July 29 *Economic Element* Workshop

Over twenty citizens attended the July 29 workshop. Other citizens submitted comments in writing. Public comment was diverse, ranging from telecom and power infrastructure, downtown small businesses, jobs, tourism, and agriculture. A table of oral and written comments from the workshop is attached.

Planning Commission Action: The Commission should discuss the public comments. The Commission should also provide the drafting committee with direction on what concepts should be added, enhanced, or deleted from the *Economic Element*.

V. Next Steps

At the September 24 Planning Commission meeting, staff will bring back the next draft of the *Environmental Element* reflecting the changes recommended by the Commission at the September 10th meeting. The drafting committee will work on the changes at their next meeting on Tuesday, September

15. The City's Environmental Technical Advisory Committee will provide feedback on critical area related policies for the September 24 meeting.

The September 24 meeting will also begin review of the *Economic Element*.

IV. Attachments

- A. DRAFT *Glossary*
- B. DRAFT *Environmental Element*
- C. Agricultural Lands Inventory Map
- D. July 29 *Economic Element* Workshop Comment Table

Secondary Arterial: Roads which link activity centers and convey traffic onto major arterials. Secondary arterials provide both mobility and access.

Secondary Treatment: A wastewater treatment method that usually involves the addition of biological treatment to the settling, skimming and disinfection provided by primary treatment.

Seismic Hazard Areas: Includes areas subject to severe risk of damage as a result of seismic induced ground shaking, slope failure, settlement, slope failure, soil liquefaction or surface faulting. Ground shaking is a primary risk, followed by some unstable slopes causing damage below them. The muck soils of the Island pose a specific risk of settlement and soil liquefaction. These conditions occur in areas where muck soils and other organic deposits are unsuitable for foundations, generally underlain by cohesion-less soils or poorly consolidated sediments usually in association with a shallow groundwater table.

Shoreline Management Act: The Shoreline Management Act of 1971, Chapter 90.58 RCW, as amended.

Shall: ~~Indicates an unequivocal directive.~~

Should: ~~Signifies a slight less rigid directive than "shall" to be honored in the absence of compelling considerations.~~

Shall: The use of the terms "shall" and "should," determines the level of discretion the City can exercise in making future land use policy, budget, and development regulation decisions. "Shall" means that it is mandatory for the City to carry out the policy, even if a timeframe is not included. The use of "shall" in a policy statement does not convert it into a regulation.

Should: Noncompulsory guidance in which cost, availability of funding, and public benefit associated with the policy's purpose are considered as part of the implementation decision. "Should" establishes that the City has discretion in making decisions.

Single Occupant Vehicle (SOV): A vehicle carrying only the driver and no passengers.

Slope: An inclined ground surface, the inclination of which is expressed as a ratio (percentage) of vertical distance to horizontal distance.

Special Needs Populations: Individuals or families who require supportive social services in order to live independently for semi-independently.

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

ENVIRONMENTAL ELEMENT

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ENVIRONMENTAL ELEMENT

INTRODUCTION

This element addresses the natural environment of Bainbridge Island. The Environmental Element includes goals and policies for all lands considered critical areas under the Growth Management Act, such as wetlands, streams, aquifer recharge areas, fish and wildlife habitat, frequently flooded areas, and geologically hazardous areas. This element also addresses natural resources such as forests, agricultural lands, and mineral resources and provides goals and policies concerning air quality and the retention and development of the Greenways trails and open space system.

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

As our Island grows and develops, continued protection of varied open space areas and environmentally sensitive landscape is necessary to maintain the quality of life that is currently enjoyed on Bainbridge Island.

Citizens of Bainbridge Island enjoy and value the Island's natural environment. The public parklands, open spaces, and other natural areas contribute to the quality of life on the Island. The 2013 and 2014 National Citizen Survey ~~Bainbridge Island Community Values Survey—2000~~, indicates that the citizens' support for preservation of environmentally sensitive areas and agricultural lands remains high. It also indicates that the community is supportive of providing pedestrian and bicycle trails and increased public access to shorelines.

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

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

GOALS AND POLICIES

Environment

GOAL EN-1

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

Policy EN 1.1

When making land use decisions, ~~shall be made~~ seriously considering the overall goal of the Comprehensive Plan in protecting the Island's natural environment.

Policy EN 1.2

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

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

Discussion: Critical areas are ~~intended~~ identified in order to flag concerns ~~in during~~ the review process and to make applicants aware of potential hazards or areas ~~where which may be damaged by unsound development decisions.~~ The designations are not intended to eliminate all development. development in these areas may be constrained. Compatible development will be allowed which avoids designated critical areas, minimizes the impact, or mitigates potential problems through engineering, siting, ~~or design, or other techniques.~~ Proposals will be examined on a case-by-case basis to allow for creative solutions and to assure that the special combinations of factors in a particular case are addressed.

Policy EN 1.3

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

Policy EN 1.4

~~Encourage community land use plans and development patterns that maintain, enhance, or restore natural systems, and protect wildlife, fish resources and open spaces.~~

Community land use plans and development patterns should, to the fullest possible extent, maintain and enhance natural systems, and protect wildlife, fish resources and open spaces.

Policy EN 1.5

The City shall create and maintain overlay maps ~~that which~~ show the location of agricultural lands, critical aquifer recharge areas¹, geologically hazardous areas, floodplains, streams, wetlands, and fish and wildlife habitat.

Policy EN 1.6

The City will use the City's Shoreline Management Master Program to address and protect marine fish and marine shoreline habitat.

Policy EN 1.7

To protect the island's ecosystems, the use of neonicotinoid pesticides should be prohibited.

GOAL EN-2

Encourage sustainability in City Government operations.

Policy EN 2.1

In managing City government operations, take reasonable steps to reduce impacts to the environment and ecosystems upon which we depend.

Policy EN 2.2

Seek to minimize the quantity and toxicity of materials used and waste generated for City facilities and operations through reduction, reuse, and recycling.

Policy EN 2.3

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

Policy EN 2.4

The City shall follow integrated pest management practices.

Goal EN-3

~~Whenever there is a subdivision of land, the City shall~~ **Consider the impact on critical areas whenever there is a subdivision of land.**

Policy EN 3.1

The ~~number and~~ design of lots shall be based on protecting natural systems and avoiding or minimizing the impact to critical areas, ~~and protecting natural systems.~~ ~~Development shall be~~

¹ Critical aquifer recharge areas WAC 365-190-100

consistent with the objectives of the Critical Areas policies rather than maximizing the number of lots. In order to protect critical areas, the full density permitted under the zoning ordinance might not be achieved.

Discussion: Although it may be possible to obtain maximum density on a site that which has one or more critical areas, there may be sites which do not have the capacity to obtain maximum density and protect critical areas.

Policy EN 3.2

~~Creative solutions (such as flexible lot design, TDRs, and PDRs), which may allow the maximum number of lots while~~ The use of TDRs' and PDRs to protect protecting critical areas should be explored.

Policy EN 3.3

Any lot created by subdivision of land shall include sufficient area to accommodate a building site ~~not in~~ outside of a critical area and their buffers.

Goal EN-4

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

Policy EN 4.1

~~Encourage~~ Planning and land development should employ using conservation design methods and principles such as, low impact development techniques for managing storm and waste water, green building materials, high-efficiency heating and lighting systems., ~~and mitigation that offsets impacts to biodiversity.~~

Policy EN 4.2

Create a program with effective mechanisms intended to offset development impacts to the Island's ecosystems. ~~biodiversity, including developing a priority lands map that identifies areas with a high level of biodiversity and considering establishing a habitat bank on the Island.~~

Policy EN 4.3

~~Provide incentives for developments to offset unavoidable impacts to biodiversity in areas where high-quality natural habitats exist.~~

Fish and Wildlife

GOAL EN-5

Protect and enhance wildlife, fish resources and natural ecosystems on Bainbridge Island.

FW-1.1 Policy EN 5.1

The protection and enhancement of fish and wildlife habitat and wildlife corridors shall be an integral component of the land use planning process. ~~Land uses and developments shall minimize the impacts to priority habitat and priority species as defined by the Washington Department of Fish and Wildlife, and to species or habitat determined to be locally significant.~~

FW-1.2 Policy EN 5.2

The identification of ~~priority~~ fish and wildlife habitat shall be based on an evaluation of the species of wildlife on the Island and the habitat requirements of these species.

FW-1.3 Policy EN 5.3

The protection and enhancement of ~~priority~~ fish and wildlife habitat shall be among ~~one of~~ the criteria used when evaluating the preservation of open space as part of development techniques, such as clustering, flexible lot design subdivisions, and transfer of development rights (TDRs).

FW-1.4 Policy EN 5.4

~~The City shall~~ Protect ~~priority~~ fish and wildlife habitat and limit fragmentation of habitat that physically and genetically isolates fish and wildlife populations, ~~(physically and genetically)~~ by identifying an interconnected system of corridors ~~which that~~ will provide continuous links east to west and north to south, connecting larger tracts identified as priority critical habitat.

FW-1.5 Policy EN 5.5

Wetlands and riparian areas shall be protected.

FW-1.6 Policy EN 5.6

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

Discussion: Local extirpation means the elimination of self-sustaining residential populations from the entire Island and its waters, or ~~adequate habitat~~ elimination of habitat sufficient to sustain use of the Island's lands and waters by transitory or migratory populations.

FW-1.7 Policy EN 5.7

~~The City shall~~ Work closely with the Washington State Department of Fish and Wildlife (the agency with expertise to "preserve, protect, and perpetuate" wildlife resources of the state) in matters involving wildlife ~~including identifying~~ "priority fish and wildlife habitat".

FW-1.8 Policy EN 5.8

The City, in coordination with the Department of Fish and Wildlife, and the Bainbridge Island Metropolitan Park and Recreation District, and the Bainbridge Island Land Trust ~~shall~~ should develop a program to educate the citizens of the Island, particularly those citizens who reside

adjacent to priority wildlife habitat, on ways to utilize private property in a manner that which will help to protect and enhance priority wildlife habitat.

Aquatic Resources GOAL 1 EN-6

~~Preserve and protect~~ Assure no net loss of the functions and values of the Island's remaining aquatic resources² ~~functions and values.~~

Discussion: ~~Aquatic resources include marine nearshore, wetlands, streams, lakes, creeks, and associated vegetated areas.~~

Over the ~~past~~ recent decades, awareness has grown of the importance of preserving and protecting aquatic resources, particularly wetlands, in our natural and built environment. Aquatic resources have a number of important ecological functions and values. These functions vary from wetland to wetland, stream to stream, but include providing water quality protection, flood plain control, shoreline stabilization, contributions to groundwater and stream flows and wildlife and fisheries habitat. Wetlands and streams also have values as natural areas providing aesthetic, recreational and educational opportunities that need to be preserved for future generations.

AQ 1.1

~~Achieve no overall net loss of the City's remaining, regulated, aquatic resources.~~

AQ 1.2 Policy EN 6.1

~~Development shall not be~~ Do not approved development in regulated wetlands, streams, or buffer areas, unless a property owner would be denied all reasonable use of property.

Discussion: ~~In some cases, buffer configurations and widths can be modified to allow normal usage of legally established lots. In other cases, the development and implementation of a habitat management plan may provide resource protection to allow development. A variance process should be available to accommodate development in buffer areas. Reasonable use exception should be reserved for development in the critical area if no other process will allow for a reasonable use of the property. A Reasonable Use Exception (RUE) is a form of variance from regulations that allows some use of a legally established lot. A reasonable use must minimize the impact to critical areas. The RUE process is included in the critical areas regulations of the Bainbridge Island Municipal Code, which implements policies of this document.~~

AQ 1.3 Policy EN 6.2

Require that vegetated buffers be maintained between proposed development and the aquatic resource in order to protect the functions and values of such systems. Degraded buffers should

² Aquatic resources – Marine nearshore, wetlands, streams, lakes, creeks and associated vegetated areas.

be restored to enhance their function. ~~Allow~~ Reductions in vegetated buffers shall be allowed only in areas where such reductions, if consistently applied, would not result in significant cumulative impacts to aquatic resources and fish and wildlife habitat.

AQ 1.4 Policy EN 6.3

Require that buffers be retained in their natural condition wherever possible, while allowing for appropriate maintenance. Where buffer disturbance has occurred, require revegetation with appropriate species, with a preference for native species, to restore the buffers' protective values.

Discussion: Vegetated buffers facilitate infiltration and maintenance of stable water temperatures, provide the biological functions of flood storage, water quality protection and groundwater recharge, reduce amount and velocity of run-off, and provide for wildlife habitat.

AQ 1.5 Policy EN 6.4

Ensure that development activities are conducted so that aquatic resources and natural drainage systems are maintained and water quality is protected.

AQ 1.6 Policy EN 6.5

Prior to any clearing, grading, or construction on a site, all wetlands, streams, and buffer areas should be specifically identified and accurately located in the field in order to protect these areas during development. After construction, permanent visual markers should be placed around the buffer areas.

Discussion: The purpose of this policy is to educate future home owners and users of aquatic resources (i.e., e.g., trail users) of the boundary of the aquatic resources.

AQ 1.7 Policy EN 6.6

~~New development using flexible lot design should include any wetlands, streams, or required buffers in separate tracts or easements to remain in common ownership.~~

AQ 1.8 Policy EN 6.6

~~Herbicides and pesticides should~~ shall not be used in wetlands, streams, and buffer areas, and should be discouraged in the areas that drain into them.

~~**Discussion:** Encourage alternatives to the use of herbicide and pesticide in areas adjacent to buffer areas by providing technical information and educational programs including the use of native vegetation.~~

AQ 1.9 Policy EN 6.7

Develop a community-wide program to educate Island residents about alternatives to using and disposing of herbicides, pesticides, and other household chemicals to reduce impacts to marine shoreline areas, wetlands, streams, and other environmentally sensitive areas.

AQ 1.10 Policy EN 6.8

Access to regulated wetlands by farm animals should be discouraged. Agricultural activities must be in conformance with Best Management Practices.

AQ 1.11 Policy EN 6.9

Restoration, creation or enhancement of wetlands, streams, and their buffers shall be required in order to offset the impacts of alteration of a wetland/stream or buffer area. Compensation for loss of aquatic resources should be determined according to function, acreage, type, location, time factors, and an ability to be self-sustaining.

Policy EN 6.10

Identify the areas of the Island that are the most vulnerable to pollution from concentrations of fecal coliforms and nitrates (for example, from septic fields, agricultural activities, or fertilizers), and monitor those areas to determine if and when preventative or restorative measures are warranted.

Policy EN 6.11

Evaluate the merits of new technologies such as greywater capture, package treatment plants and composting toilets, as alternatives to traditional septic and sewer systems and determine which of those systems should be allowed and/or encouraged to better protect the quality and capacity of the Island's groundwater, surface water and nearshore environment.

Wetlands

AQ 1.12 Policy EN 6.12

Maintain the Island's wetlands in their natural state by:

- Preservation of native vegetation in and next to the wetlands.
- Restoration of areas that have already been degraded.
- Protection of areas that have not been disturbed.

AQ 1.13 Policy EN 6.13

The City should make every effort to purchase or obtain conservation easements for significant wetlands and areas of the shoreline critical to natural habitat.

Streams

AQ 1.14 Policy EN 6.14

Maintain the Island's streams and creeks in their natural state by:

- Preservation of their courses, their banks, and the vegetation next to them.
- Restoration of areas that have already been degraded.
- Protection of areas that have not been disturbed.

AQ 1.15 Policy EN 6.15

Allow stream relocation only where relocation would result in improved stream habitat and when a property owner would otherwise be denied all reasonable use of the property.

AQ 1.16 Policy EN 6.16

Degraded channels and banks should be rehabilitated by various methods (e.g., culvert replacement, volunteer efforts, public programs or as offsetting mitigation for new development) to restore the natural function of the riparian habitat for fish and wildlife.

AQ 1.17 Policy EN 6.17

Anadromous fish streams and adjacent land should be preserved and enhanced to ensure the propagation of salmonid fish.

AQ 1.18 Policy EN 6.18

Require the construction of necessary roads and utility corridors to avoid wetland and stream crossings and disturbances.

Sand Spits

AQ 1.19 Policy EN 6.19

~~Development on sand spits shall be limited to protect aquatic resources. Newly proposed development on sand spit properties shall be evaluated according to the cumulative impacts of additional requests for like actions on the remainder of lots on the sand spit.~~

Discussion: ~~Sand spits have limited upland area and, with their proximity to dynamic aquatic environments, are subject to impacts associated with flooding, storm waves, liquefaction, sea level rise, and the cumulative impacts of development on water quality, shoreline habitat, visual resources, and marine environments. However, redevelopment of existing structures, in accordance with legal nonconforming structure regulations, shall not require cumulative impact analysis.~~

NOTE: THIS SECTION IS SUGGESTED FOR DELETION BECAUSE THERE ARE ALREADY GOALS/POLICIES RELEATED TO SAND SPITS IN THE SHORELINE MASTER PROGRAM

Frequently Flooded Areas

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

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

Sea level rise may happen as the result of natural or human activity such as geologic subduction or ~~global warming~~ climate change. Here in the Puget Sound we experience the ~~affects~~ effects of both the geologic and hydrologic events. Regardless of the cause assigned, cumulative sea level rise has serious implications for the shorelines and lowland areas that are potentially affected by beach, bluff erosion and loss of intertidal zones. These areas serve such purposes as nursery habitat, feeding grounds for fish and fowl, stormwater collection and water filtration.

Frequently Flooded Areas are described in the Critical Areas Ordinance as those lands and floodplains adjacent to streams, lakes, coastal areas and wetlands with a 1% or greater chance of flooding in any given year (i.e. the 100-year floodplain), as determined by the Federal Emergency Management Agency (FEMA).

GOAL 1-EN-7

Protect the natural functions of frequently flooded areas.

~~**Discussion:** Frequently Flooded Areas are described in the Critical Areas Ordinance as those lands and floodplains adjacent to streams, lakes, coastal areas and wetlands with a 1% or greater chance of flooding in any given year (i.e. the 100-year floodplain), as determined by the Federal Emergency Management Agency (FEMA).~~

FL 1.1 Policy EN 7.1

Minimize public and private losses due to flood conditions by limiting development in frequently flooded areas as shown on the Flood Insurance Rate Maps.

~~**Discussion:** Frequently flooded areas can and do migrate over time. Increased development may affect the level of occurrence and location of frequently flooded areas. The Flood Insurance Rate Maps adopted by the City were originally produced in 1975 and updated in 1977. Opportunities to update flood hazard maps should be pursued as resources become available.~~

FL 1.2 Policy EN 7.2

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

FL 1.3 Policy EN 7.3

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

FL 1.4 Policy EN 7.4

Public facilities such as sewer and water lines should be located outside of frequently flooded areas and with consideration of future sea level rise, in order to minimize damage to both the public facility and the natural environment. Public facilities may be located within frequently

flooded areas only if no environmentally preferable alternative exists to mitigate existing environmental concerns and additional development is not encouraged in frequently flooded areas.

Sea Level Rise

GOAL 2 EN-8

Anticipate and prepare for the consequences of sea level rise.

SL1 Policy EN 8.1

The City should work with Tribal, Federal, State and local agencies to develop a coordinated water management program that ~~includes~~ addresses issues related to ~~S~~sea ~~L~~level ~~R~~rise.

Geologically Hazardous Areas

GOAL 1 EN-9

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

GH 1.1 Policy EN 9.1

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

GH 1.2 Policy EN 9.2

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

GH 1.3 Policy EN 9.3

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

GH 1.4 Policy EN 9.4

Roads, driveways, and utility corridors should be constructed to preserve the integrity of the existing land forms, drainage ways, and natural systems, minimizing impact to the landslide and erosion hazard areas. Common access drives and utility corridors should be utilized where feasible.

GH 1.5 Policy EN 9.5

When clearing, grading, or filling is permitted on sloped areas containing landslide areas and erosion hazard areas, limit such activity ~~shall be limited~~ to the dry period of the year.

GH 1.6 Policy EN 9.6

Any alteration of a landslide hazard area or erosion hazard area ~~should~~ may not increase the rate of surface water discharge or sedimentation, and ~~should~~ may not decrease slope stability on adjacent property. The altered area shall be landscaped to provide erosion control.

GOAL 2 EN-10

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

GH 2.1 Policy EN 10.1

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

Discussion: ~~The primary tectonic structure of concern for Bainbridge Island is the Seattle fault system. One surface strand has been identified south of Blakely Harbor; however, it is likely that this is only part of the system of fault lines. These fault lines result in the need to plan for larger earthquake acceleration than was previously anticipated.~~

GH 2.2 Policy EN 10.2

~~Tsunami hazards should be~~ Consider tsunami hazards in regulating land use activities on Bainbridge Island.

Discussion: ~~Preliminary tsunami modeling suggests that the southern end of Bainbridge Island is susceptible to inundation or wave run-up of up to four (4) meters following a large earthquake on the Seattle fault.~~

GH 2.3 Policy EN 10.3

Seismic activity and the potential for earthquake-induced landslides should be considered in the determination of geologically hazardous areas.

Discussion: Areas that are stable under normal conditions can become landslides during earthquake events.

GH 2.4 Policy EN 10.4

The City should provide information and educational opportunities to the citizens of Bainbridge Island on the hazards posed by seismic events.

Atmospheric Conditions Air Quality**GOAL 1 EN-11**

Protect and promote clean air.

Discussion: Clean air is necessary for all living plants and animals. ~~healthful living.~~ These policies address the desire to protect the residents and Island ecosystems. ~~of the Island from unacceptable impacts.~~

AT 1.1 Policy EN 11.1

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

Policy EN 11.2

Encourage the retention of existing trees and vegetation and the installation of new trees and vegetation ~~landscaping in new development that will~~ provides natural filtration of suspended particulate matter, removes carbon dioxide, and improves air quality.

Policy EN 11.3

Consider the impacts of new development on air quality as a part of the environmental review process and require mitigating when appropriate.

Policy EN 11.4

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

AT 1.2 Policy EN 11.5

Strive to ensure beneficial indoor air quality in all renovations and new construction of City-owned facilities, and promote design choices ~~conditions~~ that enhance beneficial indoor air quality in private construction.

Policy EN 11.6

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

Policy EN 11.7

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

Policy EN 11.8

~~Discourage large outdoor wood fires, leaf burning, and the burning of wood as home heating fuel.~~ Encourage the retrofit or replacement of non-certified wood stoves with certified appliances.

Noise**GOAL 2 EN-12**

Promote the reduction of cumulative noise impacts.

AT 2.1 Policy EN 12.1

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

AT 2.2 Policy EN 12.2

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

Policy EN 12.3

The City should work with the Federal Aviation Administration to design flight paths and schedules which minimize the airplane noise over Bainbridge Island.

Greenhouse Gases

GOAL 3 EN-13

~~Contribute to regional greenhouse gas reduction efforts.~~

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

Policy EN 13.1

Support federal, state and regional policies intended to protect clean air in Bainbridge Island and the Puget Sound Basin.

Policy EN 13.2

Encourage improved mass transit and increased car-sharing, cycling, walking, and the development of alternative vehicle infrastructure (e.g., charging stations) to reduce greenhouse gas emissions.

Policy EN 13.3

Strive for high air quality through coordinated land use and transportation planning and management, including assessment and mitigation for air quality impacts.

AT 3.1 Policy EN 13.4

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

AT 3.2 Policy EN 13.5

Promote energy conservation measures by all government entities, including ~~such as:~~

- Retrofitting ~~municipal~~ offices, shops and garages with high-efficiency lighting;

- Converting ~~municipal~~ vehicles to hybrid fuel vehicles as replacement or new vehicles are acquired;
- Converting traffic signals and lighting to LED; and
- Adopting incentive programs and design standards that encourage the employment of renewable energy sources and energy efficient appliances on the Island.

Policy EN 13.6

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

Move EN 13.7 to Air Quality

Policy EN 13.7

Discourage large outdoor wood fires, leaf burning, and the burning of wood as home heating fuel.

Dark Skies

Goal 4 EN-14

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

AT 4.1 Policy EN 14.1

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

Invasive Species

Goal EN-15

Collaborate with the Kitsap County Noxious Weed Board to develop and maintain a plan to remove and control invasive plant species.

Policy EN 15.1

Coordinate with public agencies and nonprofit organizations to remove invasive plant species from public lands.

Policy EN 15.2

Improve public outreach to encourage residents to remove and control invasive plan species on private property.

Greenways

NOTE: REVIEW THE GREENWAYS SECTION (GOALS 16-19) WITH NON-MOTORIZED TRANSPORTATION PLAN (FOR OVERLAP) AND ANY NEW PARK ZONE POLICES



GOAL 1 EN-16

Develop and maintain a Greenways Plan for Bainbridge Island.

Discussion: On Bainbridge Island the “greenways” concept encompasses a variety of terms. The greenways system is composed of land areas and connector links. The land areas include,

but are not limited to: large open areas, public lands, farmlands, critical areas, forests, shoreline areas, and parks. The features of the connector links include trail systems, riparian areas, visual or scenic views of ridgelines, wildlife corridors or any combination of these. In most cases these land areas and connectors will be public or will be private and encumbered with appropriate conservation easements (or other instrument), to insure that they will not be significantly altered by future development.

The greenways system contributes to the preservation of the rural character of the Island, provides important wildlife habitat, improves the environmental quality of the Island (i.e., water quality, aquifer recharge, air pollution abatement) preserves working farms, and provides pedestrian, equestrian and bicycle trails, as well as other recreational opportunities.

GW 1.1 Policy EN 16.1

Each Greenway component should incorporate some or all of the following:

- Refuge, habitat, and functional migration routes for wildlife.
- Trails, free of motorized traffic, ~~that are~~ for use by walkers, joggers, bicyclists, and equestrians to travel to and from schools, recreation areas, public transportation areas, commercial areas, and neighborhoods.
- Recreation opportunities.
- Scenic landscapes and viewpoints.
- Large open spaces, farmlands, forests, shoreline areas and critical areas.
- Public end roads.
- Historic areas.
- Buffers of trees and vegetation that help to maintain the rural character of the Island.

GW 1.2 Policy EN 16.2

In creating a Greenways Plan, where feasible, multiple function characteristics should be considered and barrier-free trails that are designed and built expressly for access for persons with disabilities should be provided.

GW 1.3 Policy EN 16.3

Encourage the development of City road ends to promote neighborhood access and/or view corridors to the shoreline. Greenways should include access to the shoreline including road ends or rights-of-way leading to saltwater. Shoreline access points should be marked and visible from the shore and water where appropriate for small boat use. Where possible, waterways should be designated between shoreline points for rowboat and kayak access.

GW 1.4 Policy EN 16.4

Tax title strips which are of unknown ownership or owned by Kitsap County should be acquired, whenever possible, as part of the greenways system.

Discussion: Tax title strips are usually narrow pieces of land that were left over because of an error in a legal description, a survey, a platting error, or a mis-measurement by the County Assessor's office. An Island-wide inventory of these lands should be conducted and strips appropriate for public use should be identified.

GW 1.5 Policy EN 16.5

Wildlife corridors should provide connections to larger protected open space and habitat areas, including public parks and privately held reserves or open space areas.

GW 1.6 Policy EN 16.6

The trail, open space and recreational components of the Greenways and Open Space Plan should be coordinated with the Non-Motorized Transportation Plan.

Discussion: See also the Transportation Element, Non-Motorized Transportation Plan.

GW 1.7 Policy EN 16.7

Greenways should include connections to recreational opportunities and sites of historical interest.

GOAL 2 EN-17

The City and the Bainbridge Island Park and Recreation District shall jointly develop a Greenways Master Plan that will identify greenway land areas and connector links, and other large tracts. The overall goal of the Greenways Plan is to provide several continuous links, east to west and north to south, to enhance the quality of life for Island residents.

Discussion: The Bainbridge Island Park and Recreation District and the City of Bainbridge Island are working cooperatively with Kitsap County to plan a county-wide Greenways system to create, adopt and implement a Greenways Master Plan. The Kitsap County Greenways project is being coordinated through the Regional Planning Council. Three planning area teams have been designated – North, Central and South Kitsap County. A Bainbridge Island Greenways Group has been formed as a subcommittee to the North Area Planning Team. Greenways and Open Space have been developed as a part of this Plan.

GW 2.1 Policy EN 17.1

Promote and encourage the preservation of a greenways system through the use of property tax reductions, conservation easements, land donations, or other techniques such as land use actions requiring open space for new development, or acquisition through purchase with public funds. Encourage and support community-based, non-profit organizations offering options and alternatives to development in the interest of preserving desirable lands as a public benefit.

GW 2.2 Policy EN 17.2

The implementation of part of the Greenways Master Plan shall be one of the criteria used when evaluating the preservation of open space as part of clustering, flexible lot design subdivisions, transfer of development rights (TDRs), and purchase of development rights (PDRs).

GOAL 3 EN-18

The Bainbridge Island Park and Recreation District should develop and maintain a trails system that establishes non-motorized access throughout the greenways system of

Bainbridge Island, maximizes public access to greenway land areas, provides increased recreational opportunities for the public, and provides an alternative to motorized transportation between residential, public transportation, commercial, schools and recreation areas. The City should assist in acquisition of trail easements.

Discussion: Trails are an important component of the connector links to provide human access, where appropriate. Not all greenway connectors will, or should, have trails. Some areas are environmentally sensitive or provide wildlife habitat that would cease to exist if human development were allowed. In some cases the connectors are visual buffers, such as trees along roadsides.

GW 3.1 Policy EN 18.1

The multipurpose trail system should serve local and regional users and be linked to the Kitsap County and regional trail systems. Trail linkages should be provided to the Agate Pass Bridge, between residential areas, public transportation, schools, commercial and Neighborhood Service Centers, along the Winslow waterfront and recreation areas.

GW 3.2 Policy EN 18.2

Trails should provide for the needs of a diverse population of differently-abled people engaging in non-motorized passive and active pursuits including:

- Recreation and nature study.
- Exercise.
- Shopping.
- Commuting to work and school.

Discussion: See also the Transportation Element, Non-Motorized Transportation Plan.

GW 3.3 Policy EN 18.3

The trail system should be recognized and maintained by the City or Parks District as distinct from informal or private pathways.

Discussion: A Trails Plan adopted as part of the Bainbridge Island Park and Recreation District Comprehensive Plan identifies those trails systems recognized and maintained by the City or Parks Districts as primary trails. Primary trails are distinct from informal or private pathways.

GW 3.4 Policy EN 18.4

Encourage the retention of existing informal or private pathways and the creation of new pathways which link to the greenways system. These trails should be developed and maintained under joint public/private partnership, if appropriate, or developed privately.

Discussion: Informal or private pathways should form a secondary system with linkages to the public system.

GW 3.5 Policy EN 18.5

Linkages should be provided to the Agate Pass Bridge, between residential areas, public transportation, commercial and Neighborhood Service Centers, and recreation areas.

GW 3.6 Policy EN 18.6

Unopened road rights-of-way should not be vacated, and unopened easements should not be revoked without a requirement for permanent public trail access. Trails should be planned to avoid conflict with future road development in these rights-of-way easements.

Discussion: See also the Transportation Element.

GW 3.7 Policy EN 18.7

New utility rights-of-way and easements should be encouraged to include trail access easements.

Discussion: See also the Utilities Element.

GW 3.8 Policy EN 18.8

Existing utility rights-of-way and easements should be reviewed on a case-by-case basis to provide trail access.

Discussion: A survey should be conducted of existing utility easements and rights-of-way that would be appropriate for trail use. This survey should occur in conjunction with implementation of the Non-Motorized Transportation Plan.

GW 3.9 Policy EN 18.9

The trails system should include parking areas at trail heads located on public land, and not neighborhood areas, unless it is not feasible to provide parking on public land for a trail system. Trails that connect with the ferry systems should encourage access for bicyclists and walk-on passengers, and discourage the need to drive an automobile.

Discussion: See also GW 3.1.

GOAL 4 EN-19



Maintain a system of high quality public parks and recreation facilities on Bainbridge Island.

GW 4.1 Policy EN 19.1

The park system for Bainbridge Island should include neighborhood, community, and regional parks with sufficient acreage and facilities to meet the standards contained in the Bainbridge Island Parks and Recreation District Comprehensive Plan.

Discussion: The Parks and Recreation Comprehensive Plan prepared by the Bainbridge Island Park and Recreation District, which is adopted as part of this Plan, contains an analysis of the existing and proposed future parks and recreation system.

GW 4.2 Policy EN 19.2

A greenways and open space designation should be created for public parks, dedicated open spaces and trails.

Discussion: The Greenways and Open Space category is for areas devoted to public recreational facilities such as parks and trails and areas that have been preserved as open spaces through a variety of open space methods.

GW 4.3 Policy EN 19.3

Promote the use of property tax reductions, conservation easements, and other techniques as incentives to preserve desirable lands as a public benefit.

GW 4.4 Policy EN 19.4

Ensure that future development provides adequate recreational facilities and trail linkages to public parks and recreational facilities.

GW 4.5 Policy EN 19.5

Whenever new development adjoins a park site, a vegetative buffers should ~~shall be required~~ which ~~shall include the preservation and protection of existing vegetation,~~ to visually screen the development year-round from the park.

BAINBRIDGE ISLAND GREENWAYS AND OPEN SPACE PLAN GREENWAY MAPS

A Greenways Plan was developed by staff based on the Greenways Goals and Policies and the work of ongoing greenways-related projects (Bainbridge Island Greenways Committee, Bainbridge Island Parks and Recreation District Trails Committee, Road Ends Advisory Committee, Public Works Transportation Committee and others). The maps will be coordinated with the Non-Motorized Transportation Plan and updated as needed to show new greenways opportunities.

The Greenways Plan has an Open Space and Trails component and a Wildlife and View Corridor component. The Open Space and Trails plan will take shape mainly through the acquisition of land, the development of trails, and the dedication of easements. It is driven largely by land ownership and use. The Wildlife and View Corridor plan will rely primarily on retaining wildlife habitat and natural systems. Existing regulations and preservation incentives rather than acquisition will be the primary tools for implementing this part of the Plan.

Open Space and Trails Map

This map outlines the accessible part of the greenway which will connect large, public open spaces with a trail network. It distinguishes existing opportunities (public land, dedicated trails, water access, etc.) from potential opportunities for acquisition or trails. This map will be administered by the Department of Planning and Community Development and updated by resolution of the City Council without requirement to amend the Comprehensive Plan.

Existing Opportunities

Public recreation areas: This is public land dedicated to recreational use. These park lands are the major open spaces in the publicly accessible part of the Greenways Plan.

Private land with public access: These lands are not publicly owned but do have limited public access and internal trails. Included here are subdivisions on which trails have been obtained as mitigation for development impacts. The developments shown have received at least preliminary approval.

Private trail corridors: This trail network connects the island's large public open spaces along road rights-of-way. The Plan calls for the improvement of these roads to better accommodate pedestrian and bicycle traffic. These trails should be separated from traffic (moved onto undeveloped portions of the right-of-way) as the means become available. Trail easements across private land could also augment or replace roadside trails.

Established trails (other than those along public right-of-way): The map indicates where there are public trails across private property, but there is no attempt to map trail networks on property already designated on the map as public or private open space.

Water access or viewpoint: These are points on the shoreline with public uplands or with access to the shoreline by way of a utility corridor. There is not always access to the beach; some are viewpoints only.

Associated public tidelands: Public tidelands are shown where they adjoin public uplands and where there is potential for public access.

Potential Opportunities

Planned acquisitions: The City or the Parks District plan to purchase this land as the means become available. The Greenways Plan supports the acquisition of these properties; they would make tremendous additions to the greenways network.

Other land where the City should pursue trails: These are public, utility or institutional lands where we cannot assume public access. Also included are proposed residential developments through which we hope to establish public trails.

Potential water access or viewpoint: These locations are being looked into by the Road Ends Advisory Committee as possible City road ends. It should be noted that this map does not claim public access to these areas, but rather acknowledges their potential. The Greenways Plan supports the Road Ends Advisory Committee's work, as the locations shown would help link the trail network to the water.

Wildlife and View Corridor Map

This map delineates critical areas, some important wildlife habitat, and parcels which have some level of protection afforded them by their land use or ownership. Other areas are delineated for their importance to the visual quality of the island. This map will be administered by the Department of Planning and Community Development and updated without requirement to amend the Comprehensive Plan.

This is an inventory map identifying meaningful wildlife corridors and scenic resources. The Bainbridge Island Wildlife Corridor Map, adopted by resolution of the City Council, more specifically identifies habitat links to larger protected open space habitat areas. Work remains to adequately analyze and catalog vegetation and important viewsheds.

Many of the **Wildlife Corridor** elements on this map are already committed to open space use or preserved by conservation easements. Much of the remaining land can be protected through the purchase of development rights (proposed TDR/PDR program) and the enforcement of existing critical areas regulations. The preservation of **View Corridor** elements will rely on conscientious development, the purchase of development rights and the pursuit of conservation easements.

Wildlife Corridor

Regulated critical areas: This shows critical areas including priority wetlands, stream corridors, lakes, ponds and steep slopes. Offshore areas include tidelands, Eelgrass beds, Kelp beds, and Herring and Surf Smelt spawning areas.

Permanent public open space: These parks are in public ownership and typically have large areas of undeveloped land.

Permanent private open space: This includes conservation easements and open space designated in Flexible Lot Designs, subdivisions and short plats.

Current Use open space: These property owners have made a ten-year commitment not to develop their land. This land is much less secure as wildlife habitat.

Farms: Farmland provides valuable habitat because of a low human presence and because of the Edge Effect it produces in the transition zone between field and forest.

View Corridor

Ridgelines: Ridgelines break up views across the island. Their importance should be considered in the review of development proposals; a little creative site design can often provide easy alternatives to clearing a visually significant ridge.

Scenic road corridors: These road corridors are noted for having outstanding buffers to screen the adjacent development. As parcels are developed along these roads it is important to retain that buffer.

Agricultural Lands

The protection and support of existing farms and the preservation of prime agricultural lands and farms of local significance are important goals of the residents of Bainbridge Island, as evidenced in the Bainbridge Island Subarea Plan, testimony from public meetings, and community survey.

Farming on the Island provides an economic, social, aesthetic, and nutritional benefit to the community. Equally important, protection of agricultural lands will enhance the cultural and economic diversity of the community and help retain the Island's rural character of the Island. Open space dedicated to agriculture also conserves environmental resources.

Farm operations on the Island are unique. Unlike many other jurisdictions, farms on the Island are not located within one geographical area. No area is zoned specifically for agriculture, but agriculture is a permitted use in all residential zones, and farming is promoted in the Open Space Residential zones. Instead, Over 40 small farms, ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island, with some clustering of farms in a few locations. The specialty, high-intensity, very small farms will continue to be an important adjunct to farming in the future.

Currently, the City owns sixty acres of public farmland, managed under contract by a non-profit organization which also works with private landowners, seeking ways to increase the amount of land used for food production, and to conserve the land for agricultural uses over the long term. Other non-profits are also involved in promoting agriculture on Bainbridge.

Agriculture is one of the most fragile industries a vulnerable enterprise in any rapidly growing area. As land values continue to rise, the threat to small economic viability of farms on Bainbridge Island increases—depends on the farmers' industry and ingenuity, and on public policies that provide incentives and tax relief. Given the nature of farming on the Island—small farms dispersed throughout the Island—the City must use creative solutions to conserving existing farms and encouraging the creation of new farms.

GOAL-1 EN-20

Conserve and protect the Island's existing agricultural uses by using preservation methods including incentive-based programs.

AG 1.1 Policy EN 20.1

Owners of farms should have the option of participating in the transfer of development rights (TDRs)/purchase of development rights (PDRs) program. A set of criteria should be developed to determine farms appropriate for the TDRs program.

AG 1.2 Policy EN 20.2

The City should examine whether identifying specific areas on the Island as appropriate for future agricultural operations would provide viable opportunities for new and expanded farming operations.

Discussion: Creating a specific area or areas for future agricultural operations aims to limit conflicts with residential uses and would provide an opportunity for farm operations within the area to share resources such as farm equipment, processing facilities, retail sales area, and road access.

AG 1.3 Policy EN 20.3

Existing traditional agricultural lands should be included in the open space of clustered development.

GOAL 2 EN-21

Minimize conflict between agricultural and non-agricultural uses.

AG 2.1 Policy EN 21.1

Development adjacent to areas ~~designated~~ **registered** as agricultural land should be designed and located so as to avoid or minimize potential conflicts with agricultural activities.

AG 2.2 Policy EN 21.2

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

AG 2.3 Policy EN 21.3

The Right to Farm Ordinance shall be maintained.

AG 2.4 Policy EN 21.4

The City should cooperate with the Washington State Extension Service and the Kitsap Conservation District to facilitate the development of Best Management Practices.

GOAL 3 EN-22

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



AG 3.1 Policy EN 22.1

Small-scale farming ~~shall~~ should be encouraged to adopt Best Management Practices.

AG 3.2 Policy EN 22.2

The farming community should work with the Kitsap County Assessor's office and the City to educate the community about the availability of the Tax Reduction Program.

AG 3.3 Policy EN 22.3

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

AG 3.4 Policy EN 22.4

Accessory farm buildings should be allowed as an integral component of farming activity.

AG 3.5 Policy EN 22.5

The City should permit the production, processing, and marketing of farm products from Island farms. Processing shall include value-added processing of Island-grown crops.

AG 3.6 Policy EN 22.6

The City should continue to support the Farmers' Market.

AG 3.7 Policy EN 22.7

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

Forest Lands

Few large tracts of second-growth timber remain on the Island and some of these could will likely be converted to other uses in the near future. As of August ~~2004~~ 2015, there were approximately ~~620-529.34~~ acres classified as timberlands by the Kitsap County Tax Assessor. Forty-six ~~Thirty-eight~~ parcels are classified as Open Space Forest Land (~~over 20 acres~~), including the 42-acre Port Madison watershed, and ~~16~~ are classified as Open Space Timber (~~less than 20 acres~~).

GOAL 4 EN-23

Encourage the retention of forest land and multiple-aged forests producing commercial timber, since forest land provides benefits such as wildlife habitat and stormwater retention.

FP 4.1 Policy EN 23.1

The City shall ~~prepare~~ maintain a Conversion Option Harvest Plan (COHP) process, approved by the Department of Natural Resources, which ~~will~~ establishes criteria to review Forest Practices applications for property owners who want to “convert” their property from a forest or forestry use to non-forestry status ~~and yet are not prepared to develop the property.~~

FP 4.2 Policy EN 23.2

~~To the extent forestry activity is retained on the Island, e~~Encourage the retention of the use of multiple-age management of commercial forest land on the Island.

MINING GOAL AND POLICY M5.1 MOVED TO FOLLOW COMMUNITY FORESTRY**Community Forestry****CHANGE TO URBAN FORESTRY??****GOAL 1 EN-24**

~~Bainbridge Island seeks to r~~Retain, conserve and steward improve portions of the community forests where people live, work and learn, through public education and through management and protection measures that are sufficient will help to conserve these resources.

Discussion: A The community forest on Bainbridge Island is comprised of the street tree system in the urban center, trees in parks and on other public lands, as well as and trees and forested areas on private properties throughout the Island. Bainbridge Island's urban and rural forests have historically been a source of community identity and civic pride. Trees and forested areas are essential to the Island-wide conservation strategy.

It is recognized that, in addition to biological benefits, a community forest provides a significant return by creating appealing streets and neighborhoods, with resulting higher property values in the built environment. In addition, trees and forests provide buffering and screening between differing land uses, reduce surface water runoff, improve air and water quality, help maintain soil and slope stability, provide wildlife habitat, and reduce energy consumption by providing shade and functioning as windbreaks, and sequester carbon dioxide.

CF 1.1 Policy EN 24.1

~~The City shall e~~Encourage protection, restoration and maintenance of existing vegetation that has environmental, wildlife habitat and aesthetic qualities, including tree groves, significant tree stands, forested hillsides, and vegetation associated with wetlands, stream corridors and riparian areas.

CF 1.2 Policy EN 24.2

~~The City shall u~~Utilize various tools to understand and monitor existing conditions and changes over time of Island-wide tree cover, significant tree groves and significant individual trees.

Discussion: The City should undertake Monitoring tools could include periodic tree inventories to assess the canopy cover and health of forested areas forests and significant trees.

CF 1.3 Policy EN 24.3

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

Discussion: Incentives, such as a building height bonus, could be used to encourage tree preservation during site design. Additionally, the Guidelines for Commercial and Mixed Use Projects including Guidelines for Lynwood Center, Island Center and Rolling Bay should be updated to incorporate tree preservation practices and policies.

CF 1.4 Policy EN 24.4

A community-wide program to educate Island residents about the functions and values of trees should be put into effect be developed.

The City should consider partnering with the Bainbridge Island Land Trust and re-establishing a Community Forestry Commission. The Community Forest Management Plan (2006) and the Community Forest Best Management Practices Manual (2007, 2010), with appropriate revisions, could form the basis for an ongoing program of outreach and education.

~~**Discussion:** The Community Forestry commission should be supported and maintained to provide leadership in community outreach. City government staff and diverse community groups should be encouraged to participate in outreach and monitoring activities.~~

CF 1.5 Policy EN 24.5

Encourage the use of Best Management Practices to protect and enhance community forests.

CF 1.6 Policy EN 24.6

Activities that enhance the community's awareness of the value of trees and a community forest should be encouraged.

Discussion: Focused activities might include celebration of Arbor Day; developing a volunteer tree protection program that identifies and conserves trees that are significant due to size, species, or historical or cultural importance; and provision of expert arborist resources where necessary. A program, such as a "Heritage Tree Program," would be voluntary on the part of the property owner, and would include criteria that must be met to be considered as a resource important for recognition and protection. A Heritage Tree Program might, for example, require that special consideration be given to preservation of Heritage Trees during site development.

Policy EN 24.7

The City should develop street tree programs for the commercial and mixed-use zones, and the more densely developed residential zones.

Mining **GOAL EN-25**

~~There are no active mining operations on the Island. Several locations have been reclaimed including a pit on the corner of Fletcher Bay Road and Johnsonville Road and a pit south of Lovgreen Road adjacent to a parcel now owned by the Bainbridge Island Parks and Recreation District.~~

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

M 5.1 Goal EN-25.1

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

EXISTING CONDITIONS - OVERVIEW

Critical Areas

The environmental goals and policies address aquatic resources (wetlands, streams, lakes, creeks, tidal inlets, and mud flats), fish and wildlife habitat, frequently flooded areas, and geologically hazardous areas.

Greenways

The Greenways Goals and Policies establish a framework for the Greenways Plan for the Island.

Agriculture

The Plan seeks to retain and enhance existing farming on the Island and provide additional opportunities for farming and reaffirms the Right to Farm ordinance. Farmers who wish to sell the unused development potential of farmland may opt to use TDRs.

The Natural Environment

The Island's natural systems will play an important role in how and where future development occurs. There are limits to the amount of population growth and physical development that the natural environment can absorb without threatening public health, welfare, and safety through environmental degradation. The purpose of the natural systems inventory is to provide the necessary background information on existing conditions of the Island in order to develop appropriate goals and policies that best protect the natural environment while still allowing compatible uses to occur. The following will include discussions on topography and geology, climate, soils, geologically hazardous areas, surface water (including watersheds, lakes, streams and wetlands), aquifers and aquifer recharge areas. The original reports and surveys from which this overview was compiled can be found in the Bibliography.

Geography of Bainbridge Island

Bainbridge Island is located within the central Puget Sound Basin, east of the Kitsap Peninsula and west of the City of Seattle. It is approximately 3.5 miles wide and 10.5 miles long, encompassing approximately 17,778 acres, or 28 square miles, and is one of the largest Islands in Puget Sound. The Island is characterized by an irregular coastline of approximately 45 miles, with numerous bays and inlets. At the north end of the Island is a large sand spit called Point Monroe and at the sound end is Restoration Point, consisting of raised bedrock.

The formation of Bainbridge Island was a result of the last ice age, 13,000 to 15,000 years ago, when the 3,000-foot-thick Vashon Glacier carved out Puget Sound. The primary shaping influence on topography and soils on the Island was the glaciation. Elevations on the Island range from sea level to 400+ feet. The topography of the Island is generally of low, rolling hills with several ridges oriented mostly north to south at 250 to 300 feet elevation, which form the Island's 12 watersheds. The highest point is Toe Jam Hill on the southeast portion of the Island, approximately 400 feet above sea level.

Soils on the Island are typical of Puget Sound in that dense, compacted, glacial till is present at a rather shallow depth throughout much of the Island with underlying hardpan. This glacial

till is made up of clay, silt, sand, and gravel, and overlay bedrock in varying thickness across the Island. There is sedimentary bedrock on the southern part of the Island where soils in some areas are moderately well to poorly drained. A more extensive discussion of soils and their properties can be found in the *USDA Soil Survey of Kitsap County*.

Climate

The climate on Bainbridge Island reflects the moderating influence of Puget Sound and the Pacific Ocean, and is generally characterized by mild wet winters and warm, dry summers. The average winter daytime temperature on the Island is 40° to 50° F; the average summer daytime temperature is 70° to 80° F. Annual rainfall on the Island varies from 35 to 45 inches.

Geologically Hazardous Areas

Geologically hazardous areas are defined by the Growth Management Act as those “areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to the siting of commercial, residential, or industrial development consistent with public health and safety concerns.” In some cases, the risk to development from geologic hazards can be minimized or mitigated by engineering design or modified construction practices.

One of the sources available to identify *landslide hazard* areas, as well as other hazardous areas, is the *Quaternary Geology and Stratigraphy of Kitsap County, Washington* written by Jerald D. Deeter. The Deeter report identifies and classifies landslide areas and unstable slopes throughout Kitsap County. The classification system used in the report is similar to the system used in the *Coastal Zone Atlas of Washington*. The Deeter report describes critical hazard areas in terms of geologic age and by steepness of slope (>15% and >30%). Another source being developed uses Lidar terrain mapping and a draft surface geology map developed by the United States Geological Survey. This map is currently (2004) being finalized.

Erosion hazard: These are areas identified as having a severe rill and inter-rill erosion hazard. The Soil Conservation Service defines rill as a steep-sided channel resulting from accelerated erosion which is generally a few inches deep. Rill erosion tends to occur on slopes, particularly those with poor vegetative cover. Erosion hazard areas were studied more extensively to correlate the data from the Deeter report with the information from the *Soil Survey*.

Seismic hazard: These are areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. Natural and artificial uncompacted materials such as clay and silt deposits, sediments in river deltas, and material used as landfill, generally amplify ground shaking more than consolidated sediments and bedrock. Current and historic slide areas could be activated by seismic activity from a major earthquake. On Bainbridge Island, seismic hazard areas are identified as unstable slopes, recent/historical landslide areas and prehistoric landslide areas, and are identified on the Slope Stability map as U, URS, and UOS and are also outlined in the Deeter report.

Watersheds

Protection of the integrity of Bainbridge Island’s surface waters, which include lakes, ponds, streams, and wetlands, is crucial in maintaining a high quality of life. Beneficial uses include

drinking water, salmonid and fish habitat, recreation, stock, and crop watering. Surface waters also provide immeasurable aesthetic value to Island residents. This section will begin with a discussion inventory of watersheds and follow with inventory data on streams, and wetlands.

A drainage basin, or watershed, is an area of land defined by surrounding ridgetops where all precipitation that falls within it eventually drains to a common stream, river, bay, or other water body. As water from rainfall flows over land in a watershed, it may collect pollutants and sediments from the land which flow into a stream or other common body of water. Thus, every activity that occurs within a watershed has the potential to impact the body of water into which the watershed drains. In the case of Bainbridge Island, this is Puget Sound, streams, or lakes. (Refer to Figure 2.)

In 1991, the firm of Kato & Warren undertook the Bainbridge Island Drainage Reconnaissance Study which identified and evaluated the 12 major watersheds and 45 sub-basins that define the Island's significant drainage features. These are listed below with the approximate acreage of each. (Refer to Figure 2.)

Major Drainage Basin	Number of Sub-Basins	Approximate Basin Acreage
Agate Passage	1	590
Blakely Harbor	3	1,350
Eagledale	4	1,180
Fletcher Bay	5	2,190
Gazzam Lake/Crystal Springs	3	850
Manzanita Bay	4	2,090
Murden Cove	4	2,100
North Eagle Harbor	7	2,100
Pleasant Beach	3	1,530
Port Madison	3	1,610
South Beach	2	720
Sunrise	3	1,310
TOTAL	45	17,620

Except for the North Eagle Harbor sub-basin-4 which encompasses historic Winslow, all other watersheds and sub-basins on the Island are drained by natural streams and drainage ways. The existing drainage system consists of wetlands, streams, springs, ditches, and culverts crossing the roadways. A few piped drainage systems exist in several platted areas or near some wetlands. The natural drainage system does currently remove stormwater, but not without signs of distress from erosion, siltation, and water quality degradation. A natural drainage system, in order to work effectively, requires regular maintenance.

The concern for water quality has become one of paramount importance to the City. The declining quality of water from stormwater runoff, poor agricultural and forestry practices, failing septic systems, and domestic use of fertilizers and pesticides is threatening the viability of streams, wetlands, and the surrounding waters of Puget Sound where shellfish beds can become contaminated. Thus, the City has applied for and has received a grant from the Centennial Clean Water Fund through the Department of Ecology to obtain additional data on the 12 watersheds and to formulate a Watershed Action Plan that will establish a detailed action plan to improve water quality in each of the watersheds. Funding for the Plan began in 1994 and will take two years to complete.

Wetlands

Wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (EPA, 40 CFR 230.3). Wetlands support predominantly hydrophytic vegetation, the underlying material is predominantly undrained hydric (water-logged) soils, and is saturated or inundated by water for a period of seven days or more during the growing season each year.

Wetlands play a vital role in providing habitat for fish and wildlife, stormwater retention/detention, water quality improvement, groundwater recharge and discharge, recreation, opportunities for scientific research and public education.

In 1991, Sheldon and Associates and Springwood Associates, under a grant from the Department of Ecology, conducted Phase I of the Bainbridge Island Wetland Inventory. That inventory identified some 65 wetlands, with roughly 40% of those field-verified. Phase II of the inventory was conducted by Sheldon and Associates during the fall of 1992, under a grant from the U.S. Environmental Protection Agency. A total of 212 wetlands were identified, with 157 field-verified. This does not mean all wetlands that exist were inventoried. Since the inventories were conducted, the City has been updating the maps as information becomes available. The current wetland maps (2004) show 354 wetlands with a total area of 1,242 acres.

Wetlands are identified by the drainage basin in which they are located, by the U.S. Fish and Wildlife Service vegetation community classification, and by the category based on the Bainbridge Island Critical Areas Ordinance (BIMC 16.20). The definitions of those categories are included in the legend in the Wetlands Map. (Refer to Figure 3.)

Streams

Bainbridge Island has an extensive network of small streams and creeks which all eventually empty directly into Puget Sound or into the bays or inlets surrounding the Island. Streams are created from either rainfall or groundwater. Those created mainly from rainfall are usually referred to as intermittent, or as flowing with water only during the annual, rainy seasons. Groundwater streams usually flow year round.

The Department of Natural Resources has inventoried most of the streams of the state and has classified them according to WAC 222-16-030. This is included in the legend of the Water Type figure (see Figure 3). Not all of the known streams on Bainbridge Island are included in this inventory. Major stream locations were updated based on topography developed from the Lidar data. Not all the streams on the Island have been classified due to lack of information about them.

Fish and Wildlife

The diversity of life on Bainbridge Island can be attributed to the Island's topography and vegetation. The interior part of the Island contains woodlands, meadows, wetlands, and riparian areas, while shoreline habitats include tidelands, shorelands, tidal inlets, and coastal forests typical of the estuarine and marine environment of Puget Sound. Because the Island has so much shoreline, saltwater habitats are a major component of the Island's ecosystem. Oysters, clams, geoducks, and crabs are found on the tidelands. Many species of shorebirds and waterfowl live along the shoreline or use the area for a stop-over point during migration.

On the uplands, stands of second-growth Douglas fir, Western red cedar, big leaf maple, and red alder make up the woodland forests. The forest understory of salal, Oregon grape, huckleberry, and salmonberry provides habitat for deer, coyotes, raccoons, squirrels, and dozens of bird species. Pastures and open meadows support open land wildlife, such as pheasant, quail, and rabbits, while riparian and wetland areas provide cover for fish, birds, mammals, and amphibians. Salmon usage has been verified in Springridge, Hidden Cove, Manzanita and Murden Cove.

The Washington State Department of Wildlife has identified Priority Habitat Species (PHS) on Bainbridge Island that are classified as threatened, endangered, sensitive, or in need of monitoring. They include:

- The bald eagle (State and Federal threatened classification) which is found along the shores of saltwater and freshwater lakes and streams, and found nesting in predominantly coniferous forests.
- The great blue heron (State priority habitat status for breeding areas) typically found at low elevations near all types of fresh and saltwater wetlands, streams, and shorelines and found usually nesting in colonies in the tallest conifers or deciduous trees available.
- The pileated woodpecker (State candidate) that inhabits mature and second growth forests with significant numbers of snags and fallen trees, and usually nest in cavities in snags or live trees.

Other PHS species sighted by citizens, but not officially documented by the Department of Wildlife include osprey, river otter, deer harlequin ducks, and salamander.

Fish and wildlife conservation management is defined as managing land to maintain species of wildlife in suitable habitats within their natural, geographic distribution so that isolated subpopulations are not created. Growth Management guidelines define the following areas as fish and wildlife habitat conservation areas that should be considered for designation:

- Areas with which endangered, threatened, and sensitive species have a primary association.
- Habitats and species of local significance.
- Commercial and recreational shellfish areas.
- Kelp and eelgrass beds.
- Herring and smelt-spawning areas.
- Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish and wildlife habitat.
- Waters of the state.
- Lakes, ponds, streams, and rivers planted with game fish by a government or tribal entity.
- State Natural Area Preserves and Natural Resource Conservation Areas.

Resource Lands

Agriculture

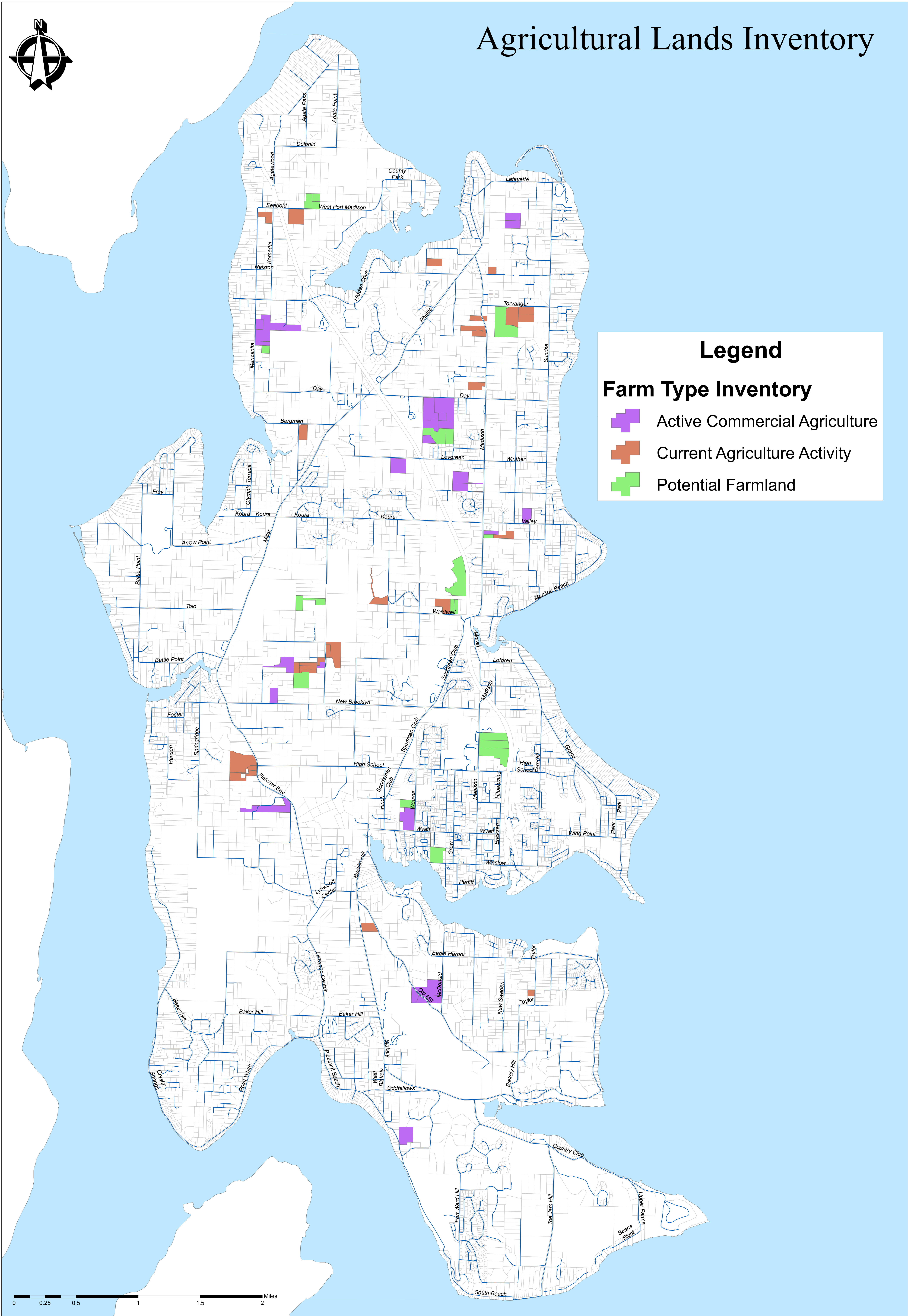
Agriculture is still an important part of life on Bainbridge Island. Throughout the Island there are a number of small-scale farms ranging from strawberry and raspberry farms to a goat dairy, tree farms, and organic vegetable farms. There are currently (2004) 38 parcels with a total acreage of 222 acres classified as agricultural land for tax purposes. There are many more properties that are operated as farms that do not meet the requirements for tax purposes or are non-commercial pasture land.

Forest Land

Few large tracts of second-growth timber remain on the Island and these will likely be converted to other uses in the near future. There are approximately 620 acres classified as timberlands by the Kitsap County Tax Assessor. Thirty-eight parcels are classified as Open Space Forest Land (over 20 acres), including the 42-acre Port Madison watershed, and 16 are classified as Open Space Timber (less than 20 acres). (Refer to Figure 8.)

Mining

There are no parcels where mining is the primary operation. One operation on Miller Road may be doing some mining in conjunction with other construction material handling operations. The pit on Bucklin Hill Road and the Clemetz pit on Lovgreen Road have been reclaimed. The Kitsap County Pit on Lovgreen Road is currently being managed by the Bainbridge Island Park District and is being studied for other uses.

[illegible]

Legend

Farm Type Inventory

	Active Commercial Agriculture
	Current Agriculture Activity
	Potential Farmland

Legend

Farm Type Inventory

	Active Commercial Agriculture
	Current Agriculture Activity
	Potential Farmland

Legend

Farm Type Inventory

	Active Commercial Agriculture
	Current Agriculture Activity
	Potential Farmland

Legend

Farm Type Inventory

	Active Commercial Agriculture
	Current Agriculture Activity
	Potential Farmland

Legend

Farm Type Inventory

	Active Commercial Agriculture
	Current Agriculture Activity
	Potential Farmland

[illegible]

Bainbridge Island Key Issues and Public Comment

ECONOMIC ELEMENT

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
A SUPPORT FOR ENTREPRENEURISM & A DIVERSIFIED ECONOMY			
1	We should encourage business that fit our vision. The very first sentence of our existing Economic Element reads: <i>“The future economy of Bainbridge Island is linked to the overall community vision. A healthy economy, based on the vision of the Island, is a tool for accomplishing larger community goals.”</i>	Ron Peltier	
2	The following must be retained, from existing first framework goal: <i>“When weighing choices regarding our future economy, the fundamental considerations should be the quality of the Island’s natural environment and the community’s desire to maintain the visual character.”</i>	Ron Peltier	
3	Called for the Island to plan for a more diverse economic base. Advised looking at infrastructure in terms of concurrency- schools, roads, telecom. Also, suggested taking a look at the larger regional perspective and to purposefully shape the kind of growth that happens here. He remarked that change occurs permit by permit and that permits need to be true to the content of the vision. Recognize that a lot has changed on the Island and in the region since 2004. Economic development needs balance, and goes hand-in-hand with community development.	John Powers, Kitsap Economic Development Alliance	
4	The internet infrastructure and speed needs to be improved. Need fiber for internet to confront the challenges of the sharing and maker economy. The sharing/ maker economy is great for Bainbridge- look at the BARN or office expats. Should be supported. Saw B.I. role as incubator site for new businesses. Also said that some kind of benchmarks are needed to prompt action to implement.	Mickey Molnaire, Chamber of Commerce	
5	Said that the current comprehensive plan profile of local economy is very dated. Argued that B.I. is a “creative class” economy, so we don’t need to and really can’t compete with either Poulsbo or Seattle for providing many goods and services. Said we have to deal with SR 305 and the internet connectivity issues to keep our unique economic advantage – otherwise, the creative class will leave. Said it is very difficult to make mixed-use work here because of real estate economics. Said we need more flexible zoning and affordable housing.	Chuck DePew	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
B SMALL BUSINESSES			
1	Small business on Bainbridge, including home businesses, is very much about the creative and entrepreneurial spirit of Islanders, often linked to the arts.	Ron Peltier	
2	Successful small business on BI all fill a niche and provide something the community wants and needs. The Stream Liner Diner, and Eagle Harbor Books, successful for over thirty years, were both started by Paul and Julie Storie. Willows started out as “Soy Beans’n Such” in the 1970s.	Ron Peltier	
3	Said she had just attended a Main Street conference recently and appreciates how our historic main street is so important. Said that “buy local” still requires work to avoid leakage across Agate Pass and to Seattle. Said we need to be aggressive about affordable housing on the Island- teachers should be able to live on the Island.	Jeri Lane, Bainbridge Island Downtown Association	
4	Winslow Way small business owner. What policies can support independent businesses, Tourists want the unique small business. Keep sales tax at home by supporting local businesses. In turn, local businesses support for schools and nonprofits through sponsorships and auctions. Although a small business owner is not getting rich, owning a business is rewarding in other ways. We all benefit from a healthy economy.	Barbara Tolliver	
5	The vacant storefronts on Winslow Way are a real loss. Help keep Winslow vibrant with stores	Charles Schmidt	
C RETAIL & SERVICE			
1	Part of Island Life, and preservation of our Island special character, is the reality of limited access to goods and services. Our comp plan has recognized this since 1994.	Ron Peltier	
2	Islanders providing trade services have been reduced by the cost of housing and by competition from off island contractors not properly licensed and bonded. The city could do a better job of enforcing bonding and licensing requirements.	Ron Peltier	
D HOME-BASED BUSINESSES			
1	By bringing reliable and affordable broadband internet service to the entire Island. Perhaps through Kitsap PUD. This would be an economic boost for the entire Island.	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
E ROLE OF AGRICULTURE ON THE ISLAND			
1	Agriculture on BI contributes to the special character of the island and to the diversity of our residents.	Ron Peltier	
2	Ag on BI provides a living connection between Islanders and where our food comes from.	Ron Peltier	
3	Agriculture on Bainbridge is threatened by the lack of a long term plan for the sustainable use of our groundwater resources.	Ron Peltier	
4	A farmer on the Island. Good to see agriculture featured in the plan. Pointed out that taxpayers are already supporting farming because 60 of the acres that are farmed are publicly owned. Future farmland is important, and should continue to be supported.	Ryan Montella	
F ROLE OF THE ARTS ON THE ISLAND			
1	The arts provide an opportunity for us to reflect as a community on things, ideas, issues, and cultural events that are important to us in some way.	Ron Peltier	
2	Supporting artists equals support for diversity of the Island's residents.	Ron Peltier	
3	The arts are a reminder of our creative possibilities and of the aesthetic elements that are relevant to everything in life.	Ron Peltier	
G ROLE OF THE REAL ESTATE INDUSTRY ON THE ISLAND			
1	The real estate industry on the Island has an obligation to advocate for the long term value of homes and land on Bainbridge.	Ron Peltier	
2	The real estate industry on BI has helped to encourage the construction of large and expensive housing that is not conducive to a diverse community.	Ron Peltier	
H NEIGHBORHOOD SERVICE CENTER AND BUSINESS/INDUSTRIAL DISTRICTS			
1	I don't see a need for more goods and services in the NSC near me, Rolling Bay, but a good way	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
	to find what people living near the NSCs need would be to conduct neighborhood meetings.		
2	Argued for rezoning his property (Sand Pit) near Lynwood as Business Industrial. Mike says it's now zoned residential 2.5 acre zone, and that this amendment is being considered by the PC as part of the Land Use Element. Business Industrial development yields good paying jobs, and the City should promote Island jobs over commuting jobs.	Bill Moore	
I ROLE OF TOURISM ON THE ISLAND			
1	Let's protect and enhance the reasons tourists want to visit Bainbridge Island: the same reasons most of us live here: quality environment, small town feel, heritage and history.	Ron Peltier	
2	Promote bed and breakfasts.	Doug Rauh	
3	Suggested working to increase number of lodging units to be able to create a strong tourism sector on the Island. October through April many business struggle due to drop off in Tourism.	Jeri Lane, Bainbridge Island Downtown Association	
4	Agreed we need to establish Bainbridge Island as an overnight destination during off-season.	Erick Fredericks, BI Lodging Assoc.	
J BAINBRIDGE ISLAND AS TECHNOLOGY HUB			
1	Branding Bainbridge Island does not appear to be a priority for the community, demonstrated by community reaction to the recent attempt to brand the Island	Ron Peltier	
K CIVIC ACTIVITIES & NON-PROFIT ORGANIZATIONS			
1	Organizations, such as Rotary, are essential. They do things that city government is not capable of.	Ron Peltier	
2	Yes Magazine is a good example of a business/organization that is consistent with the core stewardship values that have been a part of our comp plan since 1994	Ron Peltier	
3	The healthy food movement, recycling, and all the core stewardship values from our comp plan, originated in the community through organizations and movements.	Ron Peltier	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
4	We should recognize growth in the non-profit sector as it has grown and as it is important to the Island.	Dominique Cantwell	
L	OTHER ISSUES		
1	<u>Goal 3 Provide adequate [high standard] infrastructure that is supportive of a healthy economy and environment</u> <u>Add the following new policies:</u> <u>E3.3 Provide cost based, non-profit, locally controlled and technologically advanced infrastructure including roads, transportation, water, sewer and electric and telecommunications services.</u> <u>E 4.6 Provide 100% carbon free non-profit electric service by 2020.</u> <u>E. 4.7 meet all electric load growth with local carbon free energy efficiency and renewable power sources.</u>	Ted Jones & Stephen Johnson	
2	<u>New Goal</u> <u>Goal 7 Establish a locally controlled, non-profit, 100% carbon free electric utility to serve the island by 2020.</u> <u>Discussion. Electric service on the island is by far its most important economic enterprise. The islands annual power bill is \$17 million dollars. Virtually all of this money leaves the island (PSE has one employee based on the island) and much of it goes off shore as profits to PSE's foreign owners, Macquarie Bank Sydney Australia. An island owned utility would boost the economy by:</u> A. <u>Buying Local. Much of the \$17 million would stay on the island with a public power utility paying for local salaries and services. Its estimated that 4-8 million dollars would be spent here, that now leaves the island.</u> B. <u>Island Jobs. The islands owned utility would employ 10-15 locals at family wage salaries, and have line crews based on the island.</u> C. <u>Low Cost Power. As a non-profit utility Bainbridge would have the right to purchase low cost power from the Bonneville Power Administration, including very low cost "tier one" power which will be available for only a limited time.</u> <u>Lower Rates As a public power utility Bainbridge will have lower rates than PSE. Public power utilities in Washington have rates which average 30% lower than PSE, and recent studies for cities in Oregon considering new utilities and seeking BPA tier one power forecast rates more than 25% less than their current provider over a 20 year period. See:</u>	Ted Jones & Stephen Johnson	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
	http://www.millersburgcitypower.com/ and http://www.millersburgcitypower.com/wp-content/uploads/2014/04/EES-Millersburg-Municipalization-Report-04-03-141.pdf)		
3	All economic activity on Bainbridge Island depends upon the availability of fresh water. Long-term economic health will depend upon the long-term sustainable use of our ground water resources. A failure to do this long-range planning is a threat to the future of our Island economy. COBI currently does not do long range planning of any kind.	Ron Peltier	
4	Environmental health is fundamental to a healthy economy. It should not be sacrificed for short term economic gain. The fundamental question in our comp plan regards our core philosophy as a community: are we committed to the long-term quality of life on our Island? (Workshop comments indicate that we are). If so, then we need to respect the limited carrying capacity of our Island and develop our economy accordingly.	Ron Peltier	
5	The first sentence of Washington's Growth Management Act Reads: "The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands , pose a threat to the environment, sustainable economic development , and the health, safety, and high quality of life enjoyed by residents of this state."	Ron Peltier	
6	The WSF traffic bottleneck at Winslow Way delivering vehicles that want to leave the island. Suggested increasing headway between boats to enable a smoother flow, which will be better for business. Said Comp Plan should encourage the WSF reservation system. If they know when they'll be on the boat, he said that people in backed up cars might patronize businesses. Said Bainbridge needs to push for better ferry access. Advocated for cleaner fuel for ferries. Observed that SR 305 is a scenic highway. Said COBI should do all it can to protect the trees along SR 305. If you want to protect a scenic highway, you need to protect the trees. Said red light running systems should be installed (?). Said that we have too many signs on the cross-streets that intersect SR 305. Said he wanted to see a cross-index of comp plan goals and the code. Said the City should push for electric double decker buses. Also suggested bringing natural gas to the island, like from Tacoma power.	Doug Rauh	
7	Said Police Station by the WSF helps security and economic vitality in Winslow and that it would be a mistake to move it.	Doug Rauh	
8	Reduce signs on Bainbridge for beautification.	Doug Rauh	

KEY ISSUE (A,B,C, etc.) and COMMENTS (1,2,3, etc.)		Commenter	Commission Comment/Conclusion
9	Several small sewer package plants would be good	Doug Rauh	
10	Said there is a crisis of the lack of Island affordable housing. Thinks we need to look at the parking issue if we really want to address affordable housing. Said a stall costs \$30,000. Argued that the City could reduce or defer impact fees for affordable housing as many other cities are also doing. He said that a jammed 305 is an economic development issue.	Eric Fredericks, BI Lodging Association	
11	Show the breakdown of sales tax and property tax, and what percentage goes to the City	Charles Schmidt	
12	The Economic Element is outdated. Affordable housing is needed on the Island. The City should relax parking requirements to help get affordable housing built.	Tad Fairbank	
13	The police facility downtown is not a good idea. Should go up on New Brooklyn by the fire department	Tad Fairbank	
14	Policies should be quantifiable, have benchmarks.	Tad Fairbank	
15	Said indicators are needed and sustainable business network has started meeting to talk about local issues. Many goals in existing plan use fuzzy words like “encourage”, “support” etc. Said the Plan has too many “should” statements and that indicators can be more specific about what should be done. Cited the STARR program which includes indicators that she said could work well with Economic Element. Cited Portland Oregon program for businesses that created credentials for businesses related to energy usage, water usage, etc. Said that a letter is coming from her group.	Kat Gjovik	